



**2004 EL DORADO COUNTY GENERAL PLAN
A PLAN FOR MANAGED GROWTH AND OPEN
ROADS; A PLAN FOR QUALITY
NEIGHBORHOODS AND TRAFFIC RELIEF**

**ADOPTED JULY 19, 2004
(AMENDED DECEMBER 10, 2019)**

EL DORADO COUNTY GENERAL PLAN



AMENDMENTS

Resolution No. 061-2006, March 7, 2006

Land Use Element (Policy 2.2.1.5, Table 2-3)

Resolution No. 061-2007, April 10, 2007

Housing Element (Policy HO-3.g)

Resolution No. 184-2007, July 17, 2007

Land Use Element (Policy 2.2.1.5, Table 2-3; & Policy 2.2.5.13)

Resolution No. 167-2008, June 17, 2008

Land Use Element (Policy 2.2.5.20)

Resolution No. 191-2008, July 1, 2008

Housing Element (entire Element replaced)

Resolution No. 193-2008, July 1, 2008

Transportation and Circulation Element (Policy TC-Xa)

Resolution No. 194-2008, July 1, 2008

Transportation and Circulation Element (Policies TC-Xb, TC-Xc, TC-Xd, TC-Xf, and TC-Xh, Tables TC-2 and TC-3, and Implementation Measures TC-A and TC-B)

Resolution No. 335-2008, December 9, 2008

Land Use Element (Policy 2.2.1.3, Table 2-2; Policies 2.2.5.5 and 2.2.5.12)

Resolution No. 062-2009, March 24, 2009

Public Health, Safety and Noise Element (Objective 6.1.1 and Policy 6.1.1.1)

Resolution No. 083-2009, April 21, 2009

Housing Element (entire Element replaced)

AMENDMENTS (continued)

Resolution No. 264-2009, December 10, 2009

Land Use Element (Policy 2.1.1.3, Policy 2.1.2.5, Policies 2.2.1.2 and 2.2.1.3, and Table 2-2)

Resolution No. 161-2013, October 29, 2013

Housing Element (entire Element replaced)

Resolution No. 208-2014, December 2, 2014

Land Use Element (Policy 2.2.6.6)

Resolution No. 238-2014, December 16, 2014

Land Use Map

Land Use Element (Policy 2.2.5.13)

Public Health, Safety, and Noise Element (Policies 6.5.1.4 and 6.5.1.10, Objective 6.5.2, Policies 6.5.2.2 and 6.5.2.3 [delete], Policies 6.8.1.1 and 6.8.1.2, and Implementation Measures HS-I and HS-K)

Appendix B

Resolution No. 130-2015, July 28, 2015

Land Use Element (Objective 2.7.1 and Policy 2.7.1.2)

Resolution No. 196-2015, December 15, 2015

Land Use Element

(Policy 2.1.1.3, Policy 2.1.2.5, Objective 2.1.4, Policies 2.1.4.1 to 2.1.4.4, Policy 2.2.1.2, Policy 2.2.3.1, Policy 2.2.4.1, Policies 2.2.5.4 [delete], 2.2.5.8 [delete], and 2.2.5.10, Policies 2.4.1.3 and 2.4.1.5, Policy 2.5.2.1, Policy 2.9.1.4, Tables 2-1, 2-2, and 2-4, and Implementation Measures LU-P and LU-Q)

Transportation and Circulation Element

(Policies TC-1m, TC-1n, and TC-1w, Policies TC-Xb, TC-Xg, and TC-Xi, Policies TC-4a, TC-4d, and TC-4f, Regional Planning [Goal TC-8 (Policies TC-8a to TC-8d) and Goal TC-9 (Policy TC-9a)], and Implementation Measure TC-Y)

Public Services and Utilities Element (Policy 5.2.1.3 and Policy 5.3.1.1)

Public Health, Safety, and Noise Element

(Policy 6.5.1.11, Objective 6.7.1, Policies 6.7.1.1 and 6.7.1.2, Policy 6.7.3.2, and Implementation Measure HS-X)

Conservation and Open Space Element (Policy 7.1.2.1, Policy 7.2.1.3, and Policy 7.6.1.3)

Agriculture and Forestry Element (Policy 8.1.1.6 [delete], Policies 8.1.3.1 and 8.1.3.2, and Policy 8.2.4.2)

Economic Development Element (Policy 10.2.1.5)

Voter-approved Measure E (Effective date July 29, 2016)

Transportation and Circulation Element (Policies TC-Xa, TC-Xf, and TC-Xg)

AMENDMENTS (continued)

Resolution No. 190-2016, December 6, 2016

Transportation and Circulation Element (Local Planning, Circulation Map, Figure TC-1, Road Classifications, Table TC-1, Policies TC-1u [delete], and TC-1y [delete], and Implementation Measure TC-V(1) [delete])

Resolution No. 128-2017, October 24, 2017

Conservation and Open Space Element (Objective 7.4.1, Policies 7.4.1.1, 7.4.1.2, 7.4.1.3, 7.4.1.4, 7.4.1.5 [delete], 7.4.1.6 [delete], and 7.4.1.7 [delete], Policies 7.4.2.1, 7.4.2.2, 7.4.2.4, 7.4.2.6 [delete], 7.4.2.7 [delete], 7.4.2.8, and 7.4.2.9, Objectives 7.4.3 [delete] and 7.4.4, Policies 7.4.4.2, 7.4.4.3, 7.4.4.4, and 7.4.4.5 [delete], Objective 7.4.5 [delete], Policies 7.4.5.1 [delete] and 7.4.5.2 [delete], and Measures CO-K, CO-L, CO-M [delete], CO-N [delete], CO-P, and CO-U [delete])

Resolution No. 159-2017, October 24, 2017

Transportation and Circulation Element (Policy TC-Xa, Table TC-2, Policies TC-Xf, and TC-Xg, and 2016 Measure E Implementation Statements)

Resolution No. 017-2018, February 13, 2018

Land Use Element (Policy 2.2.6.7)

Resolution No. 036-2018, March 20, 2018

Land Use Element (Policy 2.2.1.2 and Lake Tahoe Basin)

Resolution No. 199-2018, September 25, 2018

Land Use Element (Policies 2.2.1.2 and 2.2.6.6 [delete])

Resolution No. 201-2018, September 25, 2018

Transportation and Circulation Element (Policy TC-Xc)

Resolution No. 124-2019, August 6, 2019

Public Health, Safety, and Noise Element (Policy 6.2.2.2 and Policy 6.8.1.1)

Resolution No. 125-2019, August 6, 2019

Transportation and Circulation Element (Policy TC-Xa.3 [delete])

Resolution No. 126-2019, August 6, 2019

Land Use Element (Policy 2.1.1.1, Policy 2.1.2.1, Policies 2.2.5.11 and 2.2.5.20 [delete], and Table 2-4)

Resolution No. 216-2019, December 10, 2019

Economic Development Element (Policy 10.1.6.4 [delete])

2004 EL DORADO COUNTY GENERAL PLAN
A PLAN FOR MANAGED GROWTH AND OPEN ROADS;
A PLAN FOR QUALITY NEIGHBORHOODS AND
TRAFFIC RELIEF

ADOPTED BY THE BOARD OF SUPERVISORS JULY 19, 2004
RESOLUTION NUMBER 235-2004

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ACCOMPANYING ENVIRONMENTAL IMPACT REPORT CERTIFIED JULY 19, 2004
RESOLUTION NUMBER 234-2004

STATE CLEARINGHOUSE NUMBER 2001082030

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EL DORADO COUNTY GENERAL PLAN

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EL DORADO COUNTY GENERAL PLAN

INTRODUCTION

PLAN PURPOSE

The General Plan provides for long range direction and policy for the use of land within El Dorado County. It provides a mechanism through which the County can focus on the issues of greatest local concern as well as a basis for rational decision making regarding long-term physical development. It provides for growth in an environmentally balanced manner, maintains the rural character and quality of the living environment, providing adequate infrastructure while conserving agricultural lands, forest and woodlands, and other natural resources.

The County has a responsibility to develop, adopt, and maintain a legally adequate general plan pursuant to State planning law. A general plan by definition looks into the future and attempts to make land use, economic, social, and environmental choices based on assumptions and analysis of existing conditions. These choices will shape the direction of growth to achieve the goals expressed through the vision that the County has established. This General Plan was directed by a public process which defined a collective long-term vision for the future of El Dorado County.

The Plan must also reflect technical and financial realities and meet legal State planning requirements and other State and Federal mandates for the management of regional resources. The General Plan must be in conformance and compatible with numerous State laws and regional plans. Specifically, the General Plan itself must conform to standards set forth in the State Planning and Zoning Law. Moreover, the General Plan must be consistent with the Integrated Waste Management Act and the County's plan to implement it, the Hazardous Waste Management Act and the County's plan to implement it, the Regional Transportation Plan, the Tahoe Regional Planning Agency's Regional Plan for the Lake Tahoe Basin, regional housing allocation requirements, and other regional plans. Finally, the General Plan should not contradict efforts to achieve Federal and State ambient air quality standards and other air quality goals mandated by the Federal Clean Air Act and the State Clean Air Act, although those two statutes do not directly regulate local land use decision making by counties and cities.

CUSTOM, CULTURE, AND ECONOMIC STABILITY

Public land within El Dorado County provides economic and ecological value to the County, State, and Nation. Since the Eldorado Forest comprises about 57 percent of El Dorado County's land base, and these Federal lands are exempt from local property taxes, the County

requires Federal and/or State compensation to offset the loss of potential tax dollars to the County's economy.

Activities on public land include but are not limited to timber harvesting, grazing, mining, tourism, recreation, and the production of clean water within a healthy forest environment.

El Dorado County is blessed with abundant natural resources and has long been recognized for its spectacular beauty. While impacted, these same attributes exist today. The County has a tradition of appreciating and conserving these resources, using them wisely, and upholding a strong ethic of stewardship over these assets. It is the combination of these features that are now referred to as rural character.

The value and historical productivity of the Eldorado National Forest is associated with commodity production, ecological diversity, and geological significance. Its long-term economic and environmental value depends upon overall forest health.

There is an abundance of non-timber oriented natural resource lands in the County. Some of these lands have produced, and will continue to produce, a variety of agricultural products. Others are inherently valuable for their natural environmental characteristics. All of the County's natural resource lands are important to the local and regional economies due to their availability for crop production, recreational opportunities, watershed values, and contributions to the tourism industry.

In general, in order for these resources and opportunities to be available in the future, these important lands require sound management. The General Public specifies the manner in which the historic culture, custom, and economic importance of these lands can be sustained in the future. Conflicts do exist as a result of population expansion into resource rich lands. This Plan provides policy guidance and direction on how to avoid and/or minimize these conflicts. Careful management applies especially to the County's abundant water resources and watershed areas. Healthy economies cannot be maintained without a reliable and clean water source.

This Plan also acknowledges that the County will continue to grow but will attempt to retain the qualities of its natural resource base, both consumptive and environmental, in order to maintain its custom and culture and to assure its long-term economic stability. This Plan acknowledges the ecological and historic values of these lands while saving and conserving the lands for future economic benefits for all the purposes stated in this section. The rural character of the County is its most important asset. Careful planning and management can maintain this character while accommodating reasonable growth and achieving economic stability.

The County will actively participate with Federal and State agencies in the development and implementation of policies that affect our custom, culture, and economic stability.

To facilitate this participation, the El Dorado County Board of Supervisors shall establish Memorandums of Understanding (MOUs) with the United States Forest Service, the Bureau

of Land Management, the California Department of Forestry, the California Department of Fish and Game, and other agencies as the need arises.

STATEMENT OF VISION

The vision and goals for future growth in El Dorado County were the focus of the Round 1 Community Workshops held on July 9, 12, 16, 17, 19, and August 7, 1990. Those comments, which were recorded and appear in the *Summary of Comments: Round 1 Community Workshops* (August 1990) illustrate a broad consensus on a number of issues. The vision and goals were further refined in recognition of significant oral and written input received between October 1992 and March 1995. The vision for future growth in the County includes the following:

1. Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity.
2. Where appropriate, encourage clustered development as an option to maintain the integrity and distinct character of individual communities, while protecting open space and promoting natural resource uses.
3. Make land use decisions in conjunction with comprehensive transportation planning and pursuing economically viable alternative transportation modes, including light rail. Adopt a Circulation Element providing for rural and urban flows that recognize limitations of topography and natural beauty with flexibility of road standards.
4. Promote a better balance between local jobs and housing by encouraging high technology activities and value added activities tied directly to available resource based industries such as the timber industry, tourism, agriculture, mining, and recreation.
5. Increase the amount of affordable housing by providing a variety of housing types and encouraging residential projects to reflect affordability in light of the existing local job base and/or infrastructure.
6. Encourage efforts to locate a four-year college and support the ability of elementary, middle, and high schools to keep pace with population growth.
7. Improve and expand local park and recreational facilities throughout the County.
8. Recognize that the General Plan is a living document which must be updated periodically, consistent with the desires of the public, and provide for public involvement in the planning process.

PLAN ASSUMPTIONS

Planning is an art as well as a science, and even with the best information, the future is difficult, if not impossible, to accurately predict. The following assumptions were developed in consideration of the physical, economic, and political conditions of the past, present, and

future. These assumptions provide a basis for the physical planning policies of the General Plan.

1. Population Projections

The projected growth for the County, as determined by the State Department of Finance, can be accommodated over the 20-year planning time horizon. However, the actual number of years to reach a particular population projection is not critical to the validity of this Plan. Many other factors, such as water availability, creation of local jobs, economic conditions, etc., will determine the period of time over which this Plan remains valid.

2. Auburn Dam

Authorization for construction of the Auburn Dam is currently not addressed in this Plan; however, if authorization for the construction is approved, the Plan must be updated within a reasonable time to accommodate this significant change.

3. Jurisdiction of Other Government Agencies

Other agencies will continue to exercise significant policy control over lands within El Dorado County.

4. Agriculture and Timber

The agriculture and timber industries will remain economically viable during the 20-year planning time horizon of the Plan. The viability of these industries is critical to the maintenance of the County's customs, culture, and economic stability.

5. Water Supply

- A. An adequate supply of water will be available to serve the County's current population.
- B. Additional water supplies will be developed to support the projected growth.
- C. Lack of water availability may change the period of time over which this Plan remains valid.
- D. The designation of the American or Cosumnes Rivers as "Wild and Scenic" or their drainage basins as "National Recreation Areas" would be incompatible with the County's water storage objectives.

6. Housing

Policies in this Plan and their implementing directives will acknowledge and attempt to minimize their cost impact on the County's affordable housing goals and objectives. The housing needs for all economic segments for the unincorporated portions of the County may be achieved if the Housing Element is implemented.

7. Traffic Level of Service

In determining what levels of growth-related traffic are acceptable, the Plan balances a number of competing considerations. If the County sized its roadways solely to guarantee the smooth flow of traffic during limited peak periods in which commuter trips push traffic to maximum levels, one result would be the need to modify many rural two-lane roads by adding new lanes, thereby reducing the rural character of the affected adjacent lands. Such modifications would also entail enormous expense, while generating benefits only realized during limited periods. In addition, County revenue financing mechanisms, such as user fees in the form of gasoline tax or a road benefit assessment, are limited. In light of these considerations, the Plan has been designed to match any increases in the size of roadways to those necessary to meet the Level of Service and concurrency policies included in the Transportation and Circulation Element.

PLAN STRATEGIES

The following is a list of strategies to provide for methods of achieving the visions and goals and to carry forward the Plan's principle purposes:

1. Recognize urban growth in Community Regions while allowing reasonable growth throughout the rural areas of the County.
2. Promote growth in a manner that retains natural resources and reduces infrastructure costs.
3. Encourage growth to reflect the character and scale of the community in which it occurs and recognize that planned developments are an effective planning tool to maximize community identity and minimize impact on the surrounding area.
4. Require new growth to fully fund its on-site services and apportioned share of off-site services.
5. Provide that Plan goals, objectives, and policies reflect the significant differences in characteristics between the principal land use planning areas of Community Regions, Rural Centers, and Rural Regions.
6. Provide sufficient land densities and land use designations throughout the County to accommodate the projected growth for all categories of development.
7. Support the ability of the private sector to create and provide housing for all residents regardless of income, race, sex, age, religion, or any other arbitrary factor to accommodate the County's projected share of the regional housing needs.
8. Recognize economic development as an integral part of the development of existing communities and new communities by allowing for a diverse mix of land use types which would facilitate economic growth and viability.

PLAN CONCEPTS

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

Flexible boundaries shall be provided identifying Community Regions, Rural Centers, and Rural Regions on the General Plan Land Use Map for clear distinction between:

- A. Community Regions where growth will be directed and facilitated;
- B. Rural Centers where growth and commercial activities will be directed to serve the larger Rural Regions; and
- C. Rural Regions where resource based activities are located will be enhanced while accommodating reasonable growth.

Higher levels of infrastructure and public services of all types shall be provided within Community Regions to minimize the demands on services in Rural Regions. The Capital Improvement Plan for the County and all special districts will prioritize improvements.

It is the explicit intent of the Plan, through the appropriate application of these planning concept areas, to: (1) foster a rural quality of life; (2) sustain a quality environment; (3) develop a strong diversified, sustainable local economy; (4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; and (5) accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

PLAN OBJECTIVES

Through the appropriate application of the above statements, the objectives of the General Plan are:

- 1. To develop a strong diversified and sustainable local economy;
- 2. To foster a rural quality of life;
- 3. To sustain a quality environment;
- 4. To accommodate the County's fair share of regional growth projections and affordable housing while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability;
- 5. To oversupply residential and non-residential land use designations in order to provide market and landowner flexibility to more feasibly accommodate the market;

6. To concentrate and direct urban growth where infrastructure is present and/or can be more feasibly provided;
7. To recognize that funding limitations for infrastructure and services will result in lower levels of service while the County improves employment and housing opportunities;
8. To conserve, protect, and manage the County's abundant natural resources for economic benefits now and for the future;
9. To encourage infill development that more efficiently utilizes existing infrastructure and minimizes land use conflicts while avoiding the premature development of non-contiguous lands where direct and life cycle costs are greater;
10. To accomplish the retention of permanent open space/natural areas on a project-by-project bases through clustering;
11. To minimize down planning and/or down zoning where feasible;
12. To improve the jobs-to-housing ratio by giving preference to the development of high technology and value added employment centers and regional retail and tourism uses; and

IMPLEMENTATION MEASURES

This General Plan relies upon measures identified in each Element that implement the policies. These implementation measures identified throughout this Plan carry the same weight as policies in terms of guidance for County decision-making. Modification of the text of these measures would require amendment of the General Plan. "Responsibility" assignments and "time frames" for each implementation measure are advisory only. Modifications to responsibility assignments and/or timeframes do not require amendment of the General Plan.

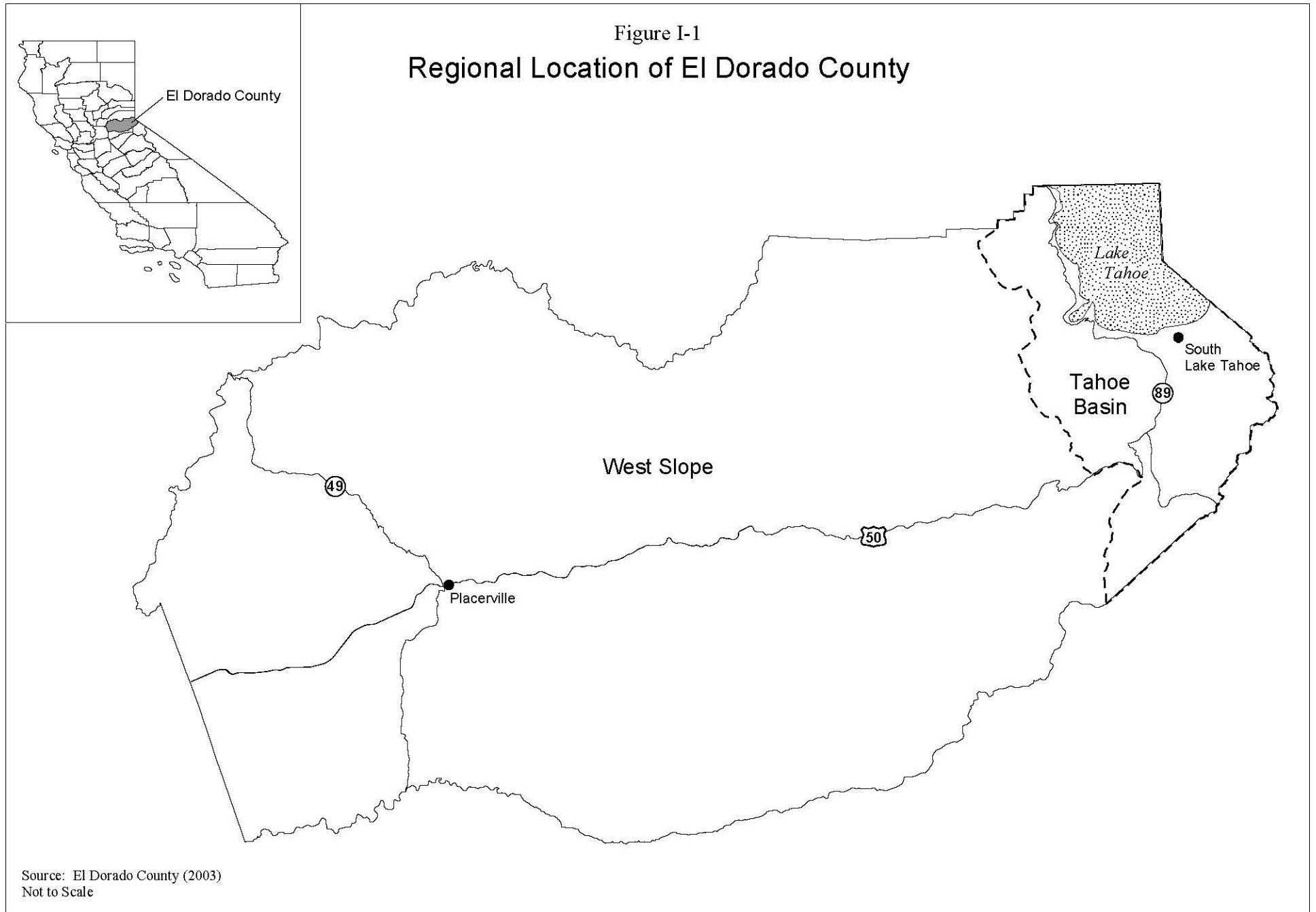
USING THE PLAN

In implementing the General Plan, it must be applied comprehensively. No single component (map, goal, objective, policy, or map) can stand alone in the review and evaluation of a development project. Conversely, the absence of a specific policy enabling a particular aspect of a project (exclusive of basic density consistency) is not to be grounds for a finding of General Plan inconsistency. Projects inherently raise policy issues. It is the task of the decision makers, consistent with State law, to weigh project benefits and consequences up against the General Plan as a whole. The merits of a project should ultimately be determined by its consistency with goals, objectives, and policies of all the elements and the land use map. Development standards as set forth in the Zoning Ordinance and other County policies must be consistent with the standards in this Plan. The Plan standards represent a careful balancing of competing economic, social, and environmental interests. Background information concerning the planning issues addressed in the Plan is contained in the Environmental Impact Report certified by the Board of Supervisors in connection with adopting the Plan. Exclusive of specific plans, community plans, and planned developments, these policies shall not be implemented in a manner that will effectively shift the balance

further in the direction of any one set of interests, except where the applicant for a land use approval advocates more environmental protection than required by the General Plan policies.

Figure I-1

Regional Location of El Dorado County



Source: El Dorado County (2003)
Not to Scale



EL DORADO COUNTY GENERAL PLAN LAND USE ELEMENT

PRINCIPLES

The General Plan establishes a land use development pattern that makes the most efficient and feasible use of existing infrastructure and public services.

The General Plan provides guidelines for new and existing development that promotes a sense of community.

The General Plan defines those characteristics which make the County "rural" and provides strategies for preserving these characteristics.

The General Plan provides opportunities for positive economic growth such as increased employment opportunities, greater capture of tourism, increased retail sales, and high technology industries.

The General Plan provides guidelines for new development that maintains or enhances the quality of the County.

INTRODUCTION

The Land Use Element sets forth specific goals, objectives, and policies to guide the intensity, location, and distribution of land uses. El Dorado County has experienced rapid population growth since the 1970s and is projected to grow by 30,000 households over next 20 years. This element and the General Plan as a whole determine how and to what degree this projected population growth can be accommodated while meeting other State and Federal mandates.

The General Plan land use diagram is also a part of this element. The General Plan land use diagram graphically represents the County's goals, objectives, and policies. All references in this General Plan to the land use map are references to the land use diagram.

The General Plan land use maps will delineate areas where future higher density growth and urban/suburban like activities are anticipated and/or will be directed. These areas may be reflected as the expansion of existing communities within Community Regions and Rural

Centers or the projected locations of New Communities within Community Regions or Rural Centers.

Historically, growth in El Dorado County resulted in compact development patterns. Communities such as Cool, Georgetown, Mt. Aukum, and Placerville were small, mixed-use communities where residents lived, worked, and shopped. Recently, although urban like development has continued in the foothills, large lot, low-density residential development has introduced a more rural lifestyle throughout the County and has slowly transformed rural areas into areas characterized with dispersed residential uses. During the General Plan public participation process, residents generally agreed that compatible infill development and clustered communities are mechanisms to reduce development pressures in rural areas, thus preserving the County's rural character and maintaining a sense of place within communities. It is also recognized that promoting business and industry and having well-balanced communities will afford residents the opportunity to work, shop, and recreate close to where they live and in some instances take advantage of non-automobile oriented transportation methods.

STATE AUTHORIZATION

The Land Use Element is mandated by State law. Specifically, California Government Code Section 65302(a) requires the preparation of:

“ . . . a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land.”

RELATIONSHIP TO OTHER ELEMENTS

The Land Use Element is directly related to all other elements contained within the General Plan and has been correlated with the Circulation Element as required by State law.

ORGANIZATION OF THE ELEMENT

This element sets forth planning strategies to produce a land development pattern that supports the principles specified at the beginning of this chapter. The following outline delineates the content of the policy section.

- Land Use
 - Community Regions
 - Rural Centers
 - Rural Regions

- Planned Communities
- Definition/Description of Land Use Designations
 - Base Land Use Designations
 - Overlay Land Use Designations
- General Policies
- Site Specific Policies
- Visual Resources and Community Design
- General Plan Monitoring and Review

POLICY SECTION

LAND USE

GOAL 2.1: LAND USE

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

OBJECTIVE 2.1.1: COMMUNITY REGIONS

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

Policy 2.1.1.1 The Communities within the County are identified as: El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs, and the City of Placerville and immediate surroundings. (Resolution 126-2019, August 6, 2019)

Policy 2.1.1.2 Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.

- Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. Within Community Regions, the mixed-uses may occur vertically and/or horizontally. In mixed use projects, the maximum residential density shall be 20 dwelling units per acre within Community Regions. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.
- Policy 2.1.1.4 Community Region boundaries shall generally be coterminous with the Sphere of Influence boundaries of incorporated cities. Community Region boundaries may extend beyond a city's sphere of influence to recognize existing and anticipated development patterns consistent with that of Community Regions. However, cities should be encouraged to expand their sphere of influence to be contiguous with Community Region boundaries.
- Policy 2.1.1.5 *intentionally blank*
- Policy 2.1.1.6 The boundaries of existing Community Regions may be modified through the General Plan amendment process.
- Policy 2.1.1.7 Development within Community Regions, as with development elsewhere in the County, may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.

OBJECTIVE 2.1.2: RURAL CENTERS

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and semi-urban land uses will be developed. The Rural Center boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Recognize existing defined places as centers within the Rural Regions which provide a focus of activity and provides goods and services to the surrounding areas.

- Policy 2.1.2.1 The Rural Centers within the County are identified as: Camino, Cedar Grove, Coloma, Cool, Fairplay, Garden Valley, Greenwood, Georgetown,

Grey's Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Pollock Pines, Quintette, Rescue, Somerset, Strawberry, and Chrome Ridge. (Resolution 126-2019, August 6, 2019)

- Policy 2.1.2.2 Rural Center boundaries establish areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc. These boundaries shall be shown on the General Plan land use map.
- Policy 2.1.2.3 To meet the commercial and service needs of the residents of the Rural Centers and Rural Regions, the predominant land use type within Rural Centers shall be commercial and higher density residential development.
- Policy 2.1.2.4 Rural Centers shall be evaluated for their status as historic districts. The Historic Design combining zoning district shall be applied to each Rural Center which meets the criteria to conserve the unique historic character.
- Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Rural Centers. Within Rural Centers, the mixed uses may occur either vertically and/or horizontally. The maximum residential density shall be 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.
- Policy 2.1.2.6 The boundaries of existing Rural Centers may be modified through the General Plan amendment process.

OBJECTIVE 2.1.3: 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 the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations.

- Policy 2.1.3.1 All lands not contained within the boundaries of a Community Region or a Rural Center are classified as Rural Regions.

OBJECTIVE 2.1.4: OPPORTUNITY AREAS

Encourage development and revitalization within designated opportunity areas with a mix of uses that support the County's jobs/housing balance.

- Policy 2.1.4.1 Facilitate increased density and intensity of development and revitalization in identified Opportunity Areas.
- Policy 2.1.4.2 When setting priorities for public infrastructure spending, give particular attention to improvements that will support development and redevelopment within designated Opportunity Areas.
- Policy 2.1.4.3 Utilize incentives to promote infill development, revitalization, rehabilitation, and mixed-use projects in designated Opportunity Areas.
- Policy 2.1.4.4 Require that projects within Opportunity Areas develop at or above the midpoint of the allowed density unless one or more of the following findings are made:
- The proposed project does not include residential development.
 - Residences are integrated vertically in a mixed-use project.
 - Site considerations such as parcel size, configuration, environmental resources, or other features make achieving the midpoint infeasible or undesirable.
 - Infrastructure constraints make achieving the midpoint impractical.

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

OBJECTIVE 2.2.1: LAND USE DESIGNATIONS

An appropriate range of land use designations that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner, and further the implementation of the Community Region, Rural Center, and Rural Region concept areas.

- Policy 2.2.1.1 The matrix contained in Table 2-1 provides for the relationship and consistency between the General Plan planning concept areas and the land use designations.

TABLE 2-1 PLANNING CONCEPT AREAS AND LAND USE DESIGNATION CONSISTENCY MATRIX			
Land Use Designations	Concept Areas		
	Community Regions	Rural Centers	Rural Regions
Multifamily Residential	•	•	
High-Density Residential	•	•	
Medium-Density Residential	•	•	
Low-Density Residential	•	•	•
Rural Residential			•
Agricultural Lands			•
Natural Resource			•
Commercial	•	•	•
Research & Development	•	•	
Industrial	•	•	•
Open Space	•	•	•
Public Facilities	•	•	•
Tourist Recreational	•	•	•

Policy 2.2.1.2 To provide for an appropriate range of land use types and densities within the County, the following General Plan land use designations are established and defined.

Multifamily Residential (MFR): This land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. Mobile home parks, as well as existing and proposed manufactured home parks, shall also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. Mixed use development within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Except as provided in Objective 2.2.6 (Site Specific Policy), the minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. (Resolution 199-2018, September 25, 2018)

High-Density Residential (HDR): This land use designation identifies those areas suitable for intensive single-family residential development at

densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Medium-Density Residential (MDR): This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available.

The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.

Rural Residential (RR): This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as “choice” agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single-family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit

per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.

Agricultural Lands (AL): This designation is applied to lands described in Policy 8.1.1.8. A maximum of two residential dwellings used to support the agricultural use are allowed. The AL designation may be applied in Rural Regions only.

Natural Resource (NR): The purpose of the Natural Resource (NR) designation is to identify areas that contain economically viable natural resources and to protect the economic viability of those resources and those engaged in harvesting/processing of those resources including water resources development from interests that are in opposition to the managed conservation and economic, beneficial use of those resources. The important natural resources of the County include forested areas, mineral resources, important watershed, lakes and ponds, river corridors, grazing lands, and areas where the encroachment of development would compromise these natural resource values. Land under both public and private ownership that contain these resources, including wilderness areas and other lands managed for resource values and multiple use, are included in this category. This designation shall be applied to those lands which are 40 acres or larger in size and contain one or more important natural resource. Compatible uses on private land may include agriculture, rangeland, forestry, wildlife management, recreation, water resources development, and support single-family dwellings. The maximum allowable density for this designation is one dwelling unit per 160 acres or larger outside the National Forest Service lands and within “timber production” areas and one dwelling unit per 40 acres within river canyons outside of the “timber production” areas. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3,000 feet elevation may be exempt from the one dwelling unit per 160 acre parcel size. If it is determined that such lands are unsuitable for “timber production,” one dwelling unit per 40 acres maximum density can be considered. Any modifications of this land use designation shall require one of the following findings: (1) No important natural resource exists on the property; or (2) If a project is proposed, it will significantly enhance the long-term production and preservation of the on-site resources through the application of development strategies such as fuels management plans, timber management plans, self imposed setbacks buffers, and open space.

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a

community care facility as described in goal HO-4 or (2) part of an approved mixed use development as allowed by Policy 2.1.1.3 and 2.1.2.5, within an area zoned to allow for a mix of uses. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

Research & Development (R&D): The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be discouraged. Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

Open Space (OS): This land use category can be used to designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.), where no development other than that specifically needed for government-related open space uses is desired. This land use includes State parks, ecological preserves, and public lands acquired specifically for open space uses. It may also be used on private lands to maintain natural features within clustered development where a General Plan amendment is processed. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Public Facilities (PF): This land use category includes only publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Adopted Plan (AP): This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan

is hereby adopted as the General Plan map for each such area. The plans recognized by the AP category do not include the now-superseded Area Plans that comprised the County's General Plan prior to the adoption of this General Plan. The adopted plan for the Tahoe Basin is the *Regional Plan for the Tahoe Basin* and the Plan Area Statements, both adopted by the Tahoe Regional Planning Agency (TRPA), and the Meyers Area (Community) Plan, adopted by El Dorado County and TRPA.

Tourist Recreational (TR): This land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities. The land use category would have differing intensities of use based on the location. In the Community Regions and Rural Centers where infrastructure exists or can be extended, the uses permitted would be more intense and commercial in nature. In the Rural Regions, uses will be encouraged and defined that are compatible with the rural residential nature of those regions. Types of uses would include campgrounds, golf courses, ski areas, snow parks, riding stables, trail heads, museums, and other similar recreational and sight seeing activities. Lodging uses would include RV parks and other appropriate transit lodging. Tourist recreational activities, facilities, and industries shall be allowed throughout the County; however, specific activities and facilities shall be identified through zoning and permitted by right or special use permit, as appropriate.

Policy 2.2.1.3 The General Plan shall provide for the following range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2 below.

**TABLE 2-2
LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES**

Land Use Designation	Units Per Acre	Persons Per Housing Unit¹	Persons Per Acre
Multifamily Residential	5 – 24	2.3	11.5 - 55.2
High-Density Residential	1 – 5	2.8	2.8 - 19.6
Medium-Density Residential	1 – 0.2	2.8	2.8
Low-Density Residential	0.20 - 0.1 ³	2.8	0.56 - 0.28
Rural Residential	0.1 – 0.025	2.8	0.28 - 0.07
Agricultural Lands	0.05	2.8	0.14
Natural Resource	0.025 – 0.00625	2.8	0.07 - 0.0175
Commercial	20/10 ²	2.3	46/23
Research & Development	–	–	–
Industrial	–	–	–
Open Space	–	–	–
Public Facilities	–	–	–
Tourist Recreational	–	–	–
Notes: ¹ 1990 U.S. Census ² Maximum of 20 units per acre in Community Regions; maximum of 10 units per acre in Rural Centers ³ Policy 5.2.3.5 requires an average of 5-acre minimum parcels if ground water dependent. Parcel may be subdivided to create one new parcel not less than 4.5 acres in size under this policy as allowed by Title 16.44.120(L).			

Policy 2.2.1.4 The population densities described in Policy 2.2.1.3 are representative of land use designations permitting residential use which are considered permanent population. These population densities are not to be construed to apply to recreational facilities, campgrounds, or other transitory populations.

Policy 2.2.1.5 The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3:

TABLE 2-3 BUILDING INTENSITIES	
Land Use Designation	Floor Area Ratio*
Multifamily Residential	
High-Density Residential	
Medium-Density Residential	
Low-Density Residential	
Rural Residential	
Natural Resource	
Commercial	.85
Research & Development	.50
Industrial	.85
Open Space	
Public Facilities	
Tourist Recreational	
* Ratio of allowable floor area (square footage) to site area (square footage). The FAR can be calculated over an entire integrated development rather than on a project-by-project basis under the following circumstances: 1) the aggregate average FAR within applicable land use designations does not exceed the General Plan maximum; or 2) satisfactory evidence is provided that demonstrates on a site-specific basis that measures will be imposed to keep traffic at levels associated with the applicable FAR threshold.	

TABLE 2-4 GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT CONSISTENCY MATRIX													
Zoning Districts [*]	Land Use Designations [*]												
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	PF	TR
RM	•							• ¹				•	
R1		•	Δ									•	
R20K		•										•	
R1A		•	•									•	
R2A			•									•	
R3A		◊	•									•	
RE (-5-10)			• ²	•	• ²							•	
CPO								•				•	
CL								•				•	
CM								•				•	
CC								•				•	
CR								•				•	
CRU												•	
CG								•				•	
R&D									•	•		•	
IL										•		•	
IH					•	•	•			•			
LA (10-160)				• ⁴	•	•	•				• ³	•	
PA				• ⁴ ★	•	•	•				• ³	•	
RL (10-160)				• ⁴	•	•	•				• ³	•	
AG (40-160)				★	•	•	•				• ³	•	★
TPZ				•	•	•	•						
FR					•	•	•					•	
RFL	•	•	•	•	•		•				•	•	•
RFH	•	•						•			• ⁵	•	•
OS	•	•	•	•	•	•	•				•		•
TC	•	•	•	•	•	•	•	•	•	•	•	•	•
Notes: • – Consistent with General Plan Policy Δ - Consistent when combined with the Platted Lands (-PL) Overlay Only ★ - Consistent when in a Williamson Act Contract ¹ As part of a Mixed Use project ² MDR is for 5 acres only; RR is for RE-10 only ³ With a conservation easement ⁴ LA-10, PA-10 and RL-10 only ⁵ When inside a Community Region * See table on next page for land use designations and zoning districts													

(Resolution 126-2019, August 6, 2019)

LAND USE DESIGNATIONS AND ZONING DISTRICTS			
Land Use Designations		Zone Districts, Continued	
MFR	Multifamily Residential	CPO	Professional Office Commercial
HDR	High-Density Residential	CL	Limited Commercial
MDR	Medium-Density Residential	CM	Mainstreet Commercial
LDR	Low-Density Residential	CC	Community Commercial
RR	Rural Residential	CR	Regional Commercial
		CRU	Rural Commercial
AL	Agricultural Lands	CG	General Commercial
NR	Natural Resource	R&D	Research and Development
C	Commercial	IH	Industrial High
R&D	Research & Development	IL	Industrial Low
I	Industrial	LA	Limited Agricultural
OS	Open Space	PA	Planned Agricultural
PF	Public Facilities	RL (10-160)	Rural Lands
TR	Tourist Recreational		
Zone Districts		AG (40-160)	Agricultural
RM	Multifamily Residential	TPZ	Timberland Preserve Zone
R1	One-family Residential	FR	
R20,000	One-half Acre Residential	RFL	Recreational Facilities Low
R1A	One-acre Residential	RFH	Recreational Facilities High
R2A	Single-family Two-acre Residential	OS	Open Space
R3A	Single-family Three-acre Residential	TC	Transportation Corridor
RE-5	Estate Residential Five-acre		
RE-10	Estate Residential Ten-acre		
(Zone Districts continued in next column)			

(Resolution 126-2019, August 6, 2019)

OBJECTIVE 2.2.2: OVERLAY LAND USE DESIGNATIONS

Establishment of overlay designations to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.

Policy 2.2.2.1 The following General Plan overlay designations are included:

- A. Agricultural Districts
- B. Platted Lands

- C. Ecological Preserve
- D. Mineral Resource
- E. Important Biological Corridor

Policy 2.2.2.2 The purpose of the Agricultural District (-A) overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, State designated unique or important, or County designated locally important soils (collectively referred to as "choice" agricultural soils) and which the Board of Supervisors has determined should be preserved primarily for agricultural uses. This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District but only serves to identify agriculture as the principal activity and to discourage incompatible uses such as higher density residential use.

- A. Agricultural Districts shall be used to conserve and protect important agricultural crop lands and associated activities, maintain viable agricultural-based communities, and encourage the expansion of agricultural activities and production.
- B. The minimum residential parcel size for lands containing choice agricultural soils within an Agricultural (-A) District shall be twenty (20) acres or the minimum lot size established by the underlying land use designation, whichever is greater.

Residential parcels within Agricultural Districts where 70 percent or more of the parcel area is identified by the Agricultural Commission as land unsuitable for agriculture, as defined in "The Procedure for Evaluating the Suitability of Land for Agriculture," may be considered for a minimum parcel size of ten (10) acres. Clustering of planned residential developments on "non-choice" agricultural soils within Agricultural Districts, that have been identified by the Agricultural Commission as land unsuitable for agriculture, may be allowed but in no case smaller than five (5) acres.

- C. Ranch marketing is encouraged on lands engaged in agricultural production.

Policy 2.2.2.3 The purpose of the Platted Lands (-PL) overlay designation is to identify isolated areas consisting of contiguous existing smaller parcels in the Rural Regions where the existing density level of the parcels would be an inappropriate land use designation for the area based on capability constraints and/or based on the existence of important natural resources. The -PL designation shall be combined with a land use designation which is indicative of the typical parcel size located within the Platted Lands boundaries. The existence of the -PL overlay cannot be used as a criteria or precedent to expand or establish new incompatible land uses.

The -PL overlay designation may also be applied to lands historically zoned with a commercial zone district combined with the Commercial (C) land use designation.

- A. Parcels within the -PL overlay designation shall not be permitted to subdivide to a size smaller than the minimum parcel size allowed by the base land use designation.
- B. -PL district boundaries shall not be modified to include additional parcels for the purpose of allowing subdivision of those additional parcels.

Policy 2.2.2.4 The purpose of the Ecological Preserve (-EP) overlay designation is to identify those properties in public or private ownership which have potential to be established or have been established as habitat preserve areas for rare or endangered plant and animal species and/or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) as established in the Tahoe Basin. Ecological preserves may be established by private contract and/or memoranda of understanding affecting interested public agencies.

- A. The Ecological Preserve overlay designation shall be combined with a basic land use designation that is appropriate for the area. The overlay will enable the land use densities or building intensities for a discretionary project to be transferred to other lands, clustered, or otherwise mitigated to maintain the Preserve.
- B. The implementation strategies for the designated Ecological Preserve overlay lands shall be developed and approved by the Board of Supervisors prior to the designation taking effect. Implementation strategies shall not change the base land use designation.
- C. Within the Tahoe Basin, the Ecological Preserve overlay shall apply to SEZ as established by Section 37.3 of the Tahoe Regional Planning Agency Code of Ordinances.

Policy 2.2.2.5 *intentionally blank*

Policy 2.2.2.6 *intentionally blank*

Policy 2.2.2.7 The purpose of the Mineral Resource (-MR) overlay designation is to identify those areas that are designated as Mineral Resource Zone 2 (MRZ 2xx) on the State Classification Reports. The -MR overlay shall only be considered appropriate with the following base land use designations:

- Natural Resource (NR)
- Agricultural Land (AL)

- Open Space (OS)
- Industrial (I)
- Commercial (C)
- Public Facilities (PF)
- Rural Residential (RR)
- Low-Density Residential (LDR)

If appropriate, said properties shall also be similarly zoned with Mineral Resource (-MR) combining zone district in conformance with Policy 7.2.1.2.

Before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County. Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

Policy 2.2.2.8 The Important Biological Corridor (-IBC) overlay shall be as set forth in Policy 7.4.2.9. Where the -IBC Overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay.

OBJECTIVE 2.2.3: PLANNED DEVELOPMENTS

Provide for innovative planning and development techniques and further fulfill the Plan Strategy by encouraging balanced growth to better reflect the character and scale of the community in which it occurs while minimizing impacts on the surrounding areas, to provide more efficient utilization of land, and to allow for flexibility of development while providing for general public benefits.

Policy 2.2.3.1 The Planned Development (-PD) Combining Zone District, to be implemented through the zoning ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering uses and/or design that (1) provide a public or common benefit on- or off-site, (2) cluster intensive land uses or lots to conform to the natural topography, (3) minimize impacts on various natural and agricultural resources, (4) avoid cultural resources where feasible, (5) minimize public health concerns, (6) minimize aesthetic concerns, and (7) promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.

Except as otherwise provided herein, residential Planned Developments shall include open space lands comprising at least 30 percent of the total site which may be owned in common, by easement or fee title, by the homeowners or may be dedicated to a public agency. The following are exempt from the open space requirement:

- A. Condominium conversions,
- B. Residential Planned Developments consisting of five or fewer lots or dwelling units,
- C. Infill projects within Community Regions and Rural Centers on existing sites 3 acres or less are exempt from the open space requirement,
- D. Multi-Family Residential developments, and
- E. Commercial/Mixed Use Developments.

The common open space requirement may be reduced to 15% in High Density Residential (HDR) Planned Developments where the open space is improved for recreational purposes, or as landscaped buffers or green belts, and an additional 15% of the total site is devoted to open space areas reserved for the exclusive use of individual residents such as private yards.

The commonly owned open space can be improved for recreational purposes such as parks, recreational facilities, ball fields, golf courses, or picnic areas, or may be retained in a natural condition. Both improved and natural open space may be incorporated into a single Residential Planned Development. Commonly owned open space shall not include space occupied by infrastructure (e.g., roads, sewer and water treatment plants) except when multi-use trails are included within such space.

Policy 2.2.3.2 The calculation of development density for purposes of Planned Developments shall be based on the maximum density permitted by the

underlying zone district(s). No density shall be attributed to bodies of water, such as lakes, rivers, and perennial streams, excluding wetlands.

Policy 2.2.3.3 Where an application to apply the -PD combining zone district also includes the request to rezone the base zone district(s), said rezone shall not occur where the land cannot support a higher density or intensity of land use due to infrastructure availability, physical and topographic constraints, or otherwise conform with Policy 2.2.5.3.

Policy 2.2.3.4 To further the Planned Development concept as presented in other General Plan policies and foster the use of the Transfer of Development Density concept, Planned Developments may be allowed on non-contiguous residential parcels provided that:

- A. The combined allowed density of the General Plan is not exceeded for the non-contiguous planned development; and
- B. The parcels are located within the same general area and the same special district and/or service area and receive access through the same arterial, collector street, or road.

OBJECTIVE 2.2.4: DENSITY BONUS

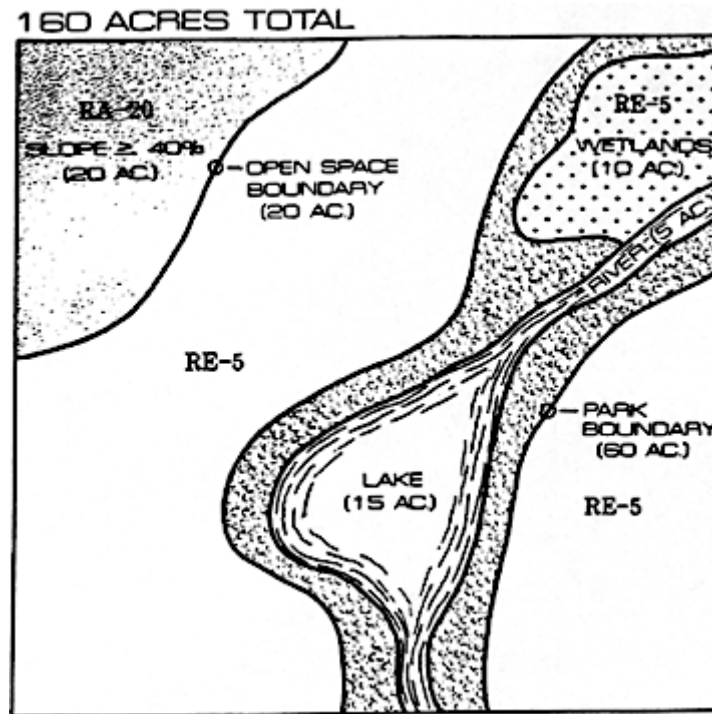
Provide for incentives which encourage the utilization of the Planned Development concept and further the provision of public benefits as a component of development.

Policy 2.2.4.1 Residential Planned Developments which provide a minimum of 30% commonly owned publicly dedicated open space shall be allowed an open space density bonus of additional residential units, in accordance with A through C, for the provision of lands set aside for open space, wildlife habitat areas, parks (parkland provided in excess of that required by the Quimby Act), ball fields, or other uses. Developable land as used herein means land which is included in the calculation of density for a standard subdivision, which excludes bodies of water (lakes, rivers and perennial streams) measured at the ordinary high water mark or spillway elevation for lakes and the two-year storm event for rivers and perennial streams.

- A. Maximum Density: The maximum density created utilizing the density bonus provisions shall not exceed the maximum density permitted by the General Plan land use designation as calculated for the entire project area except as provided for by Section B.
- B. In addition to the number of base units, one and one half (1.5) dwelling units may be provided for Planned Developments within a planning concept area for each unit of developable land set aside as open space. In calculating the maximum density permitted by the General Plan land use designation, the County shall include acreage of developable land, as defined above.

- C. Open Space: Lands set aside for open space, as used herein, shall be those lands commonly owned or made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

Density Bonus Calculation Example



Land Characteristic Summary	
110 acres:	Developable land, zoned Estate Residential Five-acre (RE-5)
20 acres:	Slope \geq 40 percent, zoned Residential Agricultural Twenty-acre (RA-20)
15 acres:	Lake
5 acres:	River
10 acres:	Wetland, zoned Estate Residential Five-acre (RE-5)
TOTAL:	160 acres

Standard Rural Subdivision

A standard subdivision may subdivide the hypothetical example consistent with zoning. The 20 acre portion comprising slope \geq 40 percent will yield one 20-acre parcel. The 110 acre portion considered developable will yield 22 5-acre parcels. The 15 acre lake and 5 acre river areas yield no developable parcels since these are bodies of water. It is assumed that the remaining 10 acre wetland area is set aside as impact mitigation yielding no developable parcels. Thus, subdivision of the property may yield a maximum of 23 developable parcels (6.95 ac/du average).

Planned Development Subdivision Utilizing Density Bonus Provisions

A planned development proposing to set aside the 20 acre portion comprising slope ≥ 40 percent as open space and a set aside of 60 acres including the lake, river, wetlands, and 30 acres of developable land will yield a total of 38 2-acre developable parcels clustered on the remaining 80 acres (4.21 ac/du). Calculation of the yield is summarized as follows:

1. 20 acres open space density bonus yield = 20 acres at 1 dwelling unit/20 acres zoning = 1 dwelling unit x 2.5 density bonus = 2.5 dwelling units.
2. 60 acres park density bonus yield = 60 acres minus 15 acre lake minus 5 acre river = 40 acres at 1 dwelling unit/5 acre zoning = 8 dwelling units x 2.5 density = 20 dwelling units.
3. 80 acres developable area remaining = 80 acres at 1 dwelling unit/5 acre zoning = 16 dwelling units.
4. Total yield = 2.5 dwelling units + 20 dwelling units + 16 dwelling units = 38.5 dwelling units or 39 dwelling units.

Note: To achieve the maximum parcel creation, minimum development standards and public services must be met commensurate with the lot sizes and density proposed.

Policy 2.2.4.2 The density bonus limits described herein are exclusive of the density bonuses contained in the Housing Element.

OBJECTIVE 2.2.5: GENERAL POLICY SECTION

Policy 2.2.5.1 Existing legal lots of record with a lot size less than the minimum area indicated by the designation on the General Plan land use map shall be permitted to develop at a density of at least one dwelling unit per lot provided that minimum health and safety requirements are met.

Policy 2.2.5.2 All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Policy 2.2.5.3 The County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that

would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high school;
5. Response time from nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use pattern;
16. Proximity to perennial water course;
17. Important historical/archeological sites; and
18. Seismic hazards and present of active faults.
19. Consistency with existing Conditions, Covenants, and Restrictions.

Policy 2.2.5.4 *intentionally blank*

Policy 2.2.5.5 Parcel Size Exception. All divisions of land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance except as follows:

- A. One parcel may be subdivided to create one new parcel of lesser size than is required under policy 2.2.1.2 as implemented by the Zoning Ordinance.
- B. Minimum parcel size as shown on the General Plan land use map shall not apply to parcels occupied by governmental bodies or private or public utilities. When such agencies are acquiring land for their exclusive use, the remaining parcel from the donor property need not comply with the minimums set forth on the General Plan land use map, provided that the donor parcel shall retain sufficient lands so as to comply with the minimum lot size based on the type of water supply and sewage disposal.

- C. Notwithstanding the minimum parcel size requirements set out herein, lot line adjustments may be allowed for existing substandard size parcels. Lot line adjustments may also create a substandard size parcel when there is a need to better consolidate and manage lands with important resources (e.g., agriculture, timber, minerals, environmentally sensitive lands, etc.).
- D. There shall be no parcel size exception granted where other policies herein require specific setbacks and buffers to adjoining parcels.

Policy 2.2.5.6 Where approval of this General Plan has created inconsistencies with existing zoning, lower intensity zoning, in accordance with Table 2-4, may remain in effect until such time as adequate infrastructure is available to accommodate a higher density/intensity land use.

Policy 2.2.5.7 Where a zoning district applied to given land is consistent with the General Plan land use designation, the County reserves the right to deny development plans providing for permitted uses where adequate findings for approval (including adequate public facilities and services) cannot be made.

Policy 2.2.5.8 *intentionally blank*

Policy 2.2.5.9 The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General Plan land use map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a special use permit. This will require a finding that the establishment of the uses will have no significant adverse effect on surrounding property or the permitted uses thereof.

Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses would be consistent in the Multifamily Residential, High-Density Residential, Medium-Density Residential, Low-Density Residential, and Rural Residential land use designations.

Policy 2.2.5.10 It is recognized that there are large Rural Regions within the County wherein agriculture is pursued, and these areas need certain support uses that are unique to agriculture and its related uses. While allowing for the establishment of such agricultural support services, this policy will protect

the permitted uses of such agricultural areas by only allowing the establishment of such support services through the Zoning Ordinance.

Uses which may be considered to be consistent with this policy are those which include but are not limited to feed stores, agriculture supplies and sales, veterinarian services, animal boarding, processing and/or sale of agriculture products, and the sale of firewood not produced or grown on the site. In addition to agriculture, the rural areas may allow other consistent uses in the form of but not limited to outdoor recreation and campgrounds and organized camps, retreats, fishing and hunting clubs, mineral extractions, and cemeteries.

- Policy 2.2.5.11 This policy recognizes the need and importance of managing forest products and natural resources. This policy further recognizes that it is important to provide for an efficient and cost effective means of harvesting and using forest lands. It is further recognized that the forested areas have a need for certain commercial support uses which should be allowed in a manner which is consistent with the forest use and outdoor recreation areas.

Uses which are consistent here may include the processing of forest products and natural resources, overnight individual and group outdoor accommodations, outdoor recreation facilities, including ski resorts, equestrian facilities, and interpretive centers and conference/convention centers. These special support uses shall only be allowed to be established with the approval of a conditional use permit. (Resolution 126-2019, August 6, 2019)

- Policy 2.2.5.12 *intentionally blank*

- Policy 2.2.5.13 Land uses adjacent to or surrounding airport facilities shall be subject to location, use, and height restrictions consistent with the Airport Land Use Compatibility Plans for the Placerville Airport, Georgetown Airport, and Cameron Airpark (Adopted June 28, 2012 by the El Dorado County Airport Land Use Commission).

- Policy 2.2.5.14 Buffers shall be established around future water supplies and other public facilities to protect them from incompatible land uses. Such buffer lands should be contained on-site where possible.

- Policy 2.2.5.15 Any imposition of National Recreational Area or Wild and Scenic River designations on lands within El Dorado County shall be deemed inconsistent with this General Plan.

- Policy 2.2.5.16 The appropriate level of planning for land divisions shall be based on the current land use designation that applies to the project area. The level of

planning will at a minimum demonstrate that the project will not preclude the ultimate potential density. Level of planning may be reduced by an accompanying request for General Plan Amendment to reduce the density. An ultimate road circulation plan shall be included that accommodates the maximum density and provides secondary access. (Res. No. 159-98; 6/16/98)

- Policy 2.2.5.17 Criteria for locating churches and private schools in residential zones shall be established in the Zoning Ordinance. Minimum site development standards shall also be established.
- Policy 2.2.5.18 Standards in the form of setbacks and other requirements shall be added to the Zoning Ordinance to buffer incompatible uses (e.g., commercial adjacent to residential).
- Policy 2.2.5.19 If an applicant desires to obtain approvals for a zoning designation that is compatible with the General Plan but would provide development below the densities contemplated by the General Plan, the County may, but need not, grant such approvals as being consistent with the General Plan. Where property bears a General Plan designation intended to satisfy the County's obligation to provide land sufficient to meet its fair share of affordable housing, the County shall not grant development approvals that would undermine the County's ability to fulfill that obligation. In assessing whatever such approvals would undermine the obligation, the County shall determine whether, after granting the approvals, the County's inventory of land developable for affordable housing satisfies the County's obligation under State law.
- Policy 2.2.5.20 *intentionally blank* (Resolution 126-2019, August 6, 2019)
- Policy 2.2.5.21 Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.
- Policy 2.2.5.22 Schools and other public buildings and facilities shall be directed to Community Regions and Rural Centers where feasible and shall be considered compatible outside of Community Regions and Rural Centers when facilities will be located and designed in a manner that avoids any substantial incompatibility with land uses permitted on adjoining lands.

OBJECTIVE 2.2.6: SITE SPECIFIC POLICY SECTION

Establishment of site specific policies are given to provide additional, specific direction for the development of land where circumstances apply to areas of special interest.

- Policy 2.2.6.1 Those lands within the El Dorado Hills Specific Plan known as Villages P, Q, and V shall be rezoned to include the Planned Development Overlay (-PD) as part of any development application.
- Policy 2.2.6.2 Those lands within the El Dorado Hills Specific Plan known as Villages P, Q, and V shall be subject to the applicable provisions of the El Dorado Hills Specific Plan Design Criteria, the draft (most recent version) Village P Design Guidelines, and the draft (most recent version) Scenic Highway Corridor Ordinance as part of any discretionary design review.
- Policy 2.2.6.3 Any rezone of the property identified as Assessor's Parcel No. 112-100-44 (number valid as of September 1997) shall include the Planned Development (-PD) Combining Zone District.
- Policy 2.2.6.4 Future subdivision in the area around Fallen Leaf Lake shall be precluded (Policy 6.3.2.2).
- Policy 2.2.6.5 The creation of new parcels adjacent to the Texas Hill Reservoir Take Line as shown on the General Plan land use map shall maintain a minimum size of ten (10) acres. Lands designated Low-Density Residential and Rural Residential adjacent to the Texas Hill Reservoir Take Line shall provide a minimum setback of 200 feet from the boundary of the Take Line.
- Policy 2.2.6.6 *intentionally blank* (Resolution 199-2018, September 25, 2018)
- Policy 2.2.6.7 Within Village T as shown in the El Dorado Hills Specific Plan, the development and implementation of extensive commercial, residential and office development provides a unique opportunity to serve the needs of residential uses sited within a short enough distance to allow biking, walking and other alternative modes of transportation to avail themselves of goods and services. This Specific Policy designates the approximately ± 4.565 acre site comprised of Parcels 1, 2 and 3 as shown on parcel map for Town Center East. Parcel 3.4 filed September 29, 2008 in Book 50 of Parcel Maps at page 44, Official Records of El Dorado County, California (APN Nos. 121-290-60, 61 and 62) as "Urban Infill Residential Area". This area, because of its proximity to extensive commercial, retail, office and similar development in the balance of the El Dorado Hills Town Center, is deemed to be appropriate for dense infill development. The density of development allowed in this area may exceed the density of development set forth in other sections of this General Plan or zoning regulations up to a density of 47 units per acre upon the approval of a PD

Development Plan approval and findings that the requested level of development is appropriate. Notwithstanding any other provisions of this General Plan or the El Dorado Hills Specific Plan or the zoning ordinance, the development restrictions and standards to apply in the Urban Infill Residential Area, including height limits, shall be those out in the approved PD Development Plan. New Policy will be effective upon the rescission of General Plan Policy 2.2.6.6 adopted by Resolution 208-2014, December 2, 2014.

OBJECTIVE 2.2.7: COORDINATION WITH INCORPORATED CITIES

Policy 2.2.7.1 The County shall coordinate with the incorporated cities in land use planning and development to:

- A. Provide compatibility and coordination of land use designations;
- B. Provide compatibility and coordination of design and development standards and funding programs;
- C. Provide for a comprehensive and equitable distribution of revenues for all annexations; and
- D. Provide cooperation with the cities regarding shared responsibilities for improved infrastructure.

Policy 2.2.7.2 The County will actively participate and coordinate with the appropriate Federal and State agencies in land use planning that affects the County's customs, culture, fire safety, or economic stability. The County shall be represented on joint power authority Boards by elected representatives or their appointees.

Policy 2.2.7.3 Establish a joint County/City task force to develop complementary land use designations, zoning, transportation, and funding plans to protect existing and to encourage new commercial, industrial, and research and development projects in the Missouri Flat-Placerville Drive areas.

Policy 2.2.7.4 The County shall coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city, which is consistent with the County's and each city's respective General Plans, that development which is incompatible with the city's General Plan and within any city's sphere of influence and/or the Community Region adjacent to each city shall not be permitted by the County, and that urban development shall be discouraged until annexation to the city occurs.

- A. Except in those instances where residential parcels have already been subdivided into less than five-acre parcels, the County shall zone all lands not developed within a city's sphere of influence and/or the Community Region adjacent to each city so as to permit

a density not to exceed one dwelling unit per five acres for these residential parcels.

Property within the city's spheres of influence which cannot be annexed to the city, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria:

1. The development provides for the necessary on-site infrastructure;
2. The development assists in providing solutions to significant infrastructure problems in the surrounding area;
3. The development is consistent with the city and County General Plans and existing neighborhoods; and
4. The property is subject to a recorded condition precluding opposition to annexation by the city.

- B. The County shall zone all undeveloped lands within a city's sphere of influence and/or the Community Region adjacent to each city so as to not permit the creation of nonresidential lots smaller than one acre in area for these parcels.

Property within the Placerville Community Region which cannot be annexed to the City, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria:

1. The development provides for the necessary infrastructure;
2. The development assists in providing solutions to significant infrastructure problems in surrounding area;
3. The development is consistent with the City and County General Plans; and
4. The property is subject to a recorded condition precluding opposition to annexation by the City.

VISUAL RESOURCES AND COMMUNITY DESIGN

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural landscape features unique to each area of the County.

OBJECTIVE 2.3.1: TOPOGRAPHY AND NATIVE VEGETATION

Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

Policy 2.3.1.1 The County shall continue to enforce the tree protection provisions in the Grading Erosion and Sediment Control Ordinance and utilize the hillside road standards.

Policy 2.3.1.2 The Zoning Ordinance shall include consideration of a standard for parking lot shading and provision of street trees in all new development projects.

OBJECTIVE 2.3.2: HILLSIDES AND RIDGE LINES

Maintain the visual integrity of hillsides and ridge lines.

Policy 2.3.2.1 Disturbance of slopes thirty (30) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

GOAL 2.4: EXISTING COMMUNITY IDENTITY

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

OBJECTIVE 2.4.1: COMMUNITY IDENTITY

Identification, maintenance, and enhancement of the unique identity of each existing community.

Policy 2.4.1.1 Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridors.

Policy 2.4.1.2 The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:

- A. Historic preservation
- B. Streetscape elements and improvements
- C. Signage
- D. Maintenance of existing scenic road and riparian corridors
- E. Compatible architectural design
- F. Designs for landmark land uses
- G. Outdoor art

- Policy 2.4.1.3 All properties located within the historic townsite known as Clarksville, El Dorado and Diamond Springs shall be designated on the zoning maps as Design Historic (-DH) combining zone district. Other historical townsites may apply for a historical overlay per guidelines in the Zoning Ordinance.
- Policy 2.4.1.4 Strip commercial development shall be precluded in favor of clustered contiguous facilities. Existing strip commercial areas shall be developed with common and continuous landscaping along the street frontage, shall utilize common driveways, and accommodate parcel-to-parcel internal automobile and non-automobile circulation where possible.
- Policy 2.4.1.5 The County shall implement a program to promote infill development in existing communities.
- A. Projects site must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - B. Project sites may not be more than five acres in size and must demonstrate substantially development has occurred on 2 or more sides of the site.
 - C. Project site has no value as habitat for endangered, rare or threatened species.
 - D. Approval of a project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - E. The site can be adequately served by all required utilities and public services.

GOAL 2.5: COMMUNITY IDENTITY

Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION

Provision for the visual and physical separation of communities from new development.

- Policy 2.5.1.1 Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features, and transitional development densities.

Policy 2.5.1.2 Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.

Policy 2.5.1.3 The County shall develop a program that allows the maintenance of distinct separators between developed areas (Community Regions and Rural Centers). This program shall include the following elements:

Parcel Analysis: Areas between developed areas (Community Regions and Rural Centers) shall be analyzed to determine if they create inefficiencies for ongoing rural land uses. For instance, parcels that may be too small to support long-term agricultural production shall be identified for potential consolidation. Areas within Community Regions and Rural Centers shall also be analyzed to identify opportunity sites where clustering of development may be appropriate, including increases in the allowable floor-to-area building ratio (FAR) in Community Regions.

Parcel Consolidation/Transfer of Development Rights (TDR): A program to allow consolidation of parcels where appropriate shall be established. This shall include a TDR program that encourages transfer of development rights from the parcels to be consolidated to opportunity sites in Community Regions and Rural Centers. The TDR program shall also allow for consideration of increasing the FARs at specific sites in Community Regions, as deemed appropriate.

OBJECTIVE 2.5.2: COMMERCIAL FACILITIES

Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

Policy 2.5.2.1 Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance:

- A. Maximum first floor building size should be sized to be suitable for the site;
- B. Allow for Mixed Use Developments;
- C. No outdoor sales or automotive repair facilities;
- D. Reduced setback with landscaping and walkways;
- E. Interior parking, or the use of parking structure;
- F. Bicycle access with safe and convenient bicycle storage area;
- G. On-street parking to reduce the amount of on-site parking;

- H. Community bulletin boards/computer kiosks;
- I. Outdoor artwork, statues, etc., in prominent places; and
- J. Pedestrian circulation to adjacent commercial centers.

Policy 2.5.2.2 New commercial development should be located near by existing commercial facilities to strengthen existing shopping locations and avoid strip commercial.

Policy 2.5.2.3 New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.

GOAL 2.6: CORRIDOR VIEWSHEDS

Protection and improvement of scenic values along designated scenic road corridors.

OBJECTIVE 2.6.1: SCENIC CORRIDOR IDENTIFICATION

Identification of scenic and historical roads and corridors.

- Policy 2.6.1.1 A Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State highways. The ordinance shall incorporate standards that address at a minimum the following:
- A. Mapped inventory of sensitive views and viewsheds within the entire County;
 - B. Criteria for designation of scenic corridors;
 - C. State Scenic Highway criteria;
 - D. Limitations on incompatible land uses;
 - E. Design guidelines for project site review, with the exception of single family residential and agricultural uses;
 - F. Identification of foreground and background;
 - G. Long distance viewsheds within the built environment;
 - H. Placement of public utility distribution and transmission facilities and wireless communication structures;
 - I. A program for visual resource management for various landscape types, including guidelines for and restrictions on ridgeline development;
 - J. Residential setbacks established at the 60 CNEL noise contour line along State highways, the local County scenic roads, and along the roads within the Gold Rush Parkway and Action Program;
 - K. Restrict sound walls within the foreground area of a scenic corridor; and

L. Grading and earthmoving standards for the foreground area.

- Policy 2.6.1.2 Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria.
- Policy 2.6.1.3 Discretionary projects reviewed prior to the adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public scenic viewpoints identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report, shall be subject to design review, and Policies 2.6.1.4, 2.6.1.5, and 2.6.1.6 shall be applicable to such projects until scenic corridors have been established.
- Policy 2.6.1.4 Commercial designations on U.S. Highway 50 interchanges will be considered for commercial development as part of the General Plan review pursuant to Policy 2.9.1.2.
- Policy 2.6.1.5 All development on ridgelines shall be reviewed by the County for potential impacts on visual resources. Visual impacts will be assessed and may require methods such as setbacks, screening, low-glare or directed lighting, automatic light shutoffs, and external color schemes that blend with the surroundings in order to avoid visual breaks to the skyline.
- Policy 2.6.1.6 A Scenic Corridor (-SC) Combining Zone District shall be applied to all lands within an identified scenic corridor. Community participation shall be encouraged in identifying those corridors and developing the regulations.
- Policy 2.6.1.7 *intentionally blank*
- Policy 2.6.1.8 In addition to the items referenced in Policy 2.6.1.1, the Scenic Corridor Ordinance shall consider those portions of Highway 49 through El Dorado County that are appropriate for scenic highway designation and pursue nomination for designation as such by Caltrans.

GOAL 2.7: SIGNS

Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.

OBJECTIVE 2.7.1: SIGNS REGULATION

Regulation of the location, number and size of highway signs and potential relocation or elimination of billboards along designated scenic corridors and historic routes (as may be designated in the future) in accordance with state and federal law.

- Policy 2.7.1.1 The Sign Ordinance shall include design review for signs within the foreground and background of the designated scenic corridors commensurate with the goal of scenic corridor viewshed protection.
- Policy 2.7.1.2 Existing billboards within designated scenic corridors shall be considered for removal or relocation out of the corridor in accordance with state and federal law.

GOAL 2.8: LIGHTING**Elimination of high intensity lighting and glare consistent with prudent safety practices.****OBJECTIVE 2.8.1: LIGHTING STANDARDS****Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.**

- Policy 2.8.1.1 Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

GENERAL PLAN MONITORING AND REVIEW**GOAL 2.9: GENERAL PLAN MONITORING AND REVIEW****Monitoring and review of the General Plan on a regular basis to ensure the document addresses and meets the needs of El Dorado County.****OBJECTIVE 2.9.1: GENERAL PLAN MONITORING AND REVIEW****Procedure for ongoing monitoring of the General Plan and periodic review and update if necessary.**

- Policy 2.9.1.1 The County shall 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.
- Policy 2.9.1.2 Two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major

assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes.

- Policy 2.9.1.3 The normal procedure for increasing or decreasing development potential may be by amendment of the Plan at five year intervals as specified in Policy 2.9.1.2. This measure shall not preclude any property owner in El Dorado County from requesting a General Plan amendment upon submission of the required application.
- Policy 2.9.1.4 The boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2 or as the Board of Supervisors deems necessary.
- Policy 2.9.1.5 In order to comply with subdivision (a) of Public Resources Code Section 21081.6, the County shall monitor, pursuant to the periodic review under Policy 2.9.1.2, the implementation and application of General Plan policies that have the practical effect of mitigating the significant environmental effects of development and other activities authorized by the General Plan. Such periodic review shall assess the effectiveness of such policies in reducing environmental damage and may include recommendations for strengthening any policies found to be less effective than anticipated.
- Policy 2.9.1.6 The policies and implementation measures of this plan shall be implemented in a manner that does not take private property for public use without just compensation as required by applicable law.

LAKE TAHOE BASIN

A portion of El Dorado County lies within the Lake Tahoe Basin (Tahoe Basin). The County shares responsibility for land use regulation with the Tahoe Regional Planning Agency (TRPA).

In the decade of the 1960s, widespread public concern arose over the loss of clarity of the lake, parts of which lie in five counties in California and Nevada. Congress enacted Public Law 91-148 (91st Congress 1969) establishing a compact between the two states, finding "... there was a need to maintain an equilibrium between the region's natural endowment and its manmade environment, and to preserve the scenic beauty and recreational opportunities of the region." After several years of uncoordinated regional planning, Congress and the states of California and Nevada adopted an amended compact in 1980 and established TRPA. This compact required the adoption of Environmental Threshold Carrying Capacities, and implementation of a regional plan to meet those thresholds (Public Law 96-1551, 94 Statute 3233 1980). The *Tahoe Regional Plan* (1984, as amended) (Regional Plan) is intended to

provide for the orderly growth and development within the Tahoe Basin consistent with the environmental carrying capacity of the area.

All projects within the Tahoe Basin must be consistent with the Regional Plan—which includes TRPA’s Code of Ordinances, Plan Area Statements, and other TRPA regulations—as well as with the County’s General Plan and County Code. One of the goals of this General Plan is to integrate the County’s regulations within the Tahoe Basin with those of TRPA. This would eliminate inconsistencies with the Regional Plan (recognizing that the TRPA regulations may change over time), and simplify the regulatory environment in the Tahoe Basin.

One of the strategies of the Regional Plan is to direct development to specified communities and transfer development rights from more sensitive lands to those identified in the Regional Plan as more suitable for development. To date, one Community Plan has been adopted within the County’s jurisdiction: the Meyers Area (Community) Plan (Tahoe Regional Planning Agency and El Dorado County 2016). The Meeks Bay/Tahoma area is also suitable for development of an Area Plan.

The following policies are intended to integrate the County’s land use regulations with those of TRPA to coordinate the two jurisdictions’ efforts to protect the unique environment of the Tahoe Basin.

GOAL 2.10: LAKE TAHOE BASIN

To coordinate the County’s land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency.

- Policy 2.10.1.1 The County shall apply the standards of the Regional Plan for the Tahoe Basin and the Code of Ordinances and other land use regulations adopted by Tahoe Regional Planning Agency in acting on applications for proposed land uses in the Tahoe Basin.
- Policy 2.10.1.2 The County shall work with the Tahoe Regional Planning Agency (TRPA) and other appropriate state and federal agencies to identify lands capable of supporting affordable housing development without jeopardizing attainment of the Environmental Thresholds identified by TRPA.
- Policy 2.10.1.3 The County shall work with the Tahoe Regional Planning Agency to identify and prioritize the completion of additional Community Plans within the County’s jurisdictional area of the Tahoe Basin.
- Policy 2.10.1.4 The County shall cooperate with TRPA in the implementation of actions recommended in TRPA’s periodic threshold evaluation reports.
- Policy 2.10.1.5 The County may impose more stringent regulations where TRPA does not limit the County’s authority to do so.

IMPLEMENTATION PROGRAM

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Provide for mixed commercial and residential uses [Policy 2.1.1.3];
- Provide consistency between the General Plan land use designations and the Zoning Ordinance [Policy 2.2.1.2];
- Identify needed revisions to and improved application of the Planned Development combining zone district [Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.3.4, 2.2.5.4, and 8.1.5.1];
- Develop a density bonus program [Policy 2.2.4.1];
- Provide a Neighborhood Services zone district [Policy 2.2.5.8]
- Establish provisions for extended family support services and institutional uses in residential areas [Policy 2.2.5.9];
- Allow support services for agricultural and timber production in Rural Regions, including agricultural employee housing, feed and supply stores, veterinary services, agricultural and timber processing, and sales of agricultural and timber products [Policies 2.2.5.10 and 2.2.5.11];
- Provide flexibility for minimum parcel size with boundary line adjustments [Policy 2.2.5.12];
- Identify and separate incompatible uses (including public facilities) by setbacks and buffering [Policies 2.2.5.14 and 2.2.5.18];
- Establish standards for parking lot shading and street trees in all new development projects [Policy 2.3.1.2];
- Establish standards for providing visual separation between Community Regions where existing land use patterns do not facilitate physical separation [Policies 2.5.1.1 and 2.5.1.2];
- Provide standards and incentives for commercial development [Policies 2.5.2.1, 2.5.2.2, and 2.5.2.3];
- Establish criteria for schools and places of worship in residential zone districts [Policy 2.5.5.17];
- Establish a Scenic Corridor (-SC) Combining Zone District [Policy 2.6.1.6];
- Modify Sign Ordinance standards for scenic corridors [Policies 2.7.1.1 and 2.7.1.2];
- Strengthen limitations on light and glare [Policy 2.8.1.1];
- Establish buffers around solid waste handling and disposal sites [Policy 5.5.2.2];
- Provide incentives for indoor and outdoor art [Policy 5.9.2.2];
- Establish siting criteria for placement of new structures for fire hazard protection [Policy 6.2.1.1];
- Create an avalanche overlay zone [Policy 6.3.2.3];

- Create a dam failure inundation overlay zone [Policies 6.4.2.1 and 6.4.2.2];
- Establish open space protection measures [Policies 7.6.1.1 and 7.6.1.3]; and
- Promote tourist lodging facilities. [Policy 9.3.9.1]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Begin Zoning Ordinance rewrite immediately upon adoption of General Plan. By tiering off the General Plan EIR and relying on previous work completed for 1996 General Plan, adoption should occur within one year of General Plan adoption.

MEASURE LU-B

Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Policies 2.2.5.2, 2.2.5.3, 2.2.5.5, 2.2.5.7, 2.2.5.16, and 2.2.5.19]

Responsibility:	Planning Department, Department of Transportation, Environmental Management, and General Services Department
Time Frame:	Beginning immediately upon General Plan adoption and ongoing thereafter, staff from all County departments review General Plan policies for conformance on all development proposals and capital improvement projects. Thereafter, the approving authority will be required to make findings that the proposed project is consistent with the General Plan.

MEASURE LU-C

Establish performance standards to be included in the Zoning Ordinance to allow applicants for ministerial projects to demonstrate compliance with General Plan policies and with other applicable County ordinances, policies, and regulations. Until such time as these standards are developed, the Planning Director shall review information submitted by the applicant to ascertain compliance. The review shall include, but not be limited to: (1) the effects of the proposed project on biological resources, cultural resources, geology and soils, agriculture, visual, noise, and air quality; (2) the project's compliance with the concurrency requirements of the General Plan pertaining to traffic infrastructure and the availability of water and other services; (3) risks of exposure to hazardous materials and conditions as a result of site development; and (4) a determination as to whether the project is exempt from review under the California Environmental Quality Act. In lieu of requiring detailed resource assessments as part of initial applications, the Planning Director may establish a program for preliminary site inspections by qualified professionals employed or retained by the County to determine the need (if any) for specific resource evaluations required to complete this review. [Policy 2.2.5.20]

Responsibility:	Planning Department
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.

MEASURE LU-D

Revise the Zoning Ordinance to ensure that all uses permitted by right in any zoning district are compatible. Allow potentially incompatible uses subject to a discretionary review process with performance standards designed to ensure appropriate separation of incompatible uses. Include in the Zoning Ordinance a requirement that any project located adjacent to an existing sensitive land use shall be required to avoid impacts on the existing use. [Policy 2.2.5.21]

Responsibility:	Planning Department
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.

MEASURE LU-E

Review and identify needed revisions to the *County of El Dorado Design and Improvements Standards Manual*. [Policy 2.3.2.1]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Revise manual within two years of General Plan adoption.

MEASURE LU-F

Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards. [Policies 2.4.1.1, 2.4.1.2, and 2.4.1.4]

Responsibility:	Planning Department and Board of Supervisors
Time Frame:	Identify and seat community advisory members within two years of General Plan adoption. Identify community boundaries and create and adopt standards and guidelines within five years of General Plan adoption.

MEASURE LU-G

Amend the County Code to establish a Historic Design Review Combining Zone District. Identify suitable areas for application of the district and develop design standards or guidelines for such districts. [Policies 2.4.1.3 and 7.5.2.1 through 7.5.2.4]

Also refer to Measure CO-A in the Conservation and Open Space Element.

Responsibility:	Planning Department
Time Frame:	Begin identification of potential historic districts immediately upon General Plan adoption. Draft ordinance and standards prepared within two to three years. Adoption of district boundaries, ordinance, and guidelines within three years.

MEASURE LU-H

Develop and implement a program that addresses preservation of community separation, as outlined in Policy 2.5.1.3. The program shall address provisions for a parcel analysis and parcel consolidation/transfer of development rights.

Responsibility:	Planning Department
Time Frame:	Develop program within three years of General Plan adoption. Complete parcel analysis and make recommendation(s) to the Board of Supervisors within five years of General Plan adoption.

MEASURE LU-I

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

Responsibility:	Planning Department and Department of Transportation,
Time Frame:	Begin inventory immediately following General Plan adoption. Adopt ordinance within 18 months.

MEASURE LU-J

If segments of State Route 49 are identified as appropriate for State Scenic Highway status during preparation of the Scenic Corridor Ordinance (see Measure LU-I above), prepare documentation in support of having those segments of State Route 49 identified as a State Scenic Highway [Policy 2.6.1.8]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Prepare supporting information within three years of General Plan adoption in coordination with Implementation Measure LU-I.

MEASURE LU-K

Develop and maintain an inventory of vacant lands within each Community Region and Rural Center. Work with community groups to identify appropriate uses for such parcels, including residential development and establishment of community amenities. [Policy 2.9.1.1]

Responsibility:	Planning Department
Time Frame:	Ongoing

MEASURE LU-L

Develop a program to monitor development, population, and employment trends and to provide periodic updates to the Board of Supervisors. [Policy 2.9.1.1]

Also refer to Implementation Measures in the Economic Development Element.

Responsibility:	Planning Department and Office of Economic Development
Time Frame:	Develop program within three years of General Plan adoption. Give first report to the Board of Supervisors within five years of General Plan adoption. Additional reports will be presented every five years thereafter.

MEASURE LU-M

Develop a program to monitor the policies and programs of the General Plan and General Plan Environmental Impact Report and provide periodic updates to the Board of Supervisors and Planning Commission. [Policies 2.9.1.2 through 2.9.1.5]

Responsibility:	Planning Department
Time Frame:	Ongoing; reporting to Planning Commission and Board of Supervisors should occur within the first five years after adoption and be repeated every two to five years thereafter.

MEASURE LU-N

Develop procedures to be used by applicants to substantiate requests pursuant to Policy 2.9.1.6.

Responsibility:	County Counsel and Planning Department
Time Frame:	Within one year of General Plan adoption.

MEASURE LU-O

Coordinate the following actions with the Tahoe Regional Planning Agency (TRPA) and other agencies having land use jurisdiction in the Tahoe Basin to create a comprehensive approach to land use regulation in the Tahoe Basin:

- Preparation and adoption of a Community Plan for the Tahoma/Meeks Bay area;
- Identification of additional affordable housing opportunities;
- Modification of the County's Zoning Ordinance to be consistent with, or adopt as County Code, the TRPA Code of Ordinances and Plan Area Statements; and
- Implementation of actions recommended in TRPA's periodic threshold evaluation reports.

[Goal 2.10]

Responsibility:	Planning Department
Time Frame:	Begin working with TRPA immediately upon adoption of the General Plan. Identification of additional affordable housing opportunities will be ongoing. Adoption of Community Plan within five years of General Plan

	adoption. Modification of the County Zoning Code within one year of General Plan adoption.
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MEASURE LU-P

Establish a program including appropriate criteria for designating Opportunity Areas. The program shall include setting priorities for public infrastructure and funding support. [Policies 2.1.4.1, 2.1.4.2, 2.1.4.3, and 2.1.4.4]

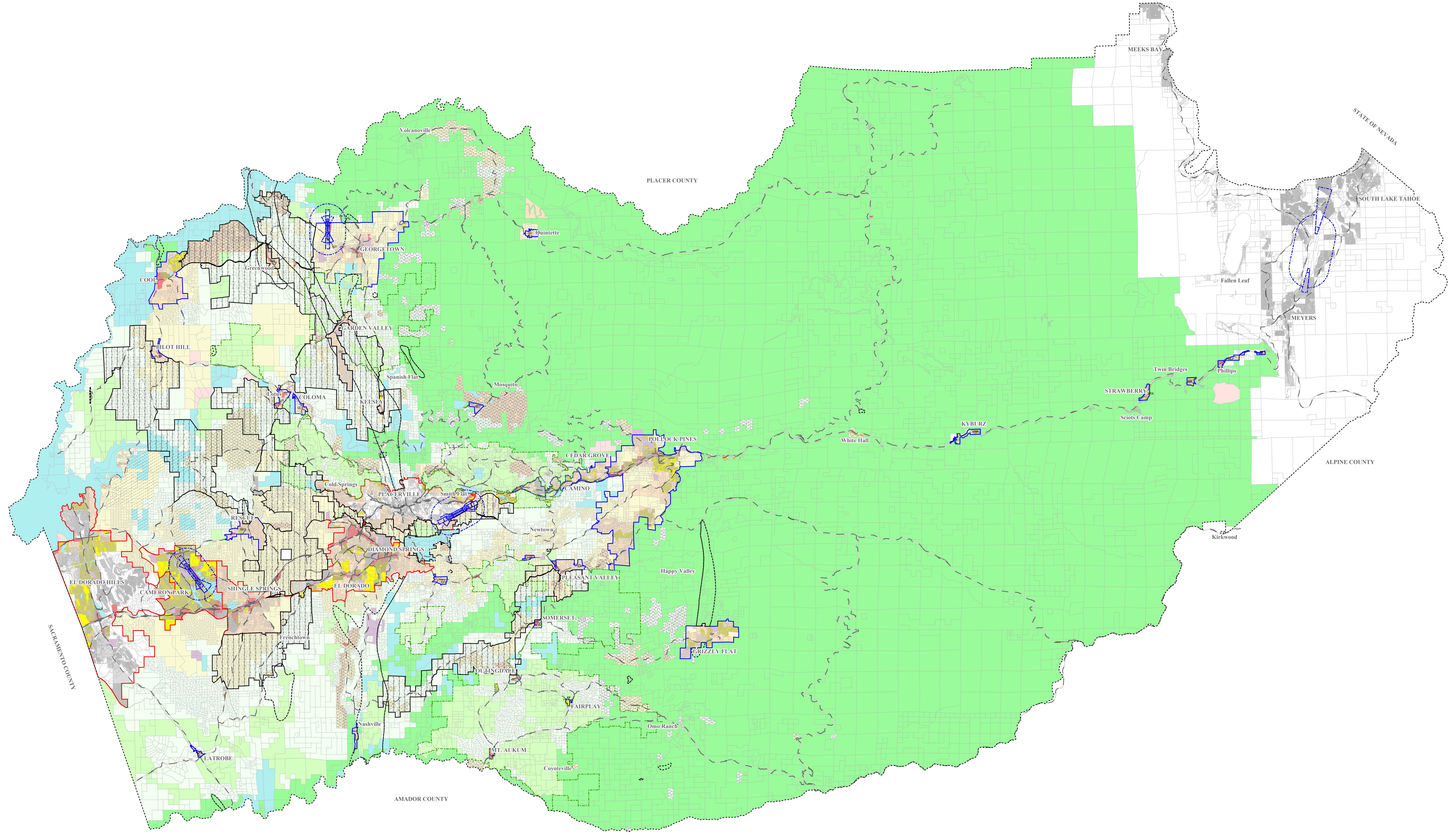
MEASURE LU-Q

Promote Infill Development: The program shall be linked to land-use, housing, air quality, transportation and circulation strategies that support development within existing communities, reduce vehicle miles traveled, increase energy efficiency, and encourage the development of affordable housing. The program shall include, but not be limited to:

- a) Adopt criteria to be used within existing communities with developed areas currently capable of being served by public water, recycled water, and public or private sewer;
- b) Provide incentives for residential and commercial infill development including financial incentives for pedestrian-oriented and transit-friendly design features;
- c) Amend the zoning code to include a new Traditional Neighborhood Design zone within Commercial and Multi-Family Land Uses;
- d) Support medium and high density residential or mixed use development along commercial and transportation corridors;
- e) Develop and utilize approved standard plan types (i.e. zero-lot line, duplex with carriage house unit over garage, z-lot, bungalow, etc.) to streamline the approval process for infill projects. Standard plans shall include various housing and commercial types and styles. Standard plan(s) approved as part of a project shall be compatible with neighboring residential or commercial district patterns for which the development is located; and
- f) Develop or update, as considered necessary, applicable community plans, specific plans and design guidelines to incorporate pedestrian-oriented, transit-friendly, and or energy efficient configurations design as primary goals.

[Objectives 2.1.4 and 2.4.1]

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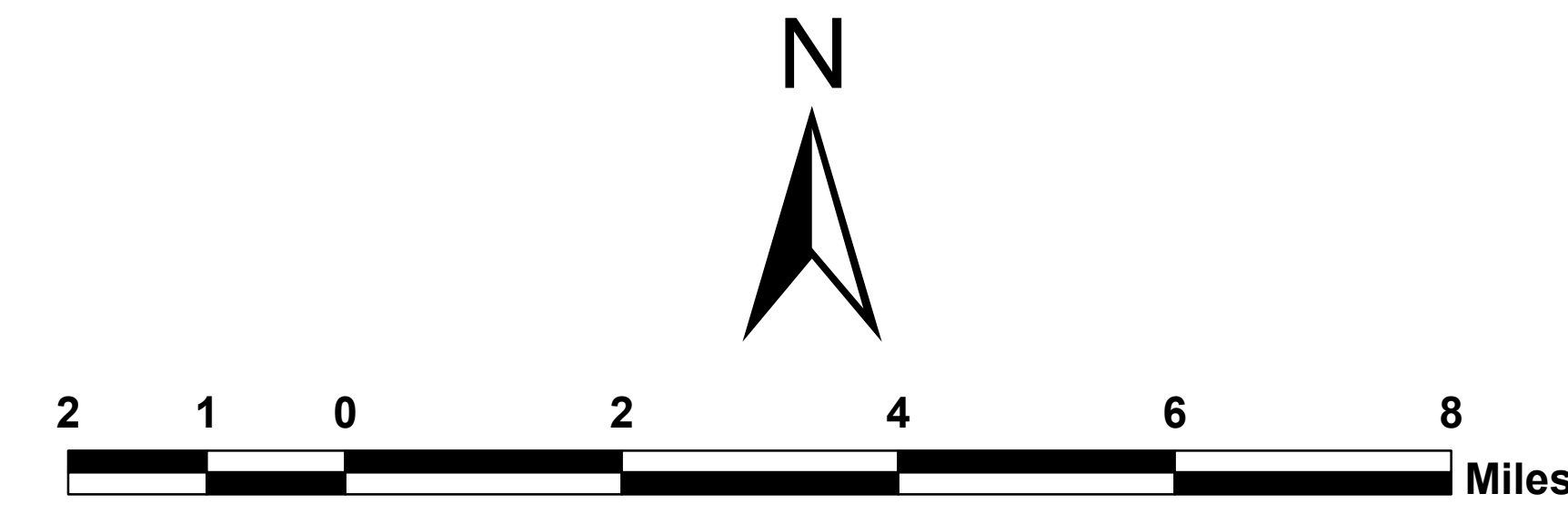
NOTES:
Amendments are intended only to reflect minor map errors where property lines did not match land use designations, where existing land uses were not reflected accurately, and where minor GIS data mapping errors have been identified.
This document was compiled from many sources - public and private - the accuracy of which was not verified by the County of El Dorado. The County does not warrant - expressly or implicitly - the accuracy or validity of information contained in this document. Users therefore use this information at their own risk, and are encouraged to verify any information contained or depicted in this document.
Land use data is developed and maintained by the El Dorado County Development Services Department, Planning Division. This map uses a modified version of the parcel base referred to below.
Parcel base and road data developed and maintained by the El Dorado County Surveyor's Office - GIS Division.
The airport safety zones are shown for informational purposes only. For precise airport safety zone boundary locations, see large scale map maintained by the Planning Division.
Parcel Base Map Currency: 9/28/2015



FIGURE LU - 1 : LAND USE DIAGRAM

- | | | | | |
|--------------------------|----------------------------|------------------------|--------------------------------|-------------------------------|
| Legend | | | | |
| Adopted Plan | Low Density Residential | Public Facilities | Agricultural District | Important Biological Corridor |
| Agricultural Lands | Medium Density Residential | Research & Development | Community Regions | Mineral Resource |
| Commercial | Multi-Family Residential | Rural Residential | Rural Centers | Platted Land |
| High Density Residential | Natural Resources | Tourist Recreational | Airport Safety Zone | Ecological Preserve |
| Industrial | Open Space | Major Roads | Texas Hill Reservoir Take Line | |

Map Created By: Frank Bruijs, GIS Analyst II
Surveyor's Office, El Dorado County
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Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



EL DORADO COUNTY GENERAL PLAN TRANSPORTATION AND CIRCULATION ELEMENT

INTRODUCTION

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

Traffic and circulation are issues of great importance to many county residents. In 1998, El Dorado County voters approved Measure Y, "The Control Traffic Congestion Initiative." This measure amended the 1996 General Plan Circulation Element to clarify and implement the level of service and concurrency policies that were already in that Plan. When the 1996 General Plan was set aside, the Court directed the County to continue to apply the Circulation Element, as amended by Measure Y, pending adoption of a new General Plan. In light of the strong public support for "The Control Traffic Congestion Initiative," this new Transportation and Circulation Element incorporates and builds upon the key principles of the measure and the County's experiences in its implementation.

This element is divided into four major parts: this introduction, information on the Circulation Map, goals and policies for transportation and circulation, and an implementation program. The introduction includes background information on the transportation setting and regulatory and planning environments. The next section describes the County's Circulation Map and related transportation systems, including bikeways and transit corridors. Next, the document describes and sets out goals and policies for six subjects: Roads and Highways, Transit, Transportation Systems Management, Non-Motorized Transportation, Rail Transportation, and Air Transportation. The element closes with an implementation program, which outlines implementation measures, responsible parties, and the timing necessary to accomplish the goals and policies.

RELATIONSHIP TO OTHER ELEMENTS

The Transportation and Circulation Element has been correlated with the Land Use Element as required by Government Code Section 65302(b). Related policies can also be found in the

Parks and Recreation Element; Conservation and Open Space Element; Health, Safety, and Noise Element; and Public Services and Utilities Element.

GENERAL PLAN LAW REQUIREMENTS

Government Code Sections 65302(b) and 65303 require a Circulation Element to be a part of any general plan. The Circulation Element sets forth goals and policies describing the overall mobility program for the county. This approach is consistent with the Government Code as well as the California Department of Transportation's (Caltrans) Advanced Transportation System Development Program. Coordination between state and local transportation planning is a key to the success of the Regional Transportation Plans, which are regional planning documents required by state and federal law (see the Regional Planning discussion below). The Government Code requires that the Circulation Element identify the general location of existing and proposed major transportation routes, terminals, and other local public facilities.

TRANSPORTATION SETTING

The existing physical conditions for the transportation system are described below. This description is organized by type of transportation system, including the regional roadway system, public transportation systems, the non-motorized transportation system, and the aviation system.

Regional Roadway System

El Dorado County's transportation system is primarily focused around the roadway network. Most in-county travel is in automobiles because low-density development patterns have limited the viability of facilities or services related to transit, bicycles, and pedestrians. According to the 2000 Census, almost 90 percent of all trips from home to work by county residents were made by automobile.

Although automobile travel is the primary function of the roadway network, it also serves a variety of other users including freight haulers, buses, bicycles, pedestrians, and in some locations, equestrians.

The roadway network is primarily rural in character but is rapidly urbanizing in the western portion of the county. U.S. Highway 50 is the primary transportation corridor extending through the county from west to east and serves all of the county's major population centers, including El Dorado Hills, Cameron Park, Diamond Springs, Placerville, Camino, and South Lake Tahoe. Other state highways, county arterials, and a network of local public and private roads constitute the remainder of the roadway system. Access to property is either directly from a fronting arterial road or from public or private local roads, many of which are narrow and unpaved.

Commuting, shopping, recreation, and shipping are responsible for most of the travel demand on the transportation system. The Lake Tahoe Basin is a popular recreational attraction, as is the Eldorado National Forest, with destinations such as Desolation Wilderness. Other

attractions include the American River, Marshall Gold Discovery State Historic Park, Folsom Lake, Sly Park Reservoir, historic downtown Placerville, and Apple Hill. Visitors come primarily from population centers to the west of El Dorado County, such as Sacramento and the San Francisco Bay area. Employment for a large portion of the residents of the western portion of the county is in the greater Sacramento area, for which U.S. Highway 50 serves as the main commute route.

State Highways

State highways in El Dorado County include freeways, expressways, and conventional highways that are operated and maintained by Caltrans. These highways are an integral part of the county transportation system serving inter-county and inter-city traffic. El Dorado County has one U.S. route (U.S. Highway 50) and four other State Routes (State Routes 49, 89, 153, and 193), all of which are maintained by Caltrans.

U.S. Highway 50 is the primary transportation facility in El Dorado County, providing connections to Sacramento County and the State of Nevada. It accesses nearly all of the recreation areas and tourist attractions for visitors from Sacramento and the San Francisco Bay area. U.S. Highway 50 is also the major commute route to employment locations in the greater Sacramento area and the major shipping route for goods movement by truck. From the Sacramento County line to the City of Placerville, U.S. Highway 50 is a four-lane freeway with an eastbound truck-climbing lane on the steep Bass Lake grade and short sections of high occupancy vehicle (HOV) lanes from the county line to El Dorado Hills Boulevard. High occupancy vehicle lanes are restricted to carpools (i.e., vehicles with two or more people), vanpools, and buses during morning and evening peak hours. U.S. Highway 50 transitions to a conventional four-lane highway through the City of Placerville with traffic signals at three major intersections. East of the city and extending into the Lake Tahoe Basin, U.S. Highway 50 is an expressway with unsignalized intersections east to Ice House Road near Riverton, where the highway narrows to two lanes with passing opportunities limited mostly to locations with passing lanes and turnouts.

State Route 49 serves north-south traffic throughout the Sierra Nevada foothills. In and near El Dorado County, State Route 49 runs from Plymouth in Amador County through Diamond Springs, Placerville, Coloma, Pilot Hill, and Cool to Auburn in Placer County. The portions of State Route 49 between Plymouth and Placerville, Placerville and Coloma, and Cool and Auburn contain sections that are narrow, winding, and steep.

State Route 193 runs northerly from State Route 49 in Placerville to State Route 49 in Cool by way of Georgetown. The two-lane highway is generally far narrower than the Caltrans standard for this type of highway, except for a wider section near Georgetown and a narrower, steep, and winding section north of Placerville.

The other two El Dorado County state highways are State Route 89 and State Route 153. State Route 89, a north-south route in the northern Sierra Nevada, runs entirely within the Tahoe Basin in El Dorado County. State Route 153 is a one-half mile long road that provides access from State Route 49 to the Marshall Monument in Coloma, and does not handle regional traffic.

Public Transportation System

Public transportation in El Dorado County consists of the following services and facilities.

- El Dorado County Transit Authority (EDCTA)
- Lake Tahoe Transit
- Commercial bus services
- Taxi service
- Vanpools and carpools
- Park-and-ride facilities

The El Dorado County Transit Authority (EDCTA) and Lake Tahoe Transit provide transit service in El Dorado County. The El Dorado County Transit Authority serves the residents of western El Dorado County, providing scheduled fixed-route service, daily commute service to Sacramento, dial-a-ride service in Placerville and outlying communities, and chartered social service routes. Life-line service is also provided to the elderly, the disabled, and Sacramento commuters. For EDCTA's fixed-route service, seven routes are local (within El Dorado County), and 12 are commuter routes to Sacramento County. In fiscal year 2000/2001, EDCTA served nearly 295,000 riders. The commuter service was particularly well used with an average weekday ridership of approximately 500.

Lake Tahoe Transit provides service throughout the Tahoe Basin. Areas of El Dorado County are served by the "Nifty Fifty Trolley," which is geared toward tourism, and the South Tahoe Area Ground Express (STAGE). Lake Tahoe Transit also provides connections for travel from the south shore to Tahoe's north shore and the town of Truckee in Placer County. Lake Tahoe Transit also provides demand response service in El Dorado County through its Bus Plus program.

Amtrak provides its Thruway Service (bus service) to customers in Placerville and South Lake Tahoe. To use this service, customers make reservations with Amtrak to provide bus service to an Amtrak Station.

Currently, Lightning Taxi and All Dorado Taxi provide service in western El Dorado County and are available on demand or by reservation. Seven different companies currently provide taxi service in the Tahoe Basin.

Formal carpools and vanpools in El Dorado County are organized by the State of California and VPSI. Six state vanpools are available to transport state employees residing in El Dorado Hills, Shingle Springs, Placerville, Pollock Pines, and Rescue to their jobs in Sacramento. Five of these vanpools travel to downtown Sacramento while one travels to the Franchise Tax Board in Rancho Cordova.

Park-and-ride lots provide a place for commuters to park their cars so they can transfer to public transit or carpools. El Dorado County has 14 park-and-ride facilities with 12 facilities

concentrated along U.S. Highway 50. These parking sites are important in encouraging ridesharing by providing a place to leave a personal vehicle in order to use public transportation or another form of ridesharing.

Non-Motorized Transportation System

The non-motorized transportation system is composed of the local and regional bikeways and trails in El Dorado County. With the exception of students commuting to school, bicycles and other forms of non-motorized transportation have not been widely used as a transportation mode for commuting in El Dorado County. According to the 2000 Census, the number of bicycle and walk trips to work in the county dropped from 2,160 in 1990 to 1,810 in 2000. This decline is likely due to the county's low-density development pattern and related lack of investment in bicycle and pedestrian facilities. Most bicycling and walking in the county occurs for recreational or social purposes.

Aviation System

There are four general aviation airports within the county. The Placerville Airport and the Georgetown Airport are both owned and operated by El Dorado County. Cameron Airpark Airport is owned and operated by the Cameron Park Airport District, a special district, and the Lake Tahoe Airport is owned and operated by the City of South Lake Tahoe.

The county's airports are used by the general public as well as military and other government agencies for training flights, search and rescue missions, and fire suppression support. Placerville Airport averages 178 operations per day, 98 percent of which are general (public use) aviation operations. Georgetown Airport averages 62 operations per day; 98 percent of these operations are also general aviation. Cameron Airpark averages 99 operations per day. All of these operations are general aviation as this airport does not have military operations. Lake Tahoe Airport averages 67 operations per day. Like Placerville and Georgetown, 98 percent of Lake Tahoe Airport's operations are general aviation.

TRANSPORTATION PLANNING ENVIRONMENT

Transportation planning considerations that are applicable to this element are summarized below.

Roadway Capacity and Level of Service

Level of Service (LOS) is a general measure of traffic operating conditions whereby a letter grade, from A (the best) to F (the worst), is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. The LOS grades are generally defined as follows:

- LOS A represents free-flow travel with an excellent level of comfort and convenience and the freedom to maneuver.
- LOS B has stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom.

- LOS C has stable operating conditions, but the operation of individual users is significantly affected by the interaction with others in the traffic stream.
- LOS D represents high-density, but stable flow. Users experience severe restriction in speed and freedom to maneuver, with poor levels of comfort and convenience.
- LOS E represents operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.
- LOS F is used to define forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion.

These definitions are contained in the *Highway Capacity Manual* (HCM) (Transportation Research Board 2000). The HCM methodology is the prevailing measurement standard used throughout the United States.

State Planning

The *State of California General Plan Guidelines* (Governor's Office of Planning and Research 1998) contain advisory information on California's legal requirements for general plans. The guidelines describe key components to be included in the circulation element of the general plan. These include major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

Caltrans has completed transportation or route concept reports for a number of state highways in El Dorado County. These reports identify long-range improvements for specific state highway corridors and establish the "concept," or desired, LOS for specific corridor segments. The reports also identify long-range improvements needed to bring an existing facility up to expected standards needed to adequately serve 20-year traffic forecasts. Additionally, the reports identify the ultimate design concept for conditions beyond the immediate 20-year design period. El Dorado County highways that have concept reports are U.S. Highway 50, State Route 49, State Route 193, and State Route 153.

The *State Route 50 Transportation Concept Report* (Caltrans 1998) identifies the 20-year concept (through 2018) for the corridor as a six-lane freeway with two general-purpose lanes and one HOV lane in each direction from the county line to the future Silva Valley interchange. The ultimate facility concept (beyond 2018) for the corridor is an eight-lane freeway with three general-purpose lanes and one HOV lane in each direction from the county line to west of Placerville. Through Placerville, the 20-year concept will add a third eastbound lane and provide other associated operational improvements such as right-turn lanes and extended left-turn pockets. Ultimately, this section of the corridor is identified as a four-lane expressway. East of Placerville, the concept and ultimate facility are proposed to remain the same as the current configuration due to topographical and environmental constraints except for the addition of passing lanes in some sections. Caltrans has established

a concept LOS of E from the county line to Ice House Road and of LOS F east of Ice House Road.

The *Route Concept Report, State Route 49* (Caltrans 2000) contains the 20-year improvement concept for State Route 49. The route concept recognizes the unique nature of State Route 49 in terms of historical and topographic constraints, which preclude the possibility of significantly improving the highway on its existing alignment. As such, State Route 49 would remain a two-lane conventional highway through El Dorado County. Some improvements, such as widening to the Caltrans 40-foot pavement standard, are identified to achieve the full concept facility. The concept LOS is F south of the community of El Dorado and through the city of Placerville. All other segments have a concept service level of LOS E. Ultimately, some segments would require widening to four lanes or spot improvements (i.e., passing lanes or improvements for bicycle and pedestrian travel).

The *State Route 193 Transportation Concept Report* (Caltrans 1999) contains the 20-year improvement concept for State Route 193. Through El Dorado County, the concept service level is LOS E. The concept and ultimate facility would maintain the existing two-lane conventional highway status. Although Caltrans does not forecast an increase in demand for this segment of State Route 193, the concept report acknowledges the route's physical constraints of narrow, steep, and winding sections and the high percentage of heavy vehicle use during timber and agricultural harvests.

The *Route Concept and Development Report, State Route 153* (Caltrans 1987) contains the 20-year improvement concept for State Route 153. State Route 153 is a two-lane conventional highway extending 0.5 miles west from State Route 49 near Coloma to the James Marshall Gold Discovery Monument. The concept service level is LOS E, and no improvements other than routine maintenance are planned for this route.

Regional Planning

Regional transportation planning in western El Dorado County is the responsibility of the Sacramento Area Council of Governments (SACOG). In the Tahoe Basin, the Tahoe Regional Planning Agency (TRPA) addresses regional transportation planning issues.

The *Metropolitan Transportation Plan for 2025* (Sacramento Area Council of Governments, 2002a) is a federally mandated long-range transportation plan for the six-county area that includes El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties. Most of this area is designated a federal "non-attainment" area for ozone, indicating that the transportation system needs to meet stringent air quality emissions budgets to reduce pollutant levels that contribute to ozone formation. To receive federal funding, transportation projects nominated by cities, counties, and agencies must be consistent with this Metropolitan Transportation Plan (MTP). Consistency is measured based on whether the project was contained in the plan and its associated computer modeling of transportation and air quality impacts. In addition, any regionally significant transportation project planned for a city or county must be included in the MTP because of its potential effect on travel demand and air pollution.

The MTP prepared by SACOG was adopted by the El Dorado County Transportation Commission (EDCTC) to serve as the County's Regional Transportation Plan (RTP), which is a planning document developed by regional transportation planning agencies, such as EDCTC, in cooperation with Caltrans and other stakeholders. Development of MTPs and RTPs are required by state and federal regulation. The plans are developed to provide a clear vision of the regional transportation goals, policies, objectives, and strategies. This vision must be realistic and be within fiscal constraints. The SACOG MTP meets the state and federal requirements and thus can function as the County's RTP.

The *2003/05 Metropolitan Transportation Improvement Program* (Sacramento Area Council of Governments 2002b) is a list of transportation projects and programs to be funded and implemented over the next three years. Metropolitan Transportation Improvement Programs (MTIPs) are submitted to Caltrans by SACOG. The MTIP and its amendments are subject to air quality conformity analysis under federal regulations. Such analysis is required to determine federal funding for regionally significant, capacity-increasing roadway projects.

The Transportation Division of TRPA is responsible for regional transportation planning in the Tahoe Basin. Historically, TRPA was responsible for developing and implementing transportation improvements outlined in the RTP for the Lake Tahoe region. Some years ago, the State of California designated TRPA as the Regional Transportation Planning Agency for the California portion of the Tahoe Basin. More recently, TRPA was designated as a federal Metropolitan Planning Organization (MPO) (this designation is given to areas that meet certain population requirements and allows access to many more programs than non-MPO areas). As an MPO, TRPA receives additional planning funds through the Federal Highway Administration (FHWA). The Tahoe MPO is responsible for addressing federal emphasis areas of transportation planning, including development of a new RTP. Preparation of a new RTP is currently in process.

Local Planning

Transportation planning in El Dorado County is the responsibility of the County, the cities of Placerville and South Lake Tahoe, the EDCTC, the Tahoe Regional Planning Agency, and the Tahoe Transportation District.

Planning Documents

A number of planning documents provide guidance for local transportation planning. These documents include:

- Bikeway Master Plan (prepared by El Dorado County)
- Hiking & Equestrian Trails Master Plan, El Dorado County, California (prepared by El Dorado County)
- Sacramento-Placerville Transportation Corridor Draft Master Plan (prepared by EDCTC)
- El Dorado County Long Range Transit Plan (prepared by EDCTC)

The *Bikeway Master Plan* (El Dorado County 1979) was the County's first plan to identify countywide bikeway improvement needs. The plan was intended to develop a system of bikeway facilities to safely provide for bicycle travel for transportation and recreational purposes.

The *Hiking & Equestrian Trails Master Plan, El Dorado County, California* (El Dorado County 1989, as amended) provides guidance on the development of recreational trails for walking, hiking, and horseback riding.

The *Sacramento-Placerville Transportation Corridor Master Plan* (El Dorado County Transportation Commission 2002) outlines a strategy for interim and long-term uses for the former Sacramento-Placerville railroad corridor. This corridor was purchased by the Sacramento-Placerville Transportation Corridor Joint Powers Authority (SPTC-JPA), which is comprised of representatives of El Dorado County, Sacramento County, the Sacramento Regional Transit District, and the City of Folsom. The draft master plan identifies multiple uses including excursion trains, trails, and utility easements.

The *El Dorado County Long Range Transit Plan* (El Dorado County Transportation Commission 1995) outlines the long-term planning steps necessary for public transit service in El Dorado County to respond to continued growth. The plan recommends a focus on commuters traveling to Sacramento County, as well as key markets such as elderly/disabled services and activity center shuttles.

Impact Fee Programs

The County has a countywide traffic impact mitigation (TIM) fee program that is used to fund capital improvements to the local and State road system to mitigate traffic impacts resulting from development. This program originated as several individual fee programs, which were adopted between 1984 and 2002. The countywide TIM Fee program incorporates former fee programs, including the West Slope Area of Benefit Traffic Impact Mitigation Fee Program, the Transportation Impact Fee Program for the State System's Capacity and Interchanges, the El Dorado Hills/Salmon Falls Area Road Impact Fee Program, and the Interim Transportation Impact Fee for Highway 50 Corridor Improvements.

CIRCULATION MAP

The Circulation Map (Figure TC-1) depicts the proposed circulation system to support existing, approved, and planned development in unincorporated El Dorado County through 2035. This circulation system is shown using a set of roadway width classifications, developed to guide the County's long-range transportation planning and programming.

Roads that do not contribute to regional circulation are generally not shown on the Circulation Map. Such roads may, however, be locally significant, and therefore reflected in the RTP or within the Circulation Elements of the cities of Placerville and/or South Lake Tahoe.

Regional roadways are shown on the Circulation Map in the following three forms:

- **Existing roadways:** depicted by solid lines on the map.
- **Established alignments:** depicted by dashed lines on the map. These include future roadways where the Board of Supervisors, a City Council, or the subdivision process has established a precise alignment.
- **Conceptually proposed alignments:** depicted by center lines with background shading indicating future facilities, the precise alignments of which have yet to be determined.

Figure TC-1 contains a table of the 2035 and Potential Future Roadway Facilities (post-2035) for select locations. The 2035 roadway widenings shown on the table are needed to support planned growth consistent with the current General Plan land use, and the potential future facilities (post-2035) are identified for longer-range planning purposes.

ROAD CLASSIFICATIONS

The following describes the road classifications of roads in the County roadway system. Roads administered by Caltrans are shown on the circulation map but are not discussed here because they are not controlled or managed by the County.

Six-Lane Divided Road

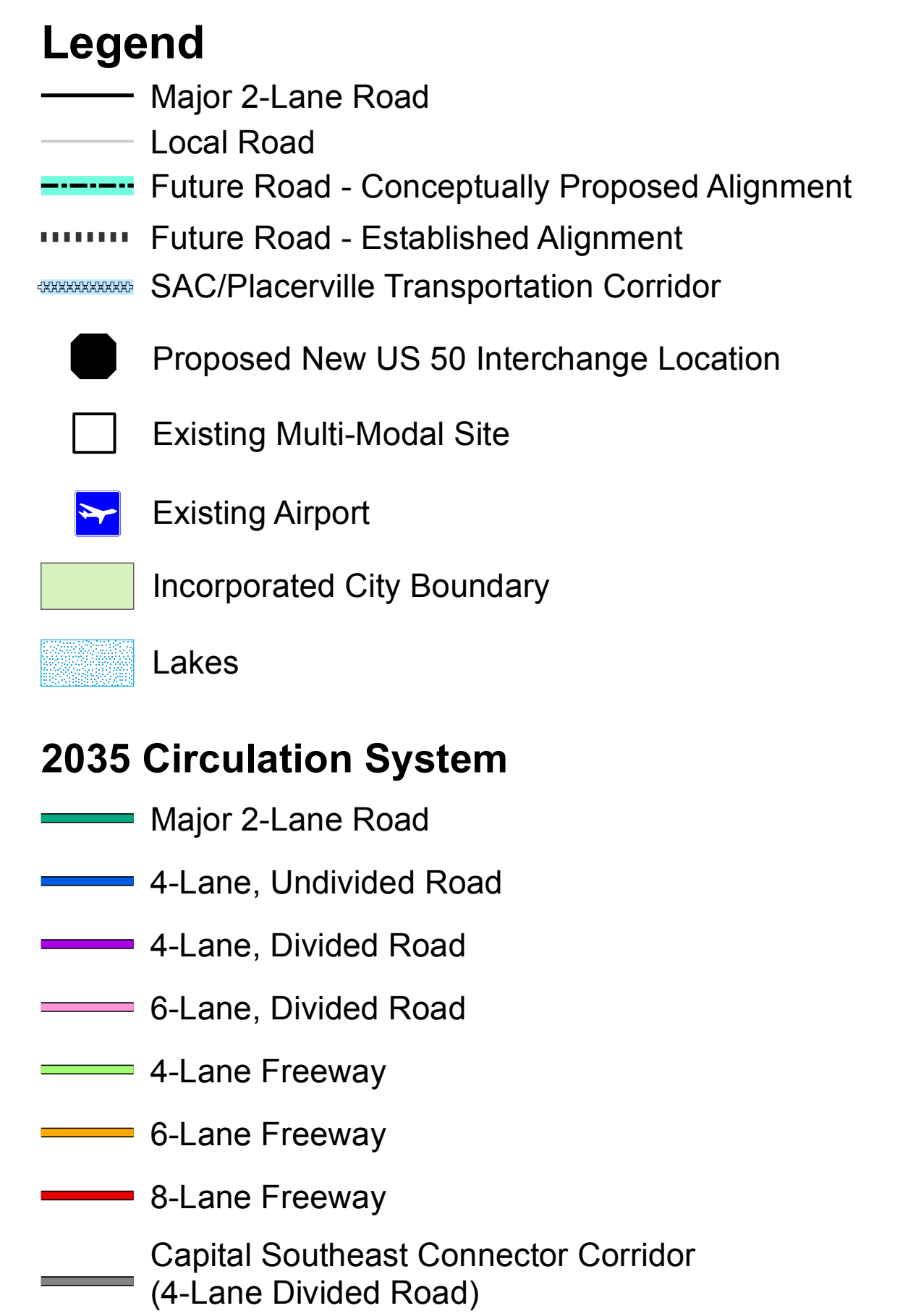
The Six-Lane Divided Road typically has a right-of-way width of 130 feet and a roadway width from curb to curb, including a 16-foot median, of 108 feet. Six-Lane Divided Roads carry large volumes of regional through traffic not handled by the freeway system. Six-Lane Divided Roads have fully controlled access with restricted private property access and public road approaches.

Four-Lane Divided Road

A Four-Lane Divided Road typically has a right-of-way width of 100 feet and a roadway width from curb to curb, including a 16-foot median, of 84 feet. The function of a Four-Lane Divided Road is similar to that of a Six-Lane Divided Road, with the principal difference being capacity. Four-Lane Divided Roads have fully controlled access with limited private property access and public road approaches.

Four-Lane Undivided Road – Community Regions

A Four-Lane Undivided Road in the Community Regions is a four-lane roadway with a typical right-of-way width of 80 feet and a roadway width from curb to curb of 64 feet. If needed for capacity or safety, it may include additional right-of-way and roadway width for raised medians, painted medians, or two-way, left-turn medians. A Four-Lane Undivided Road functions similarly to a Four-Lane Divided Road, with the principal difference being capacity. Community Region Four-Lane Undivided Roads have fully controlled access with limited private property access and public road approaches.

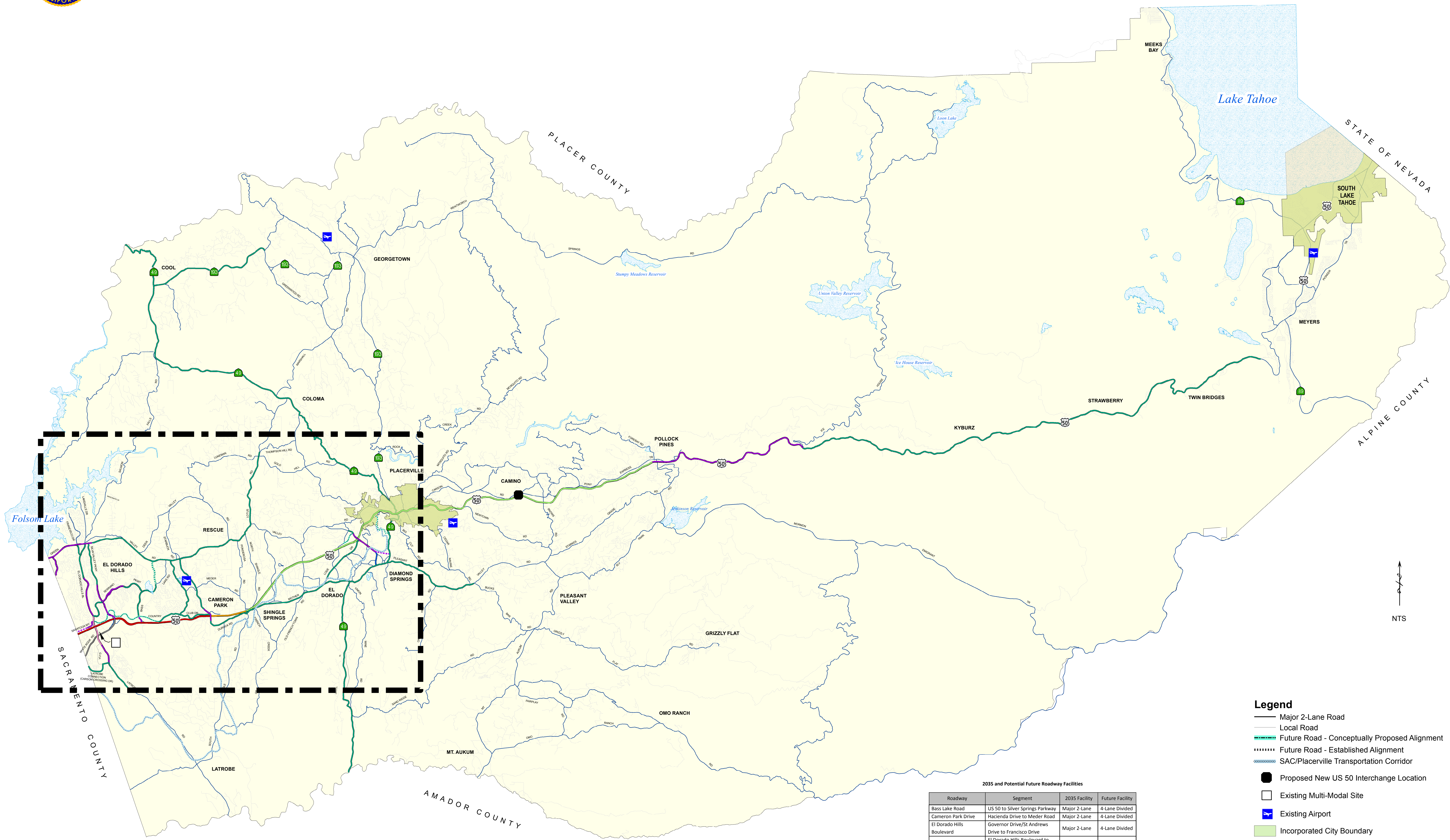


Source: El Dorado County Community Development Agency
July, 2004, Amended December 2016

2035 and Potential Future Roadway Facilities				
Roadway	Segment	2035 Facility	Future Facility	
Bass Lake Road	US 50 to Silver Springs Parkway	Major 2-Lane	4-Lane Divided	
Cameron Park Drive	Glacienda Drive to Meader Road	Major 2-Lane	4-Lane Divided	
El Dorado Hills Boulevard	Harvard Drive/St Andrews Drive to Francisco Drive	Major 2-Lane	4-Lane Divided	
Francisco Drive	El Dorado Hills Boulevard to Green Valley Road	Major 2-Lane	4-Lane Divided	
Green Valley Road	Silva Valley Parkway to Deer Valley Road (West)	Major 2-Lane	4-Lane Divided	
Lathrobe Connection (Carson Crossing Drive)	Golden Foothills Parkway to El Dorado County Line	Major 2-Lane	4-Lane Divided	
Lathrobe Road	White Rock Road to Suncrest Lane	4-Lane Divided	6-Lane Divided	
Silva Valley Parkway	Harvard Drive to Green Valley Road	Major 2-Lane	4-Lane Divided	
White Rock Road	Lathrobe Road to US 50	4-Lane Divided	6-Lane Divided	



FIGURE TC-1
CIRCULATION MAP FOR THE EL DORADO COUNTY GENERAL PLAN
DECEMBER 2016



- Legend**
- Major 2-Lane Road
 - Local Road
 - Future Road - Conceptually Proposed Alignment
 - Future Road - Established Alignment
 - SAC/Placerville Transportation Corridor
 - Proposed New US 50 Interchange Location
 - Existing Multi-Modal Site
 - Existing Airport
 - Incorporated City Boundary
 - Lakes

- 2035 Circulation System**
- Major 2-Lane Road
 - 4-Lane, Undivided Road
 - 4-Lane, Divided Road
 - 6-Lane, Divided Road
 - 4-Lane Freeway
 - 6-Lane Freeway
 - 8-Lane Freeway
 - Capital Southeast Connector Corridor (4-Lane Divided Road)

2035 and Potential Future Roadway Facilities			
Roadway	Segment	2035 Facility	Future Facility
Bass Lake Road	US 50 to Silver Springs Parkway	Major 2-Lane	4-Lane Divided
Cameron Park Drive	Hacienda Drive to Meder Road	Major 2-Lane	4-Lane Divided
El Dorado Hills Boulevard	Governor Drive/St. Andrews Drive to Francisco Drive	Major 2-Lane	4-Lane Divided
Francisco Drive	El Dorado Hills Boulevard to Green Valley Road	Major 2-Lane	4-Lane Divided
Green Valley Road	Silva Valley Parkway to Deer Valley Road (West)	Major 2-Lane	4-Lane Divided
Latrobe Connection (Carson Crossing Drive)	Golden Foothills Parkway to El Dorado County Line	Major 2-Lane	4-Lane Divided
Latrobe Road	White Rock Road to Suncastr Lane	4-Lane Divided	6-Lane Divided
Silva Valley Parkway	Harvard Way to Green Valley Road	Major 2-Lane	4-Lane Divided
White Rock Road ¹	Latrobe Road to US 50	4-Lane Divided	6-Lane Divided

¹ White Rock Road is the eastern end of the Capital Southeast Connector Corridor.

DISCLAIMER:
This depiction was compiled from unverified public and private sources and is illustrative only. No presentation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

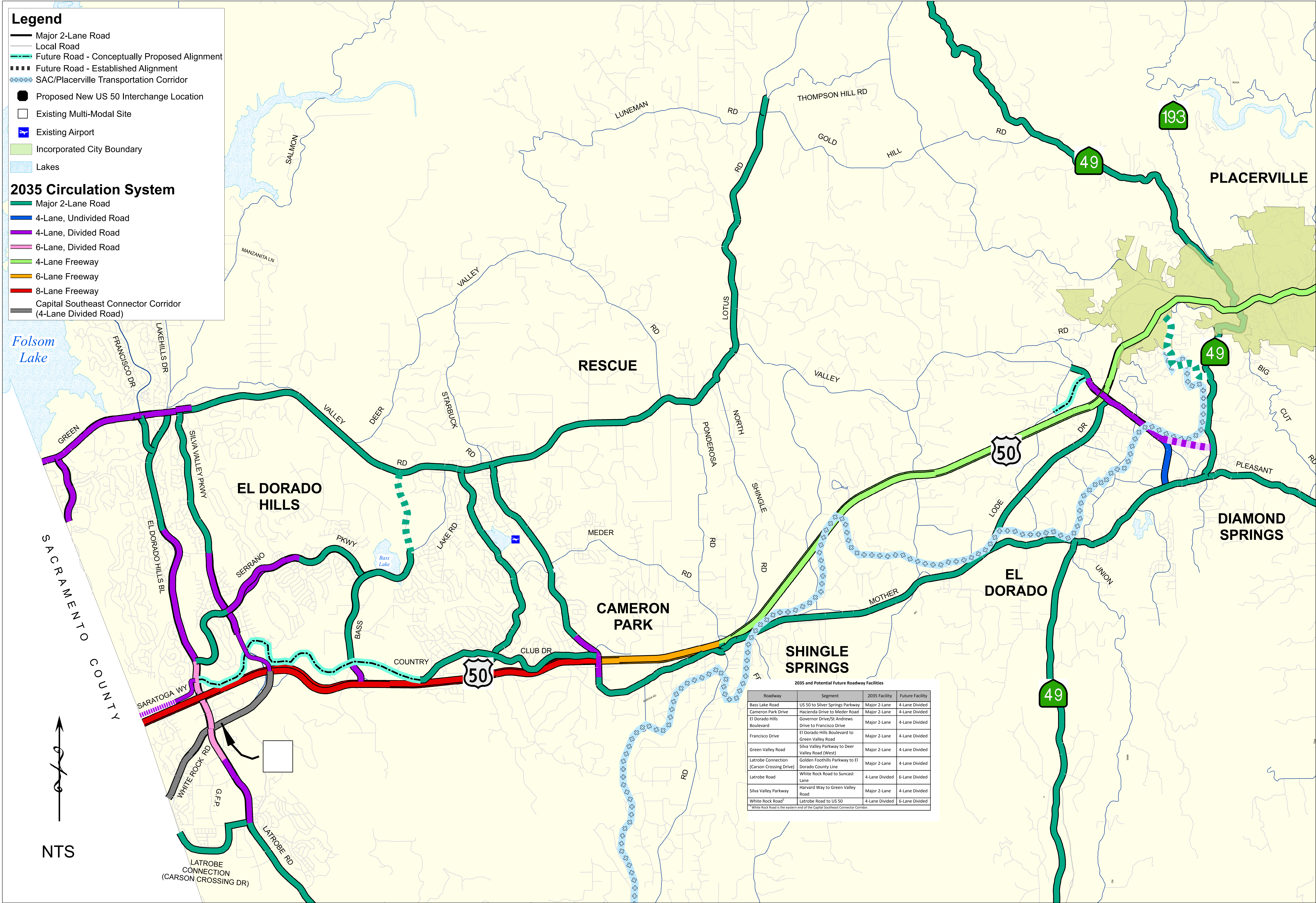
Source: El Dorado County Community Development Agency
July, 2004, Amended December 2016



FIGURE TC-1
CIRCULATION MAP FOR THE EL DORADO COUNTY GENERAL PLAN
DECEMBER 2016

DISCLAIMER:
This depiction was compiled from unverified public and private sources and is illustrative only. No presentation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Source: El Dorado County Community Development Agency
July, 2004, Amended December 2016



Four-Lane Undivided Road – Rural Centers and Rural Regions

A Four-Lane Undivided Road located outside the Community Regions (i.e., in Rural Centers and Rural Regions) typically has a right-of-way width of 80 feet and a roadway width of 64 feet. If needed for capacity or safety, it may include additional right-of-way and roadway width for raised medians, painted medians, or two-way, left-turn medians. Four-Lane Undivided Roads outside the Community Regions have fully controlled access, but may have private access points for single and multifamily residential, commercial, office, and industrial developments, in addition to public road approaches.

Major Two-Lane Road – Community Regions

A Major Two-Lane Road in the Community Regions is typically undivided and has a right-of-way width of 60 feet and a roadway width from curb to curb of 40 feet. If needed for capacity or safety, it may include additional right-of-way and roadway width for raised medians, painted medians, or two-way, left-turn medians. Community Region Major Two-Lane Roads have fully controlled access with limited private property access and public road approaches.

Major Two-Lane Road – Rural Centers and Rural Regions

A Major Two-Lane Road outside the Community Regions is typically undivided and has a right-of-way width of 60 feet and a roadway width of 40 feet. If needed for capacity or safety, they may include additional right-of-way and roadway width for raised medians, painted medians, or two-way, left-turn medians.

Local Roads

Local roads primarily provide service to adjacent land uses. The access requirements for local roads must provide for the safety of the public by proper location of access points. Access points must be developed in accordance with the County Department of Transportation's encroachment permit policies and regulations.

Other Facilities

Other highway facilities are shown on the Circulation Map because, while they are maintained and operated and otherwise controlled by Caltrans, they are an integral part of the countywide transportation system. Coordination between El Dorado County, Caltrans, the EDCTC, and local jurisdictions concerning the planning and construction of improvements to these facilities is essential to meeting regional traffic needs.

In addition to other highway facilities, the Circulation Map includes the Capital Southeast Connector, a future regional multi-modal facility. The Capital Southeast Connector shall be consistent with the most current Capital Southeast Connector JPA-approved "Project Design Guidelines," provided that the Project Design Guidelines will not be applied to diminish or alter the rights of County approved projects or the County's land use authority.

BIKEWAY SYSTEM

With the exception of students commuting to school, bicycles and other forms of non-motorized transportation have not typically been used as a significant transportation mode in El Dorado County. For the most part, bicycles are primarily used for recreation. A citizens' committee with input, support, and direction from the County Parks and Recreation Commission developed the existing County *Bikeway Master Plan* in 1979 (El Dorado County 1980). The *Bikeway Master Plan* defines the general location and classification of all existing and proposed regional bikeways in El Dorado County. The plan provides connectivity between cities and the unincorporated areas, between El Dorado County and adjoining counties, and access to recreational areas, regional parks, and recreational bicycling routes. The County is in the process of revising this plan.

The Bikeway System component of this element provides the policies and practices that help to define the role of non-motorized transportation within El Dorado County.

The following is a description of the characteristics of three general types of bicycle facilities: Class I, II, and III. The *Highway Design Manual* (Caltrans 2001) can be referenced for clarification and specific detail on design speeds, signing, striping and other related design issues.

Class I Bikeway (Bicycle Trail)

A Class I bikeway is a facility that is physically separated from a roadway and designated primarily for the use of bicycles. Cross flows by pedestrians and motorists are to be minimized. Bicycle trails typically serve corridors not served by streets and highways, or where sufficient right-of-way exists to construct a separate facility parallel to the roadway. Bicycle trails can provide both recreational and commuter opportunities.

Class II Bikeway (Bicycle Lane)

A Class II bikeway is a facility featuring a striped lane on the paved area of a road for preferential use by bicycles. It is located along the edge of the paved area outside the motor vehicle travel lanes. Where sufficient pavement width exists, it may be located between a parking lane and the outside motor vehicle travel lane. A bicycle lane serves to differentiate the right-of-way assigned to bicyclists and motorists, and provides for more predictable movements by each. A bicycle lane is typically identified by black and white "Bike Lane" signs, special lane striping, and may have "Bike Lane" stencils on the pavement. Bicycle lanes are one-way facilities in the same direction as adjacent motor vehicle flow.

Class III Bikeway (Bicycle Route)

A Class III bikeway route is a facility typically identified by green and white "Bike Route" guide signing only. There are usually no special lane designations, and parking may be permitted. Bicycle routes are established as a means to connect otherwise discontinuous segments of Class I or Class II bikeways.

TRANSIT CORRIDORS

As population and employment in El Dorado County increase, there will be greater need and opportunities for transit use. Opportunities can be maximized with planning aimed at concentrating higher intensity development and ensuring good transit accessibility in viable transit corridors. A “transit corridor” is an area along a major transportation facility (e.g., freeway, arterial, rail line) that can be planned for higher intensity land use. Transit corridors are designated based upon existing and future availability of “high-capacity” transit service and the availability of land that could be developed or redeveloped for higher-intensity residential and employment centers. The designation of transit corridors is intended to preserve rights-of-way in potential high-capacity transit corridors and provide adequate transit ridership in those corridors through land use and design standards that emphasize transit accessibility.

El Dorado County, the EDCTC, EDCTA, SACOG, Caltrans, City of Folsom, and the Regional Transit Authority in Sacramento County, are studying several transit corridor concepts in two categories: railroad corridors with potential for light rail or commuter rail transit and freeway corridors requiring adequate right-of-way for rail or other mass transit facilities. In addition to this effort, the County and EDCTA will continue to evaluate the need for expanded or improved bus service. Based on existing and planned development patterns, transit bus service is expected to continue to provide the highest service level, cost-efficiency, and route/area flexibility within the Greater Sacramento Metropolitan Area, including El Dorado County.

Transit corridors are likely to be designated only within the El Dorado Hills/Cameron Park and Tahoe Basin portions of the county since these areas have the best potential to allow the population and employment densities sufficient to support high-capacity transit services. The designation of transit corridors in El Dorado County depends upon the availability of existing or future rights-of-way for such services (e.g., light rail). It also depends on the availability of land that could be developed or redeveloped with higher-intensity residential uses and employment centers under the General Plan. With the concentration of higher-intensity development in certain corridors, high-capacity transit service may be feasible, whereas higher intensities in scattered locations are unlikely to support high-capacity transit services.

GOALS AND POLICIES

The following sections set out goals and policies for roads and highways, transit, transportation systems management, non-motorized transportation, rail transportation, and air transportation.

ROADS AND HIGHWAYS

The El Dorado County Circulation Map is a road and highway plan designed to provide for the safe and efficient movement of people and goods to and within the county and to ensure safe and continuous access to land. Using the state freeway and highways and the County’s

system of roads as its basic framework, the County Circulation Map provides a unified, functionally integrated, countywide system that is correlated with the Land Use Element.

GOAL TC-1: To plan for and provide a unified, coordinated, and cost-efficient countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.

Policy TC-1a The County shall plan and construct County-maintained roads as set forth in Table TC-1. Road design standards for County-maintained roads shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards, and supplemented by California Department of Transportation (Caltrans) design standards and by County Department of Transportation standards. County standards include typical cross sections by road classification, consistent with right-of-way widths summarized in Table TC-1.

TABLE TC-1 GENERAL ROADWAY STANDARDS FOR NEW DEVELOPMENT BY ROAD CLASSIFICATION				
Road Classification	ACCESS CONTROL		CROSS SECTION	
	Public Roads Intersections (Or interchanges)	Abutting Property Driveways and Private Roads	ROW	Roadway Width
Six-Lane Divided Road	½ mile minimum spacing	Restricted	130'	108'
Four-Lane Divided Road	½ mile minimum spacing	Limited	100'	84'
Four-Lane Undivided Road				
Community Regions	½ mile minimum spacing	Limited	80'	64'
Rural Centers and Rural Regions	½ mile minimum spacing	Limited	80'	64'
Major Two-Lane Road				
Community Regions	¼ mile minimum spacing	Limited	60'	40'
Rural Centers and Rural Regions	¼ mile minimum spacing	Permitted	60'	40'
Local Road	¼ mile minimum spacing	Permitted	60'	Varies
Notes: 1. Access control and cross sections are desired standards. Details and waiver provisions shall be incorporated to the Design and Improvement Standards Manual (El Dorado County 1990). 2. Notwithstanding these highway specifications, additional right-of-way may be required for any classification when a road coincides with an adopted route for an additional public facility (e.g., transit facilities, bikeways, or riding and hiking trails), or a scenic highway. 3. The County may deviate from the adopted standards in circumstances where conditions warrant special treatment of the road. Typical circumstances where exceptions may be warranted include: a. Extraordinary construction costs due to terrain, roadside development, or unusual right-of-way needs; or b. Environmental constraints that may otherwise entirely preclude road improvement to the adopted standards, as long as environmental impacts are mitigated to the extent feasible. 4. Travel ways for all highways should be 12 feet wide. Turning lanes should be 12 feet wide, but may be reduced to 10 feet based on topographical or right-of-way constraints. All travel ways on roads should be paved.				

Policy TC-1b In order to provide safe, efficient roads, all roads should incorporate the cross sectional road features set forth in Table TC-1.

Policies TC-1c through TC-1j intentionally blank

Policy TC-1k The County shall continue to work with the El Dorado County Transportation Commission, Sacramento Area Council of Governments, California Department of Transportation, Tahoe Regional Planning Agency, and other agencies to maintain a current Regional Transportation Plan, to identify funding priorities, and to develop expenditure plans for available regional transportation funds in accordance with regional, state, and federal transportation planning and programming procedures. Such regional programming may include improvements to state highways, city streets, and county road.

- Policy TC-1l The County shall actively seek all possible financial assistance, including grant funds available from regional, state, and federal agencies, for street and highway purposes when compatible with General Plan policies and long-term local funding capabilities.
- Policy TC-1m The County shall ensure that road funds allocated directly or otherwise available to the County shall be programmed and expended in ways that maximize the use of federal and other matching funds, including maintenance requirements.
- Policy TC-1n The County shall generally base expenditure of discretionary road funds for road uses on the following sequence of priorities:
- A. Maintenance, rehabilitation, reconstruction, and operation of the existing County-maintained road system;
 - B. Safety improvements where physical modifications or capital improvements would reduce the number and/or severity of crashes; and
 - C. Capital improvements to expand capacity or reduce congestion on roadways at or below County level of service standards, and to expand the roadway network, consistent with other policies of this General Plan.
- Policy TC-1o The County shall work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas.
- Policy TC-1p The County shall encourage street designs for interior streets within new subdivisions that minimize the intrusion of through traffic on pedestrians and residential uses while providing efficient connections between neighborhoods and communities.
- Policy TC-1q The County shall utilize road construction methods that seek to reduce air, water, and noise pollution associated with road and highway development.
- Policy TC-1r The County shall accept classified roads, as defined on Figure TC-1, into the County-maintained road system when constructed to County standards.
- Policy TC-1s Notwithstanding Policy TC-1r, the County shall only add new local roads into the existing County-maintained road system if maintenance for these local roads will be provided for through a County Service Area Zone of Benefit or other similar means acceptable to the Board of Supervisors.
- Policy TC-1t The County shall identify locations of needed future road rights-of-way, consistent with Figure TC-1, through analysis and adoption of road alignment plan lines where appropriate. Circumstances where road

alignment plan line analysis and adoption are acceptable shall include the following:

- A. Where major roads or corridors are expected to require additional through lanes within a 20-year planning horizon;
- B. Where the future alignment is expected to deviate from the existing alignment, or to be developed asymmetrically about the existing section or centerline;
- C. Where the adjacent properties are substantially undeveloped, so that property owners may benefit from prior knowledge of the location of rights-of-way of planned roads before constructing improvements or developing property in a way that may ultimately conflict with identified transportation needs; and
- D. Future facilities as identified in Figure TC-1.

Policy TC-1u *intentionally blank*

Policy TC-1v The County shall consider modification of the circulation diagram to include a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom.

Policy TC-1w New streets and improvements to existing rural roads necessitated by new development shall be designed to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the extent possible consistent with the needs of emergency access, on street parking, and vehicular and pedestrian safety.

Policy TC-1x To reduce heavy truck traffic in residential areas and near noise sensitive land uses associated with discretionary projects, the County will review truck routes to ensure traffic noise impacts are minimized.

Policy TC-1y *intentionally blank*

LEVELS OF SERVICE AND CONCURRENCY

In 1998, El Dorado County voters adopted an initiative measure known as Measure Y, the “Control Traffic Congestion Initiative.” The initiative added several policies to the former General Plan intended to require new development to fully pay its way to prevent traffic congestion from worsening in the County. The initiative provided that the new policies should remain in effect for ten years and that the voters should be given the opportunity to readopt those policies for an additional 10 years. The policies in this section reflect the voters’ intent in adopting Measure Y by (1) applying the Measure Y policies through 2008, (2) providing for the possible readoption of those policies in 2008, and (3) providing alternative policies that will take effect in 2009 if the Measure Y policies are not extended.

GOAL TC-X: To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.

Policy TC-Xa Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely, unless amended by voters:

1. Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.
2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at Level of Service F without first getting the voters' approval.
3. *intentionally blank* (Resolution 125-2019, August 6, 2019)
4. *intentionally blank* (Resolution 159-2017, October 24, 2017)
5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.
6. *intentionally blank* (Resolution 159-2017, October 24, 2017)
7. Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

TABLE TC-2 EL DORADO COUNTY ROADS ALLOWED TO OPERATE AT LEVEL OF SERVICE F¹		
Road Segment(s)		Max. V/C²
Cambridge Road	Country Club Drive to Oxford Road	1.07
Cameron Park Drive	Robin Lane to Coach Lane	1.11
Missouri Flat Road	U.S. Highway 50 to Mother Lode Drive	1.12
	Mother Lode Drive to China Garden Road	1.20
Pleasant Valley Road	El Dorado Road to State Route 49	1.28
U.S. Highway 50	Canal Street to junction of State Route 49 (Spring Street)	1.25
	Junction of State Route 49 (Spring Street) to Coloma Street	1.59
	Coloma Street to Bedford Avenue	1.61
	Bedford Avenue to beginning of freeway	1.73
	Beginning of freeway to Washington overhead	1.16
	Ice House Road to Echo Lake	1.16
State Route 49	Pacific/Sacramento Street to new four-lane section	1.31
	U.S. Highway 50 to State Route 193	1.32
	State Route 193 to county line	1.51
Notes:		
¹ Roads improved to their maximum width given right-of-way and physical limitations.		
² Volume to Capacity ratio.		

Policy TC-Xb To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;
- B. At least every five years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable level of service and other standards in this plan; and
- C. Annually monitor traffic volumes on the county's major roadway system depicted in Figure TC-1.

- Policy TC-Xc Developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county. (Resolution 201-2018, September 25, 2018)
- Policy TC-Xd Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.
- Policy TC-Xe For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:
- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
 - B. The addition of 100 or more daily trips, or
 - C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.
- Policy TC-Xf At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year CIP.
- For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project

to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

- Policy TC-Xg Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.
- Policy TC-Xh All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
- Policy TC-Xi The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

2016 Measure E Implementation Statements

1. This measure is not applicable within the jurisdictions of the Tahoe Regional Planning Agency and the City of Placerville.
2. *intentionally blank* (Resolution 159-2017, October 24, 2017)
3. All 2004 General Plan Traffic Impact Mitigation Fees for all projects shall be paid at the building permit stage.
4. No Traffic mitigation fee shall be required for remodeling of existing residential units including adding a second kitchen, shower or bath in the house or garage that were built pursuant to a valid building permit from the County of El Dorado.
5. Tenant Improvements of existing buildings shall receive T.I.M. fee credit for prior use, unless the new use is less impacting, then there shall be no fee required.
6. Mobile homes on permanent foundation shall be subject to the single-family residential fee.

7. Second dwellings as defined under County Code Chapter 130.40.300 shall be subject to the multi-family fee.
8. *intentionally blank* (Resolution 159-2017, October 24, 2017)

TRANSIT

Transit systems—both bus and rail—provide alternatives to automobile use and are especially important for those who cannot or do not drive (i.e., the transit dependent). As El Dorado County grows, the potential for transit use and the need for transit will increase. The General Plan supports expansion of the existing transit system, especially in connection with new development.

GOAL TC-2: To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.

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| Policy TC-2a | The County shall work with transit providers to provide transit services within the county that are responsive to existing and future transit demand and that can demonstrate cost-effectiveness by meeting minimum fare box recovery levels required by state and federal funding programs. |
| Policy TC-2b | The County shall promote transit services where population and employment densities are sufficient to support those transit services, particularly within the western portion of the county and along existing transit corridors in the rural areas. |
| Policy TC-2c | The County shall cooperate with other agencies in the identification and development of transit corridors. |
| Policy TC-2d | The County shall encourage the development of facilities for convenient transfers between different transportation systems (e.g., rail-to-bus, bus-to-bus). |
| Policy TC-2e | The County shall work with the Tahoe Regional Planning Agency, Tahoe Transportation District, California Department of Transportation, and transit service providers to pursue the development of waterborne transportation for transit services in the Tahoe Basin. |
| Policy TC-2f | The County shall work with the El Dorado Transit Authority and support the provision of paratransit services and facilities for elderly and disabled residents, and those of limited means, which shall include bus shelters, bus stops, and ramps at stops. |

TRANSPORTATION SYSTEMS MANAGEMENT

El Dorado County has a relatively complex highway and road transportation system, serving cars, heavy trucks, agricultural and commercial vehicles, buses, transit, bicycles, and pedestrian traffic. Coordinating these many forms of transportation is critical to achieving maximum road efficiency and minimizing costly road expansion or construction. Transportation Systems Management (TSM) is the use of techniques to manage traffic circulation to maximize existing facilities and provide for effective planning of new facilities.

Transportation Systems Management techniques are intended to provide economical, short-term improvements to increase efficiency and reduce congestion. Techniques include increasing the number of buses and routes, improving transit shelters, improving traffic signals, installing exclusive turn lanes, installing acceleration/deceleration lanes, resurfacing and widening of roads, and adding or improving bike lanes on new or existing roads. Transportation Systems Management measures can also conserve energy and decrease vehicular emissions leading to cleaner air. Transportation Systems Management is intended to emphasize improved transportation system efficiencies rather than road expansion or construction.

GOAL TC-3: To reduce travel demand on the County's road system and maximize the operating efficiency of transportation facilities, thereby reducing the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.

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| Policy TC-3a | The County shall support all standards and regulations adopted by the El Dorado County Air Quality Management District governing transportation control measures and applicable state and federal standards. |
| Policy TC-3b | The County shall consider Transportation Systems Management measures to increase the capacity of the existing road network prior to constructing new traffic lanes. Such measures may include traffic signal synchronization and additional turning lanes. |
| Policy TC-3c | The County shall encourage new development within Community Regions and Rural Centers to provide appropriate on-site facilities that encourage employees to use alternative transportation modes. The type of facilities may include bicycle parking, shower and locker facilities, and convenient access to transit, depending on the development size and location. |
| Policy TC-3d | Signalized intersections shall be synchronized where possible as a means to reduce congestion, conserve energy, and improve air quality. |

NON-MOTORIZED TRANSPORTATION

The non-motorized transportation system includes bicycle facilities, sidewalks and pathways for pedestrians, and recreational trails for hiking and equestrian use. Policies regarding the latter are set forth in the Parks and Recreation Element.

GOAL TC-4: To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

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| Policy TC-4a | The County shall implement a system of recreational, commuter, and inter-community bicycle routes in accordance with the County's <i>Bicycle Transportation Plan</i> . The plan should designate bikeways connecting residential areas to retail, entertainment, and employment centers and near major traffic generators such as recreational areas, parks of regional significance, schools, and other major public facilities, and along recreational routes. |
| Policy TC-4b | The County shall construct and maintain bikeways in a manner that minimizes conflicts between bicyclists and motorists. |
| Policy TC-4c | The County shall give priority to bikeways that will serve population centers and destinations of greatest demand and to bikeways that close gaps in the existing bikeway system. |
| Policy TC-4d | The County shall develop and maintain a program to construct bikeways, in conjunction with road projects, consistent with the County's <i>Bicycle Transportation Plan</i> , taking into account available funding for construction and maintenance. |
| Policy TC-4e | The County shall require that rights-of-way or easements be provided for bikeways or trails designated in adopted master plans, as a condition of land development when necessary to mitigate project impacts. |
| Policy TC-4f | The County shall sign and stripe Class II bicycle routes, in accordance with the County's <i>Bicycle Transportation Plan</i> , on roads shown on Figure TC-1, when road width, safety, and operational conditions permit safe bicycle operation. |
| Policy TC-4g | The County shall support development of facilities that help link bicycling with other modes of transportation. |
| Policy TC-4h | Where hiking and equestrian trails abut public roads, they should be separated from the travel lanes whenever possible by curbs and barriers (such as fences or rails), landscape buffering, and spatial distance. |

Existing public corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roads should be put to multiple use for trails, where possible.

- Policy TC-4i Within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.

GOAL TC-5: To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.

- Policy TC-5a Sidewalks and curbs shall be required throughout residential subdivisions, including land divisions created through the parcel map process, where any residential lot or parcel size is 10,000 square feet or less.
- Policy TC-5b In commercial and research and development subdivisions, curbs and sidewalks shall be required on all roads. Sidewalks in industrial subdivisions may be required as appropriate.
- Policy TC-5c Roads adjacent to schools or parks shall have curbs and sidewalks.

RAIL TRANSPORTATION

Rail transportation has played an important historical role in the development of the county, although currently there are no active rail transportation facilities. However, the former Southern Pacific right-of-way and track within the county, now known as the Sacramento-Placerville Transportation Corridor (SPTC), has requirements regarding preservation of the potential for reinstatement of rail transportation capabilities. The former Camino, Placerville, and Lake Tahoe Railroad right-of-way was purchased with state funding that precludes its use for rail unless that funding were returned.

GOAL TC-6: To plan for a safe and efficient rail system to meet the needs of all El Dorado County residents, industry, commerce, and agriculture.

- Policy TC-6a The County shall support improvements and uses on the former Southern Pacific right-of-way and track within the county, now known as the Sacramento-Placerville Transportation Corridor (SPTC) that maintain its viability as a potential freight and passenger hauling rail facility.
- Policy TC-6b The County shall support improvements to at-grade crossings on the former Southern Pacific right-of-way and track within the county, now known as the Sacramento-Placerville Transportation Corridor (SPTC), if that facility is reactivated as a freight or passenger hauling rail facility.

Policy TC-6c The County shall support multi-modal stations at appropriate locations to integrate rail transportation with other transportation modes.

AIR TRANSPORTATION

Air transportation plays a key role in the movement of goods and people not only to locations outside of the county but also between locations within the county. There are four public airports in the county: Placerville, Cameron Airpark, Georgetown, and South Lake Tahoe. The County's role in air transportation is limited to land use regulation of the land surrounding the airports through the Zoning Ordinance and the actual operations of the two airports owned by the County: the Placerville Airport and the Georgetown Airport. State and federal agencies have primary jurisdiction over all airport facilities and operations in the county.

GOAL TC-7: To promote the maintenance and improvement of general and commercial aviation facilities.

Policy TC-7a The County shall continue to support federal and state regulations governing operations and land use restrictions related to airports in the county.

Policy TC-7b The County shall continue to seek input from the users of the Placerville Airport and the Georgetown Airport to promote the maintenance and improvement of these two general aviation facilities.

REGIONAL PLANNING

GOAL TC-8: To support the coordination of local, regional, State, and Federal transportation and circulation planning.

Policy TC-8a *intentionally blank*

Policy TC-8b The County shall review the EDCTC's Regional Transportation Plan and SACOG's Metropolitan Transportation Plan, including the Sustainable Communities Strategy each time it reviews and updates the General Plan and any master plan, strategy, and zoning, to ensure overall consistency among all of these plans and strategies to allow for CEQA streamlining and to ensure eligibility for State transportation and housing funding.

Policy TC-8c The County shall work with SACOG to ensure that cumulative impacts for any Regional Transportation Plan are analyzed pursuant to CEQA so that applicable projects may benefit from CEQA streamlining as provided by State law.

Policy TC-8d The County in working with the El Dorado County Transit Authority shall identify community level Transit Priority Areas (TPA) in areas planned for residential and mixed use projects that are consistent with land use designations, densities, building intensities, and all other applicable policies.

GOAL TC-9: To support the development of complete streets where new or substantially improved roadways shall safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as motorist.

Policy TC-9a Incorporate circulation concepts that accommodate all users in new developments as appropriate.

IMPLEMENTATION PROGRAM

MEASURE TC-A

Prepare and adopt a priority list of road and highway improvements for the Capital Improvement Program (CIP) based on a horizon of ten years. The Board of Supervisors shall update the CIP every year, or more frequently as recommended by the responsible departments. The CIP shall prioritize capital maintenance and rehabilitation, reconstruction, capacity, and operational and safety improvements. Non-capital maintenance activities need not be included in the CIP. The CIP shall be coordinated with the five-year major review of the General Plan and shall be included in the annual General Plan review. [Policies TC-1k, TC-1m, and TC-1n]

Responsibility:	Department of Transportation, Planning Department, and Board of Supervisors
Time Frame:	Within six months of General Plan amendment adoption; every one year thereafter.

MEASURE TC-B

Revise and adopt traffic impact fee program(s) for unincorporated areas of the county and adopt additional funding mechanisms necessary to ensure that improvements contained in the fee programs are fully funded and capable of being implemented concurrently with new development as defined by Policy TC-Xf. The traffic fees should be designed to achieve the adopted level of service standards and preserve the integrity of the circulation system. The fee program(s) shall be updated annually for changes in project costs, and at least every five years with revised growth forecasts, revised improvement project analysis and list, and

revised construction cost estimates to ensure the programs continue to meet the requirements contained in the policies of this General Plan. [Policies TC-Xa, TC-Xb, and TC-Xg]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.

MEASURE TC-C

Revise and update the Design and Improvement Standards Manual (DISM) to accomplish the following:

- Specify minimum rights-of-way and road surface widths for the County road system and other design requirements. [Policies TC-1a, TC-1b, TC-1p, and TC-4h];
- Specify minimum distance between access points onto the County road system [Policy TC-1a];
- Provide detailed specifications for new development improvements, including private roads dedicated to public use [TC-1a];
- Provide detail for bicycle facilities [Goal TC-4]; and
- Provide standards for the requirement of sidewalks in new development and capital improvement projects. [Goal TC-5]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Within two years following General Plan adoption.

MEASURE TC-D

Continue to identify and pursue appropriate new funding sources for transportation improvements, road maintenance, and Department of Transportation operations. Grant funds from regional, state, and federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. [Policies TC-1k and TC-1l]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing

MEASURE TC-E

Develop and adopt an ordinance to protect rights-of-way for future road improvements from encroachment by new development. [Policies TC-1a]

Responsibility:	Department of Transportation and Planning Department
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Time Frame:	First full fiscal year following General Plan adoption. Review and revise as necessary every five years thereafter.
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MEASURE TC-F

Develop and implement a countywide program to annually monitor county road and state highway segment and intersection conditions to ensure that acceptable Levels of Service are maintained. [Goal TC-X]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.

MEASURE TC-G

Work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas. [Policy TC-1o]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.

MEASURE TC-H

Work with the El Dorado County Transportation Commission, the Tahoe Regional Planning Agency, and transit providers in the county to periodically review and update the short-range transit plans in the county. [Policy TC-2a]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing

MEASURE TC-I

Encourage transit providers, the El Dorado County Transportation Commission, the Tahoe Transportation District, and the Tahoe Regional Planning Agency, to prepare, adopt, and implement a long-range strategic transit master plan for the County or sub-areas of the county. The master plan should review the transit corridors in this element and designate a set of transit corridors so that appropriate planning can be concentrated on these corridors. Once adopted, the plan(s) should be reviewed and updated on a regular basis. [Policy TC-2a]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing

MEASURE TC-J

Work with the El Dorado County Transportation Commission, Tahoe Transportation District, the Tahoe Regional Planning Agency, and other agencies to identify right-of-way needs within designated transit corridors and to acquire needed rights-of-way. [Policy TC-2b]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing

MEASURE TC-K

Work with the El Dorado County Transportation Commission, Tahoe Transportation District, Tahoe Regional Planning Agency, and Sacramento Area Council of Governments Board to identify and pursue funding for transit. [Policy TC-2c]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing

MEASURE TC-L

The County shall develop a funding mechanism that requires new development to pay for additional park-and-ride lots identified by transit providers in the county or the California Department of Transportation. The County shall also work with transit providers in the county and other agencies to determine the need for additional or expanded park-and-ride lots, identify additional sites for such lots, and to acquire necessary rights-of-way for them. [Policies TC-2b and TC-2d]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Develop funding mechanism within one year of General Plan adoption. Work with transit providers will be ongoing.

MEASURE TC-M

Update the *Bikeway Master Plan*, consistent with the Bicycle Transportation Act and in coordination with the El Dorado County Transportation Commission, Sacramento Area Council of Governments, California Department of Transportation, Tahoe Regional Planning Agency, and cities within the county. Emphasis shall be placed on establishing a safe and functional bicycle transportation system designed to provide direct routes to activity areas such as schools, employment centers, parks, and shopping centers, and link, where possible, existing and proposed national, state, regional, County, city, and local bikeways and recreational trails. [Policy TC-4a]

Responsibility:	Department of Transportation, Planning Department, and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Plan Preparation: First full fiscal year following General Plan adoption. Plan Adoption: Second full fiscal year following General Plan adoption.

MEASURE TC-N

Continue to identify and pursue appropriate funding sources for bikeway construction. Grant funds from regional, state, and federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. [Policy TC-4a]

Responsibility:	Department of Transportation, Planning Department, and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Ongoing

MEASURE TC-O

Work with other agencies to provide facilities that help link bicycles to other transportation modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. [Policy TC-4g]

Responsibility:	Department of Transportation, Planning Department, and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Ongoing

MEASURE TC-P

Use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use. [Policy TC-6a]

Responsibility:	Planning Department
Time Frame:	Ongoing

MEASURE TC-Q

Work with the El Dorado County Transportation Commission, the Sacramento Area Council of Governments, the City of Folsom, and Sacramento Regional Transit to support improvement, development, and expansion of rail service in El Dorado County. [Policy TC-6a]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing

MEASURE TC-R

Participate with the El Dorado County Transportation Commission, the El Dorado County Transit Authority, the Sacramento Area Council of Governments, the City of Folsom, and Sacramento Regional Transit to support the identification and designation of Transit Corridors. [Policy TC-2c]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing

MEASURE TC-S

Develop and implement a program to ensure that the concurrency requirements contained in this Transportation and Circulation Element are being enforced. [Policies TC-Xd and TC-Xf]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Within one year following General Plan adoption.

MEASURE TC-T

Develop and adopt a program of guidelines for reimbursement of development for costs associated with construction of regional road improvements. [Policy TC-Xg]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.

MEASURE TC-U

Revise the *County Design and Improvement Standards Manual* to allow for narrower streets and roadways. The standards should recognize the need to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety. [Policies TC-1p, TC-1u, and TC-4i]

Responsibility:	Department of Transportation
Time Frame:	Revise manual within two years of General Plan adoption.

MEASURE TC-V(1)*intentionally blank***MEASURE TC-V(2)**

The County shall implement a mechanism for all new discretionary and ministerial development (which includes approved development that has not yet been built) that would access Latrobe Road or White Rock Road. This mechanism shall be designed to ensure that the 2025 p.m. peak hour volumes on El Dorado Hills Boulevard, Latrobe Road, and White Rock Road do not exceed the minimum acceptable LOS thresholds defined in Policies TC-Xa through TC-Xe with the circulation diagram improvements assumed in place. As such, the measure should consider a variety of methods that control or limit traffic. The County shall monitor peak hour traffic volumes and LOS beyond 2025 and, if necessary, shall implement growth control mechanisms in any part of the county where the LOS thresholds defined in the General Plan policies listed above cannot be maintained.

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Develop monitoring program consistent with Measure TC-F within one year of General Plan adoption. Develop growth control program within one year of General Plan adoption.

MEASURE TC-V(3)

Identify right-of-way needed for potential establishment of a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom. Consider modification of the Circulation Map to include the identified right-of-way. [Policy TC-1v]

Responsibility:	Department of Transportation
Time Frame:	Identify potential rights-of-way within one year of General Plan adoption. Update Circulation Map, if appropriate, within two years of General Plan adoption.

MEASURE TC-W

Develop a procedure to review truck routes associated with discretionary projects to ensure project-related heavy truck traffic noise impacts are minimized. [Policy TC-1x]

Responsibility:	Department of Transportation
Time Frame:	Develop procedure within one year of General Plan adoption.

MEASURE TC-X

Develop and adopt a formal program to review signalized intersections that may benefit from synchronization. Include synchronization of intersections that could benefit in the Capital Improvement Program (see Measure TC-A). [Policy TC-3d]

Responsibility:	Department of Transportation
Time Frame:	Develop procedure within two years of General Plan adoption.

MEASURE TC-Y

Update the Land Development Manual to incorporate elements in support of all users including but not limited to Complete Streets design where appropriate for new higher-density developments. [Policy TC-9a]

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EL DORADO COUNTY



El Dorado County General Plan

2021 – 2029 HOUSING ELEMENT

Adopted
August 31, 2021
Amended
March 22, 2022

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EL DORADO COUNTY GENERAL PLAN HOUSING ELEMENT

Section 1: Introduction

This Housing Element embodies the County of El Dorado's plan for addressing the housing needs of residents of unincorporated areas of the county through May 2029.

The State Department of Housing and Community Development (HCD) must review and the El Dorado County Board of Supervisors must independently approve this Housing Element. Once approved, the 2021-2029 Housing Element becomes part of the County's General Plan.

This Housing Element is divided into six sections plus two appendices, as follows:

Section 1: Introduction

Section 2: Housing Assessment and Needs

Section 3: Housing Constraints

Section 4: Housing Resources and Opportunities

Section 5: Evaluation of the Previous Housing Programs

Section 6: Housing Goals, Policies, and Implementation Programs

Appendix A Public Outreach

Appendix B Residential Sites Inventory

Appendix C Fair Housing Assessment Maps

Regulatory Framework

Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Specifically, the law states that counties and cities must prepare and implement housing elements that, along with federal and state programs, will help the state attain the following housing goal:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order. (Government Code Section 65580[a])

The law recognizes that each locality is best capable of determining what efforts are required to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors; community goals set forth in its general plan; and to cooperate with other local governments and the state in addressing regional housing needs. Housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Pursuant to state law, each county governing body is required to adopt a comprehensive, long-term general plan for the physical development of the county. General plans are mandated to require seven elements, one of which is the housing element. With the passage of Senate Bill (SB) 375 in 2008, Housing Element Law under Government Code Section 65588 was modified to align that time period to eight years for those governments who are located within a region covered by a regional transportation planning agency, such as the Sacramento Area Council of Governments (SACOG). When certified, the County's Housing Element will cover the planning period from 2021 to 2029.

Contents and Organization of the Element

State law Government Code Article 10.6. Housing Elements Section 65580 - 65589.11 require that housing elements include:

- A. **Housing Needs Assessment and Quantified Objectives:** California law requires that HCD project statewide housing needs and then allocate the statewide need to each region in the state. HCD provided the regional data to SACOG, which distributed the Regional Housing Needs Determination (RHND) to cities and counties within the SACOG region.

El Dorado County must independently assess existing housing needs within the community through analysis of population characteristics, housing conditions, and special housing needs (e.g., disabled, elderly, agricultural (farm) workers, and homeless populations).

After the needs assessment is complete, the County must develop quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., extremely low, very low, lower, moderate, and above moderate) to make sure that both the existing and the projected future housing needs are met, consistent with the County's share of the regional housing needs allocation (RHNA).

- B. **Site Inventory Analysis:** The County must compile relevant information on the zoning, acres, density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development within the planning period.
- C. **Governmental and Nongovernmental Constraints:** The County must identify and analyze impediments to the development of housing for all income levels.
- D. **Review of the Previous Housing Element:** The County must review the actual results of the goals, objectives, policies, and programs adopted in the previous housing element, and analyze the differences between what was projected and what was achieved.
- E. **Housing Goals and Objectives:** The County must develop housing programs and quantified objectives that meet local housing goals and fulfill HCD requirements and state law.

Background

The County's previous Housing Element was adopted by the Board of Supervisors on October 29, 2013. It was certified by HCD with the finding that the County's Housing Element addressed the statutes required by Housing Element Law. Pursuant to state law, the County is scheduled to adopt a new Housing Element by May 2021. The incorporated cities of South Lake Tahoe and Placerville are on the same schedule for completion of their updated Housing Elements.

Housing Responsibility in El Dorado County

Several County departments and approving bodies are responsible for ensuring implementation of the Housing Element. The El Dorado County Housing, Community and Economic Development (HCED) Programs, a division of the Planning and Building Department, provide housing assistance through a number of programs. HCED administers the County's low-income loan programs for first-time homebuyers, housing rehabilitation, and the County's fee waiver programs for lower-income households to reduce, defer, or waive building fees and traffic impact fees. The County Public Housing Authority, which is part of the Health and Human Services Agency, provides rental assistance through the housing choice voucher program (formerly known as Section 8) to the residents of the unincorporated county and the incorporated cities of Placerville and South Lake Tahoe. Under the Planning and Building Department (PBD), the Planning Division reviews and applies County regulations to housing development proposals. The Building Division under the PBD, along with the Environmental Management Department and Department of Transportation, work with the Planning Services Division to ensure that homes are built safely and, in a manner, consistent with applicable codes and regulations. Finally, the Board of Supervisors, Planning Commission, and Zoning Administrator make decisions regarding the location and extent of housing consistent with the General Plan and County Code.

Regional Housing Needs Plan

The state initiates housing element cycles by calculating statewide housing needs. HCD evaluates the overall need and distributes regional needs based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans to Councils of Governments (COGs) representing various regions (or counties) of the state. The COGs then allocate housing needs to jurisdictions that they represent. As noted previously, El Dorado County is a member of SACOG, which acts as the COG for a six-county region that includes Sacramento, Sutter, Yolo, Yuba, Placer, and El Dorado counties, and their 22 cities.

Consistent with state law (Government Code Section 65584), SACOG prepared and adopted a Regional Housing Needs Plan (RHNP) in March 2020. The 2020 RHNP allocates, by jurisdiction, the "fair share" of the region's projected housing needs by household income group through 2029. The RHNP also identifies and quantifies existing housing needs for each jurisdiction, including unincorporated El Dorado County. SACOG considered factors such as jobs and housing relationship, opportunities and constraints to development of housing, opportunities to maximize transit and existing transportation infrastructure, policies directing growth towards incorporated areas, loss of units contained in assisted housing developments, housing cost burdens, rate of overcrowding, housing needs of farmworkers, housing needs of students, loss of units during an emergency, greenhouse gas reduction targets, and other relevant factors. HCD provides guidelines for preparation of the plans and ultimately certifies the plans as adequate.

The major goal of the RHNP is to ensure a fair distribution of housing targets among cities and counties so that every community provides an opportunity for a mix of housing affordable to all of its economic segments. SACOG has distributed the unincorporated El Dorado County RHNA by "East Slope" (Tahoe National Forest Area and Lake Tahoe Basin) and "West Slope" (the remainder of the county).

Income Levels Used in this Document

Throughout this element, housing affordability is addressed in terms of five income levels: extremely low, very low, lower, moderate, and above moderate. These are defined as:

- Extremely Low: Households with annual incomes that do not exceed 30 percent of the area median income (AMI) based on household size.
- Very Low: Households with annual incomes that do not exceed 50 percent of the AMI.
- Lower: Households with annual incomes greater than 50 percent but no more than 80 percent of the AMI.
- Moderate: Households with annual incomes greater than 80 percent but no more than 120 percent of the AMI.
- Above Moderate: Households with annual incomes greater than 120 percent of the AMI.

Throughout this document, references to “lower income” mean the extremely low-, very low-, and lower-income groups combined.

Because lower-income households are severely limited in their ability to pay for housing, they typically need to rely on high-density or multifamily housing. In many cases, lower-income households need subsidized housing due to the gap between what they can afford and the cost of market-rate housing. A detailed discussion of housing affordability is in Section 2 under “Housing Cost and Affordability.”

Public Participation

HCD requires that local governments make a diligent effort to achieve public participation from all economic segments of the community. Invitations to all community meetings were sent to local affordable housing organizations who represent low-income populations to encourage their participation. A full list is available in Appendix A. Translation services were available upon request and could be requested on the County website but were not requested. To ensure all segments of the community were represented, the County conducted several outreach approaches which are summarized below.

All comments were considered and evaluated during the drafting of the 2021-2029 Housing Programs.

Consultations

Between April and September 2020, the County reached out to 14 agencies with an expressed interest in housing. Eight agencies responded and consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input. These agencies were also informed of the upcoming outreach opportunities. Appendix A includes the full consultation write up with each agency.

The following stakeholder groups were interviewed over the phone:

- LifeSTEPS, Skills Training and Educational Programs, on April 21, 2020
- Marshall Medical Center Foundation, on April 21, 2020
- El Dorado County Community Health Center, on April 21, 2020

- El Dorado County Housing Authority, on April 23, 2020
- Association of Realtors, El Dorado County, on April 27, 2020
- House Sacramento, on April 30, 2020

Stakeholders were also given the option to submit comments via email in lieu of being interviewed. The following stakeholders submitted their responses to the interview questions:

- El Dorado County Health and Human Services Agency, on May 22, 2020
- Legal Services of Northern California on September 16, 2020

Additionally, the following stakeholders were contacted for input but were not available or did not respond:

- Parker Development Co.
- El Dorado County Community & Economic Development Advisory (CEDAC) Committee
- Economic Development Advisory Committee (EDAC), Pollock Pines Community Group
- El Dorado Builder's Exchange
- El Dorado County Farm Bureau
- Habitat for Humanity
- Western Manufactured Housing Communities Association

In each of the consultations, the stakeholders were asked the following questions:

1. Opportunities and Concerns: What three top opportunities do you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?
2. Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Tourism: What effects have you seen on housing because of the growing tourism industry/short-term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top three priorities for the County in addressing negative impacts (if any)?
4. Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders expressed several common concerns over the current challenges and barriers to housing in the county. These included an overall lack of affordable housing options, especially for those who work in the county, which has resulted in an inability to attract new

economic development, new business and new younger employees. However, the challenges faced by employers in the county also raised opportunities and an appeal to build more affordable housing. Stakeholders, especially those who represented larger employers in the county, are putting forth concepts for employee housing with resources already at their disposal and suggested that the County partner with known housing developers in the area to build affordable housing for their employees. Beyond affordable housing, stakeholders expressed the need to increase the supply of homes and shelters for homeless individuals.

Stakeholders emphasized the need to affirmatively further fair housing to prevent segregation based on race or income. They felt that single-family zoning furthered segregation through the development of primarily above moderate-income housing and felt instead that integrated zoning, in which affordable housing is integrated within market-rate projects and neighborhoods, was necessary to accomplish fair housing. Stakeholders would like to see increased tenant protections, especially in light of the COVID-19 pandemic and wildfires displacing residents. Additionally, stakeholders expressed their concern that relying on accessory dwelling units (ADUs) as a means of providing lower-income housing would not suffice without some method of guaranteeing that the owners of the ADUs would rent to lower-income tenants. Responses to public comments were provided on the County website following public workshops.

Meetings and Workshops

Tahoe Regional Planning Agency (TRPA) Meeting

On September 15, 2020, TRPA representatives met with County staff to discuss coordination of County and TRPA housing needs and actions to support housing element goals and policies. The County discussed barriers to affordable housing, such as the limited number of Housing Choice Vouchers, and strategies to meet their current RHNA. Strategies discussed include encouraging ADU construction county-wide, including South Lake Tahoe in single-family zones, and infill development potential. TRPA local and regional actions that could support the County's housing goals, include streamlining permitting processes, incentives for ADU development, and considering a pilot program for mixed-use development with affordable housing. In order to quantify the actions discussed during this meeting, both agencies considered identifying land in the overlapping jurisdictions that is available for development, implementing incentives for splitting large or odd-shaped parcels such as bonus units, fee-waivers, parking, and setback regulation changes, and quantifying waivers for ADU construction.

Tahoe Basin and Western Slope– Community Workshops

On August 18, 2020, the County hosted two virtual community workshops, one for the western portion of the county ("West Slope") and one for the eastern portion of the county ("Tahoe Basin"). Fifty-five community members registered for the workshops. The presentation included the goals and process of the Housing Element update, the County's RHNA targets, and some of the preliminary housing affordability and need identified. Participants brought forward a range of questions and concerns, including an interest in exploring inclusionary zoning, support for Accessory Dwelling Units and protections for affordability on those units, interest in the availability of utilities, and support for supportive housing for special-needs populations.

A full list of questions and responses are available in Appendix A.

Planning Commission and Board of Supervisors Workshops

On October 22, 2020, County staff held a workshop for the Planning Commission and on November 10, 2020, the County staff held a workshop for its Board of Supervisors. In each workshop, new proposed programs to comply with state laws were described. The workshops also discussed current local needs and the County's RHNA targets. As part of the public comment and workshop discussions, participants were interested in encouraging programs to support first-time homebuyers and the development of "missing middle housing", a term used to describe a variety of housing types such as duplexes, triplexes, and townhomes. There was also a discussion of the need for affordable and supportive housing for persons with disabilities as well as affordable workforce housing.

On July 19, 2021, County staff held a joint public workshop with the Board of Supervisors and the Planning Commission to discuss the 2021-2029 Housing Element Update. Prior to this workshop, the Public Review Draft Housing Element Update was released for public comment on June 4, 2021. Comments and questions received prior to and during the workshop included input on accessory dwelling unit permitting procedures, a desire for design standards, feedback on an inclusionary housing policy to increase the supply of affordable housing, and other mechanisms to protect land uses while increasing the range of available housing types.

A full list of questions and responses are available in Appendix A.

Meeting Noticing

The Housing Element Public Workshops were noticed on the County's website, the County's Facebook page, and Nextdoor. Direct noticing was sent to webpage subscribers, local advocate groups and stakeholders. A complete list is available in Appendix A.

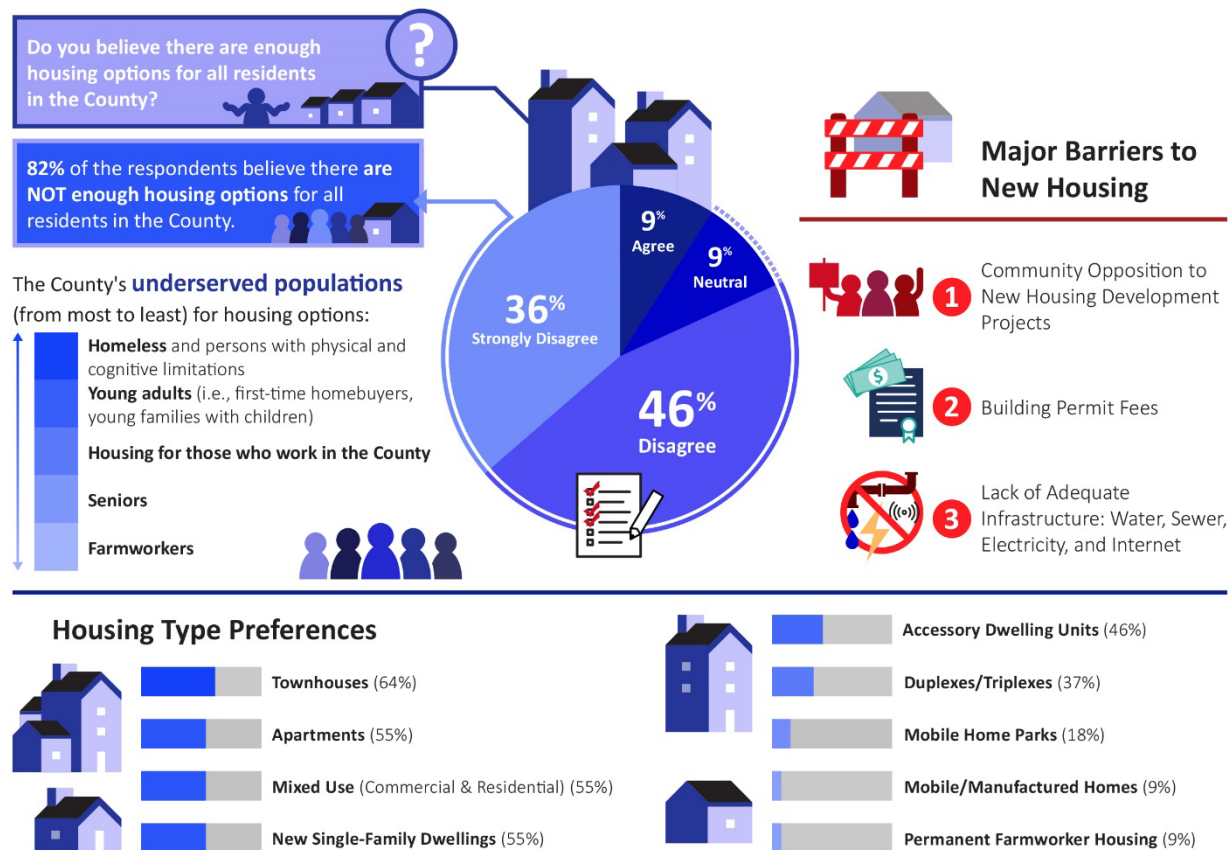
Survey of Steering Committee and Community

A survey was administered to members of the steering committee for the El Dorado County Housing Element between the dates of June 12, 2020 and June 18, 2020. Of the 15 members of the steering committee, 11 responded to the survey. Of those who responded, 90 percent (10) were residents in El Dorado County, 73 percent (8) were employed in El Dorado County, and 81 percent (9) were homeowners. Occupations of those on the steering committee that responded included housing developers, commercial building developers, or business-owners in El Dorado County. Of the respondents, 18 percent (2) reported commuting more than 10 miles to work. Household size of the respondents ranged from one-person to five or more person households, with 45 percent (5) representing a two-person household.

Following the survey of the Steering Committee, the same survey was made available to residents of El Dorado County between the dates of August 20, 2020 and September 20, 2020. During that time, 35 people responded. Of those who responded, 89 percent (31) were residents in El Dorado County, 31 percent (11) were employed in El Dorado County, and 86 percent (30) were homeowners. Most respondents came from 2-person households (46 percent), while 17 percent came from a 1-person household and 20 percent came from a 3-4-person household. Two respondents came from a household that was 5 persons or more. The survey results are summarized in Figure HO-1, Steering Committee Survey Results.

A more in-depth summary of the survey is available in Appendix A.

Figure HO-1
Steering Committee Survey Results



Conclusion: There are not enough housing options for residents in the County!

The County also provided information on the County website, including the project schedule, the draft 2021-2029 Housing Element Update, as well as community workshop materials. Interested groups and community members were made aware of updates by direct email through the Housing Element Update interested list as well as social media and the County's website.

The Draft Housing Element was released on June 4, 2021, for review and comment. The draft was made available on the County's website and was noticed to residents through the same methods as the Planning Commission and Board of Supervisors meetings. Additional direct noticing was sent to local housing advocate groups.

Public Hearings

The County held a Planning Commission hearing on August 17, 2021 to recommend the Housing Element for adoption and a Board of Supervisors hearing August 31, 2021 to adopt the Housing Element.

Consistency with General Plan

The Housing Element is one of seven mandatory elements of the El Dorado County General Plan that was last amended in 2019. The purpose of the Housing Element is to support and identify an adequate supply of housing affordable to lower-income households by providing guidance in the development of future plans, procedures and programs, and by removing governmental constraints to housing production. The Housing Element has detailed goals, policies, and specific measures. Under state law, the entire General Plan is required to be “internally consistent” meaning that all elements of the General Plan have equal legal status and no policy within the General Plan can directly conflict with another. Without consistency, the General Plan cannot effectively serve as a guide to future development and economic stability.

The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the county. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which, in turn, create demand for housing.

External factors affect the adequacy of housing, including the quality of public services, aesthetics and visual characteristics, and proximity to related land uses. For example, the location of housing determines the extent of schools, parks, library, law enforcement, fire, and other services associated with housing.

The County will continue to ensure consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. Currently, the Housing Element does not propose significant changes to any other element of the General Plan. However, if, over time, it becomes apparent that changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and Board of Supervisors.

Per Government Code Section 65302, upon the next revision of the housing element on or after January 1, 2014, the safety element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177. In August 2019, the Board of Supervisors authorized an amendment the County’s Public Health, Safety and Noise Element of the General Plan in accordance with Government Code Section 65302. Work will include the review and update of the County’s current Safety Element incorporating all state law changes and any additional requirements and general plan guidelines from the State of California Governor’s Office of Planning and Research (OPR).

In the 2019-20 Budget Act, the California Department of Housing and Community Development (HCD) established the Local Early Action Planning Grant (LEAP) program to assist jurisdictions in accelerating housing production or facilitating compliance with the sixth cycle Regional Housing Needs Assessment (RHNA). The County will be using LEAP grant funding to make updates to the Zoning Ordinance in order to achieve these two goals.

The proposed revisions to the Land Use, Public Health, Safety, and Noise, and Transportation Elements do not trigger the requirement for an Environmental Justice Element or related environmental justice goals, policies, and objectives integrated in other elements of the General Plan as contemplated by subsection 65302(h)(1) of the California Government Code, which was enacted by Senate Bill (SB)

1000 (2016). Government Code Subsection 65302(h)(1) requires the environmental justice element, or the environmental justice goals, policies, and objectives in other elements of the general plan, to be adopted or reviewed upon the adoption or next revision of two (2) or more elements concurrently on or after January 1, 2018, if the county has a disadvantaged community.

Section 65302 defines “disadvantaged communities” as “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.” The tool developed by the California Environmental Protection Agency (CalEPA) to identify disadvantaged communities is the CalEnviroScreen. The CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution’s effects. There are no disadvantaged communities identified in El Dorado County at this time by CalEPA on the CalEnviroScreen tool under this definition.

Senate Bill 244: Disadvantaged Unincorporated Communities

As part of the 2021–2029 Housing Element Update, the County has completed an analysis of disadvantaged unincorporated communities (DUCs) to comply with Senate Bill 244 requirements. SB 244 (2011) requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUCs) in city and county general plans, Local Agency Formation Commission (LAFCO) Municipal Service Reviews (MSRs), and annexation decisions. In the case of a county, only an identification of each legacy community within the boundaries of the county is required, but not including any area within the sphere of influence of any city. “Unincorporated legacy community” means a geographically isolated community that is inhabited and has existed for at least 50 years. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in “close proximity” to one another where 12 or more registered voters reside (for the purpose of this analysis, “close proximity” is defined as a density greater than 1 unit per acre).
- Is either within a city sphere of influence (SOI) (also known as a fringe community), is an island within a city boundary (also known as an island community) or is geographically isolated and has existed for at least 50 years (also known as a legacy community). Only legacy communities potentially occur in the unincorporated area of El Dorado County.
- Has a median household income that is 80 percent or less than the statewide median household income (according to the US Census Bureau, American Community Survey, the median household income for California between 2013 and 2017 [most comprehensive figures available] was \$67,169. 80 percent of that is \$53,735).

An analysis was conducted to address the requirements of SB 244. The geographic scope of the analysis was the unincorporated areas of El Dorado County (outside of Placerville and South Lake Tahoe’s Sphere of Influence (SOI), since those areas are analyzed by each city under their SB 244 analyses). In conducting the analysis, resources used included the SB 244 Technical Advisory (OPR 2013), the City of Placerville Sphere of Influence boundary map (El Dorado County LAFCO), County of El Dorado geographic information system (GIS), real estate data and Census data (incomes is by block group).

The analysis included the following steps:

1. Identify census block groups that have qualifying income.
2. Identify areas within those census block groups that meet the density criteria.
3. Complete a visual analysis and refine the boundary to exclude nonresidential areas and encompass any multifamily housing or mobile home parks that may be just outside of the boundary.
4. Review real estate websites to verify that residential development has existed in the area for at least 50 years.
5. Identify potential legacy communities (geographically isolated and has existed for at least 50 years).

Based on the initial evaluation, there were no areas that meet the criteria; no further analysis under SB 244 is needed for the sixth cycle Housing Element update. In accordance with Government Code Section 65588, the County will continue to review and if necessary, amend its general plan to update the analysis required by this section with each Housing Element Update cycle.

Section 2: Housing Assessment and Needs

This section includes discussions regarding population characteristics, employment, income, special needs groups, housing stock characteristics, housing cost and affordability, and projected housing needs. Several data sources were used to perform this analysis, including a dataset created by the Sacramento Area Council of Governments (SACOG) and approved by HCD. This dataset included data from the 2014-2018 American Community Survey (ACS), 2010 US Census, 2012-2016 Comprehensive Housing Affordability Strategy, and California Department of Finance.

Population Characteristics

California's population experienced substantial growth in the past decade between 2010 and 2020, increasing by more than 2.5 million to a total population of 39,782,870. The state's average growth rate during this period was 7.1 percent. The state's population is expected to continue to grow at a rate of approximately 0.33 percent on an average annual basis, increasing by approximately 130,250 individuals each year. If present trends continue, California's population will likely exceed 45.3 million by 2060.

The U.S. Census Bureau estimates that the population of the unincorporated areas of El Dorado County was 149,266 in 2010. A comparison of the 2010 Census and 2020 Department of Finance (DOF) data (Table HO-1) shows that the population of the unincorporated area of El Dorado County grew 7.0 percent to 159,722 during that nine-year period, with an average growth rate of 0.67 percent per year (the overall population of the county increased by 6.7 percent to 193,227).

Table HO-1
Comparison 2000, 2010,
and 2020 Population

	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Population, Entire County	156,299	181,058	193,227	15.8%	6.7%
Population, Unincorporated County*	123,080	149,266	159,722	21.3%	7.0%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2001-2010, with 2000 & 2010 Census Counts. Sacramento, California, November 2012; State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2020, with 2010 benchmark. Sacramento, California, May 2019
*The unincorporated county does not include the City of South Lake Tahoe or the City of Placerville.

According to the 2020 DOF data, there were 71,953 housing units in unincorporated El Dorado County. This is an increase of 3,422 units since 2010. Persons per household are determined by dividing the total number of occupied housing units by the population. According to the 2020 DOF data, the 2020 average countywide household size (persons/occupied unit) was 2.09. In the unincorporated areas only, the average household size is 2.21 persons per occupied unit.

Population Projections

According to a study completed by BAE Urban Economics, Inc. in 2019, El Dorado County's population could grow by an additional 16,846 persons by 2030 from 2020. Table HO-2 summarizes the population projections presented in the BAE Urban Economics study. According to these projections, it is expected that the El Dorado County population would increase 8.8 percent between 2020 and 2030, with an average annual growth rate of 0.9 percent per year.

Table HO-2
**Population Forecast for El
Dorado County**

	Year				
	2020	2025	2030	2035	2040
Population	191,581	199,521	208,457	217,619	225,419
Increase from previous period	-	7,940	8,936	9,162	7,800
Average annual growth from previous period	-	4.1%	4.5%	4.4%	3.6%

Sources: BAE Urban Economics, 2019

Based on U.S. Census tract-level data, the total resident population of the Tahoe Basin grew between 1990 and 2000 from approximately 52,600 to 62,800 but declined between 2000 and 2018 to approximately 51,577 (U.S. Census 1990 and 2000, 2014–2018 American Community Survey [ACS]). In 2018, the population split was 12,808 persons on the North Shore and 38,769 persons on the South Shore. Because the Tahoe Region is a vacation destination and contains many residences that serve as second homes and vacation rentals, the overall population also fluctuates seasonally.

Race and Ethnicity

According to the 2014–2018 ACS, there were 153,987 individuals and 56,478 households in unincorporated areas of El Dorado County. Table HO-3 summarizes the demographics of the population of unincorporated El Dorado County. Just over 80 percent of the population of the unincorporated county identify as white, and just over ten percent identify as Hispanic or Latino. No other population group represents more than five percent of the population.

Table HO-3
**2018 Unincorporated County
Demographics**

	Number	%
Population	153,987	100.0%
Race: White	123,708	80.3%
Race: Black or African American	1,063	0.7%
Race: American Indian or Alaskan Native	815	0.5%
Race: Asian	6,890	4.5%

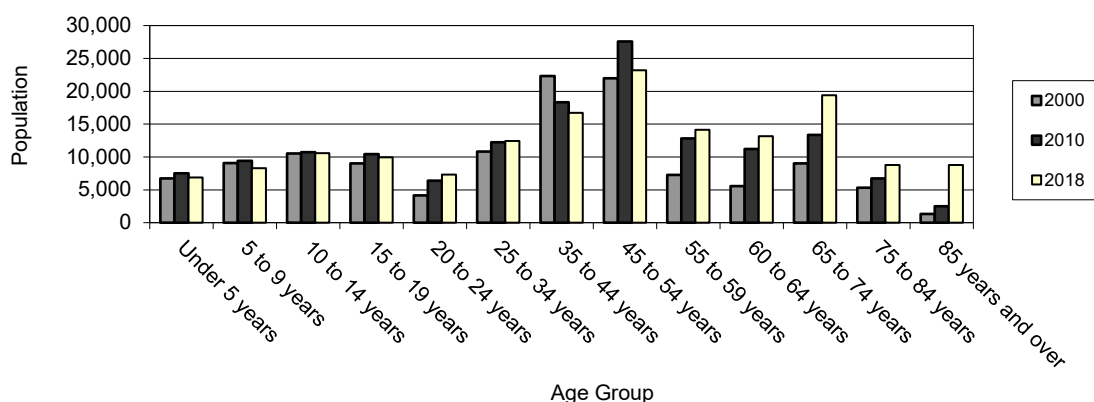
	Number	%
Race: Native Hawaiian or Other Pacific Islander	370	0.2%
Race: Other	184	0.1%
Race: Two or More Races	5,372	3.5%
Hispanic or Latino Origin, Regardless of Race	15,585	10.1%

Source: U.S. Census Bureau: 2014-2018 ACS; 2019 California Department of Finance, Demographic Research Unit E-5 Tables

Age of Population

In both 2010 and 2018, the largest age group within El Dorado County's population was 45 to 54 years old. The second largest group within the population has shifted from 35 to 44 years in 2010 to 65 to 74 years in 2018. Most age groups have stayed relatively consistent between 2000 and 2018. The number of residents aged 85 years and older also increased significantly between 2010 and 2018.

Figure HO-2
Age Breakdown, 2000, 2010, and 2018



Source: U.S. Census 2000, Summary File 2 (January 2002), U.S. Census Bureau: Census 2010 DP-1, U.S. Census Bureau 2014-2018 ACS; SACOG Data Packet

Table HO-4 displays the age of the householder in renter-occupied units in unincorporated El Dorado County. Generally, fewer people over age 65 are shown as the householder in renter-occupied (16.8 percent) units as compared to owner-occupied units (35.1 percent). According to the 2014-2018 ACS of the total occupied housing units, 12,828, or 21.5 percent, were renter-occupied in the unincorporated area of the county.

Table HO-4
**Age of Householder,
2018**

Age of Householder	Renter		Owner	
	Number	%	Number	%
15 to 24 years	371	2.9%	104	0.2%
25 to 34 years	1624	12.7%	2059	4.4%
35 to 44 years	3366	26.2%	5767	12.3%
45 to 54 years	3055	23.8%	9608	20.5%
55 to 64 years	2258	17.6%	12822	27.4%
65 to 74 years	989	7.7%	10351	22.1%
75 to 84 years	401	3.1%	4765	10.2%
85 years and over	764	6.0%	1291	2.8%
Total	12,828	100.00%	46,767	100.00%

Source: U.S. Census Bureau 2014-2018 ACS, B25007

Employment

According to the 2014–2018 ACS, in 2018, the civilian labor force in unincorporated El Dorado County totaled 67,972 workers. “Labor force” is defined as all civilians 16 years of age or older living in the geographical area who are working or looking for work; it is the sum of employed and unemployed. Individuals that are part of the labor force may work in or outside of El Dorado County. Table HO-5 summarizes the 2018 labor force data.

Table HO-5
**El Dorado County 2018
Annual Average
Monthly Labor Force**

Labor Force: Total	67,972
Employment	60,769
Unemployment	7,203
Unemployment Rate	10.60%

Notes:

Data are not seasonally adjusted.

Data include unincorporated and incorporated areas of the county.

Source: U.S. Census Bureau 2014-2018 ACS

In addition to tracking the labor force of California’s counties, the 2014–2018 ACS also tracks industry employment data (Table HO-6). The data reflects jobs by place of work without regard to the residency of the employee (i.e., the individual working in the job may live in another county). The jobs of self-employed, unpaid family workers or household employees are not included in the total.

According to information from the California Employment Development Department released in January 2020, the unemployment rate in the Sacramento-Arden Arcade-Roseville MSA was 3.9 percent, up from 3.2 percent in December 2019 and an 8.3 percent decrease from the 2018 estimate of 11.5 percent. This compares with an unadjusted unemployment rate of 4.3 percent for California and 4.0 percent for the nation during the same period, from 2018 to 2020. In January 2020, the unemployment rate was 3.7 percent in El Dorado County, 3.3 percent in Placer County, 3.9 percent in Sacramento County, and 4.9 percent in Yolo County.

Table HO-6
**El Dorado County 2018 Jobs of
Resident Population**

Industry	Number of Jobs	% of All Jobs
Employed civilian population 16 years and over	67,026	100.0%
Agriculture, forestry, fishing and hunting, and mining	789	1.2%
Construction	5,067	7.6%
Manufacturing	5,231	7.8%
Wholesale trade	1,275	1.9%
Retail trade	7,480	11.2%
Transportation and warehousing, and utilities	2,738	4.1%
Information	1,654	2.5%
Finance, insurance, real estate, and rental and leasing	5,520	8.2%
Professional, scientific, management, administrative, and waste management services	9,331	13.9%
Educational, health, and social services	13,860	20.7%
Arts, entertainment, recreation, accommodation, and food services	5,595	8.3%
Other services (except public administration)	3,471	5.2%
Public administration	5,015	7.5%

Note: Data reflects unincorporated area of county only.

Source: U.S. Census Bureau 2014-2018 ACS

The California Department of Employment Development (EDD) also reports labor market data for the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area (MSA) and includes El Dorado, Placer, Sacramento, and Yolo counties (Table HO-7).

Table HO-7
Sacramento-Arden Arcade-Roseville MSA

Industry	Dec-2019	Jan-2020	Change	Jan-2019	Jan-2020	Change
	Revised	Prelim			Prelim	
Total, All Industries	1,040,500	1,027,400	-13,100	1,009,500	1,027,400	17,900
Total Farm	7,800	7,000	-800	6,800	7,000	200
Total Nonfarm	1,032,700	1,020,400	-12,300	1,002,700	1,020,400	17,700
Mining and Logging	500	500	0	500	500	0
Construction	66,800	66,300	-500	63,300	66,300	3000
Manufacturing	37,100	37,200	100	36,100	37,200	1,100
Trade, Transportation & Utilities	169,000	163,000	-6000	161,200	163,000	1,800
Information	11,700	11,500	-200	12,100	11,500	-600
Financial Activities	53,700	53,400	-300	52,200	53,400	1,200
Professional & Business Services	137,500	134,300	-3,200	132,500	134,300	1,800
Educational & Health Services	169,600	168,000	-1,600	163,100	168,000	4,900
Leisure & Hospitality	109,000	108,600	-400	107,600	108,600	1000
Other Services	34,900	34,900	0	33,900	34,900	1000
Government	242,900	242,700	-200	240,200	242,700	2500

Labor force data are revised month to month

Additional data are available online at www.labormarketinfo.edd.ca.gov

Source: [https://www.labormarketinfo.edd.ca.gov/file/fmonth/sacr\\$pds.pdf](https://www.labormarketinfo.edd.ca.gov/file/fmonth/sacr$pds.pdf), 2020

Jobs to Housing Balance

Government Code Section 65890.1 states that, “State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized.” This type of balance is normally measured by a jobs-to-housing ratio, which must consider the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. A jobs-to-housing ratio of 1.5:1 is considered “balanced” according to the State of California General Plan Guidelines prepared by the Governor’s Office of Planning and Research

According to SACOG, 72,766 jobs were available on the West Slope for individuals living in 109,842 housing units in 2018 (Table HO-8) (SACOG 2018). This equates to 0.7 jobs for each housing unit, indicating that many workers must commute outside the county to work. In 2018, two of the 11 SACOG Regional Analysis Districts (RADs), Shingle Springs and Diamond Springs, had jobs-to-housing ratios of greater than 1.5:1, which indicates that workers commute into these El Dorado County communities for jobs.

Table HO-8
**Jobs-to-Housing Ratios
for El Dorado County**

Subarea Growth	2018 Jobs	2018 Housing	Jobs: Housing
El Dorado County (West Slope, Less City of Placerville)	36,383	54,921	0.7:1
El Dorado Hills - Community Region	13,113	15,193	0.9:1
Cameron Park - Community Region	3,419	7,627	0.4:1
Shingle Springs - Community Region	2,629	966	2.7:1
Diamond Springs - Community Region	6,819	3,975	1.7:1
Placerville - Community Region Less City of Placerville	1,959	2,092	0.9:1
Balance of West Slope (Non-Community Regions)	8,444	25,068	0.3:1
Total	72,766	109,842	0.7:1

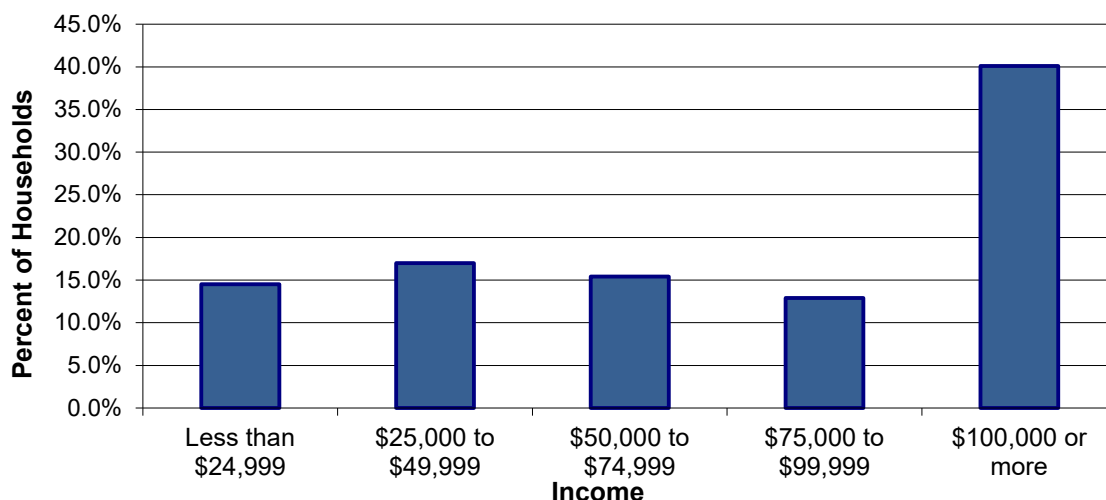
Source: El Dorado County, Kimley-Horn, BAE, 2020.

What the enumerated jobs-to-housing ratios shown in Table HO-8 do not consider are the types and distribution of jobs in the county and the affordability of housing in each region. For example, there is currently a concentration of high-end housing development in the western part of El Dorado County (West Slope, Less City of Placerville) and a large export of workers from that same area. Although this subarea supplies a substantial percentage of El Dorado County's jobs (50 percent of the total, according to SACOG), the result is an increasing number of individuals living in more affordable areas (in other parts of El Dorado County and Sacramento County) and commuting to work in El Dorado Hills. The mean travel time to work for El Dorado County residents is 29.3 minutes (which results in a 60-minute average commute per workday) (U.S. Census Bureau 2018).

Income

According to the 2014-2018 ACS, the median household income in El Dorado County in 2018 was \$80,582, as compared to a statewide average of \$71,228. Households are defined as a family living together, all of whom need not be related. Household income is the total combined earnings of household members aged 18 and over. The distribution of the El Dorado County household incomes is illustrated in Table HO-8Figure HO-3. Please note: 2018 income limits were included for consistency with the 2014-2018 ACS numbers.

Figure HO-3
**2018 Distribution of Household
Income for El Dorado County**



Source: U.S. Census Bureau: 2014-2018 ACS, Table S1901

Extremely Low-Income Households

Extremely low-income households (earning 30 percent or less than the area median income), have a maximum income of \$25,750 or less for a four-person household and \$17,600 or less for a one-person household, based on the 2019 HCD State Income Limits. According to the 2012–2016 U.S. Census Bureau Comprehensive Housing Affordability Strategy (CHAS) data, there are 4,870 extremely low-income households (8.9 percent) in the unincorporated area of El Dorado County. Of those, 1,905 (3.5 percent) were renter-occupied households and 2,965 (5.4 percent) were owner-occupied households.

Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals whose primary income is from receiving public assistance, such as social security insurance (SSI or disability insurance), are considered extremely low-income households. According to the 2014–2018 ACS, 4.7 percent of all families in El Dorado County are those whose income in the last 12 months is below the federal poverty level of \$25,100 annually, as defined by the U.S. Department of Health and Human Services.

According to EDD, the minimum wage in 2019 for California was \$12.00 per hour. A person working fulltime at minimum wage falls within the extremely low-income category. Table HO-9 provides representative occupations with hourly wages that are within or close to the extremely low-income category, depending upon household size.

Table HO-9
**Examples of Wages for Extremely Low-
Income Households in El Dorado County**

Occupation Title	Mean Hourly Wage	Mean Annual Wage
Cashiers	\$11.59	\$24,089
Farmworkers and Laborers	\$9.46	\$19,658
Food Preparation and Serving	\$9.91	\$20,615
Home Health Aides	\$11.39	\$23,697
Maids and Housekeepers	\$11.81	\$24,573
Manicurists and Pedicurists	\$10.00	\$20,811
Packers and Packagers (Hand)	\$12.67	\$26,347
Parking Lot Attendants	\$10.51	\$21,850
Ushers, Lobby Attendants, and Ticket Takers	\$13.92	\$28,955

Source: EDD, Employment and Wages by Occupation, 1st Quarter 2019

Mean Annual Wage calculated by industry by dividing total annual wages by annual average employment.
(Sacramento-Arden Arcade-Roseville MSA)

Special Needs Groups

This portion of the element identifies and discusses six groups in El Dorado County that require special housing needs: people with disabilities, including persons with developmental disabilities, seniors, agricultural employees, female heads of households, homeless persons, and large families and households. To build support for housing solutions, local participation needs to be at the very core of the process. The County attends regular meetings held by several organizations (El Dorado County Employment Resource Center, Golden Sierra Job Training Agency Youth Council, El Dorado County Commission on Aging, the El Dorado County Continuum of Care, Sacramento Regional Advisory Committee, State Council on Developmental Disabilities, and the Multi Area Agency Team (MAAT) to discuss all factors of special needs groups, including housing, employment as it relates to housing issues, and homelessness.

Persons with Disabilities (Including Developmental Disabilities)

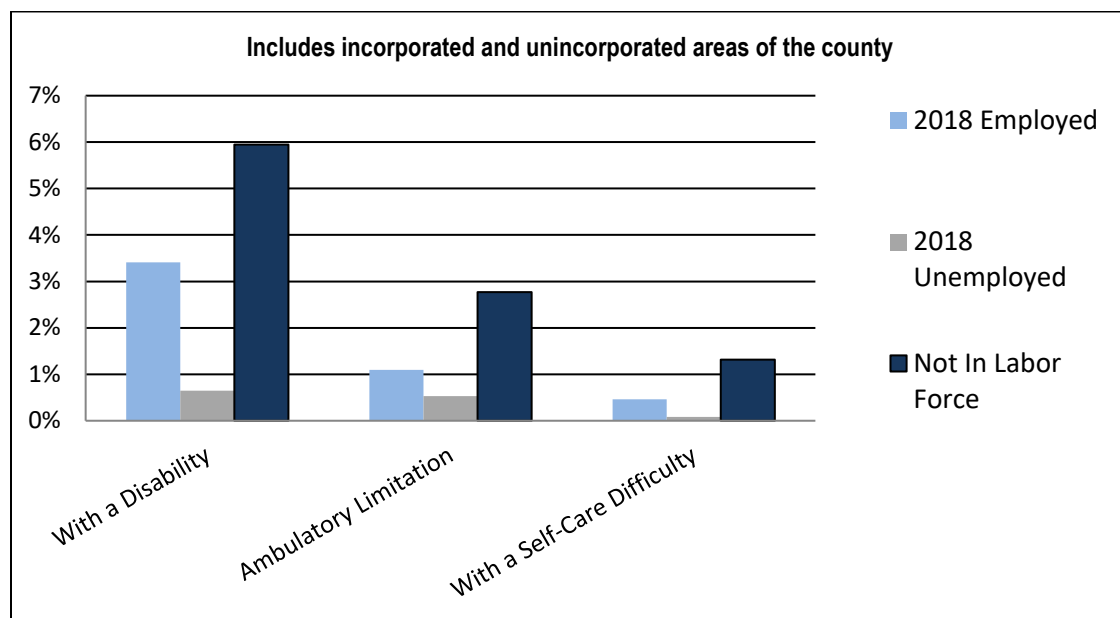
Physical, mental, and/or developmental disabilities may prevent a person from working, restrict a person's mobility, or make it difficult to care for oneself. Disabled persons, including the intellectually and developmentally disabled, often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

According to the 2014–2018 ACS, approximately 13.3 percent of El Dorado County residents over five years of age have a disability. Of the total workforce in El Dorado County, approximately 4.5 percent, or 3,781 people, aged 18 to 64 have a work disability. Of those, 1,219 reported ambulatory limitations and 390 have self-care limitations. Figure HO-4 details the type of disability reported for the county labor force with one or more disability.

One thing to note is that all the above numbers do not represent thousands of others who also have special needs due to their height, weight, or a mental or temporary disability from injury or illness.

Furthermore, it is also important to consider that at some point in everyone's life, ability to maneuver through the built environment will decrease.

Figure HO-4
Disabled as Percentage of the Population



Source: 2014-2018 ACS 5-Year Estimates - B18120: EMPLOYMENT STATUS BY DISABILITY STATUS AND TYPE - Universe: Civilian non-institutionalized population 18 to 64 years

The housing needs of disabled persons vary depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures, and appliances. If the disability prevents the person from operating a vehicle, then access to services and public transportation are also important. Persons with severe physical or mental disabilities may also require supportive housing, nursing facilities, or other care facilities. If the severe physical or mental disability prevents individuals from working or limits their income, then the cost of housing and the costs of modifications can become even more of a concern. Because disabilities vary, this group does not congregate toward a single service organization, making it difficult to estimate the number of individuals and their specific needs. In addition, many disabled people rely solely on SSI, which is insufficient to pay for market-rate housing.

There are several organizations in El Dorado County that serve disabled clients, such as Ride to Health, Aid to Families with Dependent Children (AFDC), Dial-A-Ride, In-Home Supportive Services, Tri-Visual Services, Association for Retarded Citizens of El Dorado County, Ride & Shine, Marshall Medical Support Services, Multipurpose Senior Service Program, Linkages Program, Public Guardian, Adult Protective Services, and Senior Nutrition Program as well as the Alta California Regional Center, the Sacramento Regional office of the State Council on Developmental Disabilities; MORE, Elder Options, In-Alliance and many others.. These groups all provide services to a clientele that have a wide variety of needs.

A growing number of architects and developers are integrating “universal design” principles into their buildings to increase the accessibility of the built environment to disabled persons. Universal design is meant to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. Applying these principles to new construction in El Dorado County will increase the opportunities in housing for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than one-half of one percent in most developments.

Following are the seven principles of universal design as outlined by the Center for Universal Design:

1. Equitable Use: The design is useful and marketable to people with diverse abilities.
2. Flexibility in Use: The design accommodates a wide range of individual preferences and abilities.
3. Simple and Intuitive Use: Use of the design is easy to understand, regardless of the user’s experience, knowledge, language skills, or current concentration level.
4. Perceptible Information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user’s sensory abilities.
5. Tolerance for Error: The design minimizes hazards and the adverse consequences of accidental or unintended action.
6. Low Physical Effort: The design can be used efficiently and comfortably with minimum fatigue.
7. Size and Space for Approach and Use: Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user’s body size, posture, or mobility.

Copyright 1997 NC State University, The Center for Universal Design

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: (a) self-care; (b) receptive and expressive language; (c) learning; (d) mobility; (e) self-direction; (f) capacity for independent living; or (g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

There is limited data on persons with developmental disabilities at this time as the U.S. Census does not record developmental disabilities. However, according to the U.S. Administration on

Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 2,800 persons in El Dorado County with developmental disabilities, based on 2014–2018 ACS 5-year estimates for population.

Alta California Regional Center (Alta) assists persons with developmental disabilities, including infants at risk and their families who live in their 10-county service area that includes El Dorado County. According to Alta, as of September 2020, at least 1,206 residents of unincorporated El Dorado County with developmental disabilities were being assisted through the Regional Center. Most of the individuals assisted by Alta were residing in a private home with their parent or guardian and approximately half of the persons with developmental disabilities assisted are ages 17 and under.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals, including the intellectually and developmentally disabled, require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Residents Aged 65 and Older

Seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. While some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. As of 2019, approximately 88.7 percent of unincorporated El Dorado County's housing stock was made up of single-family detached homes,¹ followed by multifamily housing making up 6.5 percent and mobile homes making up 4.7 percent.

Some seniors are able to continue driving well into their retirement; however, those who cannot or choose not to drive must rely on alternative forms of transportation. This includes not only buses and ridesharing programs, but also safe, "walkable" transit centers and neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks and clearly marked crosswalks with longer signals at intersections.

According to the 2014–2018 ACS, persons aged 65 and older (senior citizens) in the unincorporated county increased from 22,587 in 2010 to 31,353 (38.8 percent) in 2018. When looking at tenure, 11.6 percent of the population over 65 were renters and 88.4 percent were owners, which is similar to state percentages. On a state level, the population 65 and older increased by 33.5 percent over the same timeframe. Of this state level older population segment, 18,803 (87 percent) were homeowner households and 2,833 (13 percent) were renter households.

There are several programs that serve the county's senior citizens; many of these programs serve disabled or otherwise underprivileged groups as well. Programs for seniors and their families and caregivers include the Legal Assistance for the Elderly, Family Caregiver Support, Home Energy Assistance, Multipurpose Senior Service, Linkages, Senior Nutrition, Elder ID, Senior Day Care, and Health Insurance Counseling and Advocacy programs.

¹ California Department of Finance, Report E-5

For special needs older adults, the County allows residential care homes (identified as “Community Care Facility: Small” in the Zoning Ordinance) for six or fewer individuals by right in all residential zone districts. Residential care homes of seven individuals or more (i.e., “Community Care Facility: Large”) are allowed by right in the Commercial, Limited (CL); Commercial, Community (CC); and Commercial, Rural (CRU). Conditional Use Permits (CUP) are required for residential care homes of seven or more persons in most residential districts.

Agricultural Employees

The U.S. Department of Agriculture (USDA) conducts a Census of Agriculture every five years. In 2017, the USDA reported that 1,521 agricultural employees (farmworkers) were hired in El Dorado County. Of those, 1,170 workers (70 percent) reported working less than 150 days and 351 (30 percent) reported working 150 days or more.

In 2017, there were estimated to be more than 254,000 migrant and seasonal workers in California. For El Dorado County, the *California Migrant and Seasonal Farmworker Enumeration Profiles Study* (Larson 2000) estimated that there are 444 migrant and 515 non-migrant seasonal farmworkers in 2000. While more recent data on migrant and seasonal workers is not available for El Dorado County, the 2000 estimate represented less than one percent of non-migrant seasonal and migrant farmworkers statewide and that percentage is not expected to have changed significantly.

Although the enumeration profiles study indicates that the population of seasonal farmworkers is relatively small, there is still a demand for agricultural employee housing in the county. The 2018 Crop Report prepared by the El Dorado County Department of Agriculture reported that the gross crop value for the County of El Dorado was \$75.4 million, which represents an overall increase of 6.6 percent from 2017 values. Timber became the leading crop with a total value of \$18.3 million, an 81 percent increase from 2017 directly attributable to stable timber values and an increase in the amount of timber harvested. Apples and apple products slipped to the second leading crop position with a total value of \$17.1 million, a 23 percent reduction in value from 2017 due to late weather damage to crops. Livestock values increased by 8 percent over 2017 to \$11.8 million, and wine grape values increased by 25 percent to \$11.1 million. As crop production continues to grow in the county, so follows the need for increased agricultural employee housing.

The County Agriculture Department conducted a survey in 2011 in cooperation with the County Agriculture Commission, the El Dorado County Farm Bureau, the University of California Cooperative Extension Office, and the local agriculture industry to identify roadblocks to agricultural growth and agritourism in the county. Of those surveyed, 69 percent indicated that agricultural employee housing, was “important” to “very important” to the growth of the county’s agricultural economy.

The County has limited channels to address the need for agricultural employee housing. Organizations with local representation, such as the Rural Community Assistance Corporation, offer agricultural employee assistance, and technical assistance and training for developers and agricultural worker housing sponsors. Funding programs such as Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and HCD grants (e.g., Joe Serna, Jr. Farmworker Housing Grant Program) may offer funding opportunities for agricultural employee housing.

Health and Safety Code Section 17021.6(c) states that “except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not

likewise subject.” During the prior Housing Element planning period (2013-2021), the County adopted a comprehensive Zoning Ordinance Update (December 15, 2015), which included Section 130.40.120 entitled “Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing” to ensure that agricultural employee housing permitting procedures are in compliance with Health and Safety Code 17021.6 and that the procedures encourage and facilitate agricultural employee housing development.

Female Heads of Household

According to the 2014–2018 ACS, single female-headed households comprised 10.3 percent or 4,279 of the total households in the unincorporated county. Single female-headed households with children under 18 years of age represented 4.9 percent of the total households (see Table HO-10).

Table HO-10
Single Female Heads of Households

Geographical Area	Total Households	Female-Headed Householders	With Related Children Under 18
Unincorporated El Dorado County	41,582	4,279 (10.3%)	2,058 (4.9%)

Source: U.S. Census Bureau: 2014-2018 ACS

Homeless and Other Groups in Need of Temporary and Transitional Affordable Housing

There are several definitions of homelessness. The U.S. Government Code (Title 42, Chapter 119, Subchapter 1, Section 11302) defines a homeless person as “an individual who has a primary residence that is in: (1) a publicly or privately operated shelter designed to provide temporary living accommodations; (2) an institution that provides a temporary residence for individuals intended to be institutionalized; or (3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.”

Homeless individuals and homeless families rely on emergency shelters and transitional housing. An emergency shelter is a facility that provides shelter to the homeless on a limited, short-term basis. Although there are some organizations providing services to the homeless, El Dorado County has no permanent emergency homeless shelters at this time. Transitional housing is typically defined as temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster care system. The County does provide some transitional and permanent supportive housing in the form of group housing. The United States Department of Housing and Urban Development (HUD) estimated that California had a homeless population of approximately 151,000 in 2019. During 2019, the County conducted two point-in-time homeless counts and surveys with the assistance of local agencies, service providers, law enforcement, County employees, and many community volunteers. The results of the point-in-time homeless count and surveys are available online at: <https://www.edokcoc.org/data>.

The point-in-time homeless count and survey results have provided the County with valuable information on the extent of homelessness, a better understanding of the unmet needs of the homeless and serves as a useful educational tool for both community members and local agencies. Data collected in a count and survey of homeless persons conducted by the County in January 2019 indicated that 613

individuals were experiencing homelessness in 2019 in all of El Dorado County. Out of the 613 individuals counted, 480 (78 percent) were unsheltered, while 133 (22 percent) were sheltered. Over one-third, (37 percent) of unsheltered respondents were in emergency shelters the night of the count. Approximately 14 percent of unsheltered survey respondents reported living in a vehicle or boat, while 13 percent reported they were living in an outdoor encampment. Ten percent reported living in a park, 8 percent reported living on the street or sidewalk, 4 percent reported living in abandoned buildings, and another 4 percent were living under a bridge or underpass. Eighteen percent of all homeless individuals enumerated lived in the South Lake Tahoe basin, while the remaining 82 percent lived in the Western Slope of the county. The County estimates that approximately 78 residents experiencing homelessness were living in the unincorporated county area at the time of the count. In most cases, homelessness is a temporary circumstance, not a permanent condition. A more appropriate measure of the magnitude of homelessness is the number of homeless people at a specific point in time. The County formed a Continuum of Care Stakeholders Committee that collaborates with many homeless service and housing programs, government agencies, community service organizations, non-profit and faith-based groups, and concerned citizens, with the goal of coordinating the homeless services currently provided in the county. This committee was formed on April 4, 2006 to develop a Continuum of Care Strategic Plan and continues to meet regularly to discuss the goals and progress of the Continuum of Care. The committee members are involved in a larger network within the community, participating on various boards, advisory committees, and coalitions that address the needs of the homeless, as well as the needs of disadvantaged or “at risk” individuals in the county. This collaboration is used to obtain and share information, provide community education, and to work collectively on homeless problems and solutions.

Many other groups are also in need of temporary and transitional affordable housing. The El Dorado County Community Action Agency believes that victims of domestic violence and at-risk or runaway youth should be priority populations in efforts to provide adequate affordable housing opportunities. The El Dorado County Community Action Agency has pointed out that the lack of affordable and/or subsidized housing prevents victims of domestic violence and their children from leaving violent situations. Lack of housing options and fear of escalating violence are recognized as the two primary reasons that victims of domestic abuse do not leave. Providing housing opportunities for these groups will reduce homelessness while ensuring that families move from crisis to safety within the community. These vulnerable groups have been addressed in Housing Element Policies HO-4.4, HO-4.5, and HO-4.6.

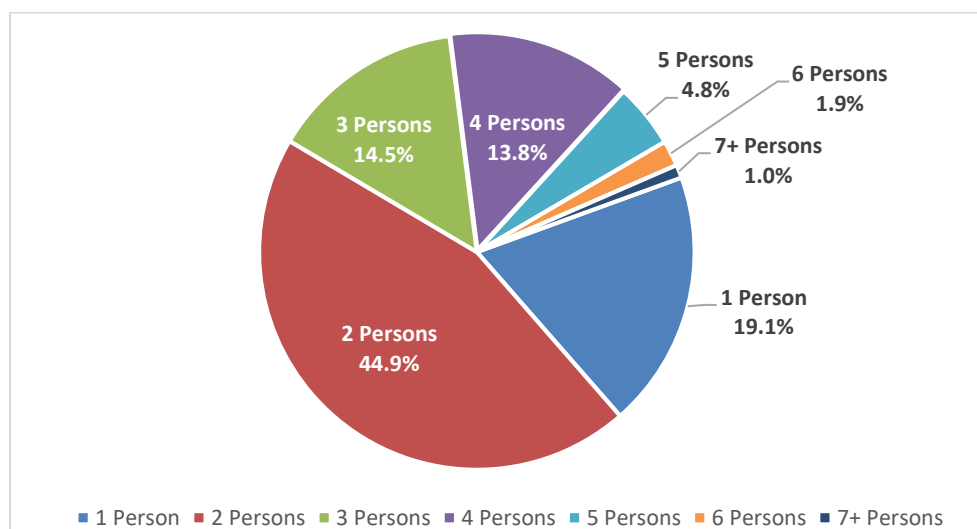
Large Families and Households

HCD defines large families and households as those having five or more household members. According to the 2014–2018 ACS, 8.3 percent of households in unincorporated El Dorado County consisted of five or more persons. Of the large-family households, 3,585 (76.7 percent) were homeowners and 1,091 (23.3 percent) were renters. Figure HO-5 summarizes 2018 family size in unincorporated El Dorado County.

El Dorado County housing stock consists predominantly of single-family homes. Rental housing with four or more bedrooms is not commonplace; however, multifamily rental housing within the county does offer options for three- and four-bedroom units to accommodate larger households.

Figure HO-5

Distribution of Family Households by Size in Unincorporated El Dorado County



Source: SACOG, 2014-2018 American Community Survey.

Housing Stock Characteristics

Occupancy

The 2014–2018 ACS reported that there are 68,094 housing units (a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters) in the unincorporated portion of El Dorado County. Of these, 56,478 units (82.9 percent) were occupied, and 11,616 units (17.1 percent) were vacant. However, 8,946 units (13.1 percent) were classified as vacant for seasonal, recreational, or occasional uses only as shown in Table HO-11 below.

Table HO-11
Unincorporated El Dorado County 2018
Housing Unit Occupancy

	Number	Percent
Total Housing Units Available	68,094	—
Occupied Housing Units	56,478	82.9%
Owner Occupied	46,767	68.7%
Renter Occupied	9,711	14.3%
Vacant Housing Units	11,616	17.1%
Number of Vacant Units for Seasonal, Recreational, or Occasional Use Only	8,946	13.1%

Source: U.S. Census Bureau: 2014-2018 ACS

Because it encompasses extensive areas of National Forest land and a portion of the Lake Tahoe region, El Dorado County has a long history of the use of second homes or investment properties used for less than full time occupancy. According to the 2014–2018 ACS, the unincorporated portion of the county had 8,946 such units. Because these units are included in the vacancy figure but are generally not available for year-round rental or purchase, the true number of vacant units available for rent or purchase in the county is substantially lower than 11,616 units. Second homes and investment properties present a housing challenge, particularly in the Tahoe Basin, which has the greatest concentration of units unavailable for year-round occupancy and a great need for affordable housing. Vacancy rates for ownership and rental housing, excluding housing units that are used as second homes or vacation homes, is approximately 4 percent in the unincorporated area of the county. Second and vacation homes that are used occasionally make up another 13 percent of housing units, presenting a further strain on available housing units.

Housing Types

In 2010, there were a total of 65,332 housing units in the unincorporated areas of El Dorado County as shown on Table HO-12. By 2019, the number increased over 9 percent (6,109 units) to 71,441 units. Most of this increase was due to single-family construction. The number of five or more-unit structures increased by 52 units from 2010 to 2019; however, the proportion of these types of units decreased (down from 4.6 to 4.3 percent of the total number of units constructed). During this same time period, two- to four-unit buildings increased in number and in proportion of the total number of units. Mobile homes saw a decrease from 2010 to 2019 in their share of both number of units and percentage of total units.

Table HO-12
Housing Units by Type

	2010		2019		Change 2010 –2019
	Units	Percent	Units	Percent	
Single-Family	57,727	86.5	63,375	88.7	5,648
2 to 4 Units	1,023	1.9	1,602	2.2	579
5+ Units	3,021	4.6	3,073	4.3	52
Mobile Homes	3,561	5.5	3,391	4.7	-170
Total	65,332	100	71,441	100	6,109

Notes:

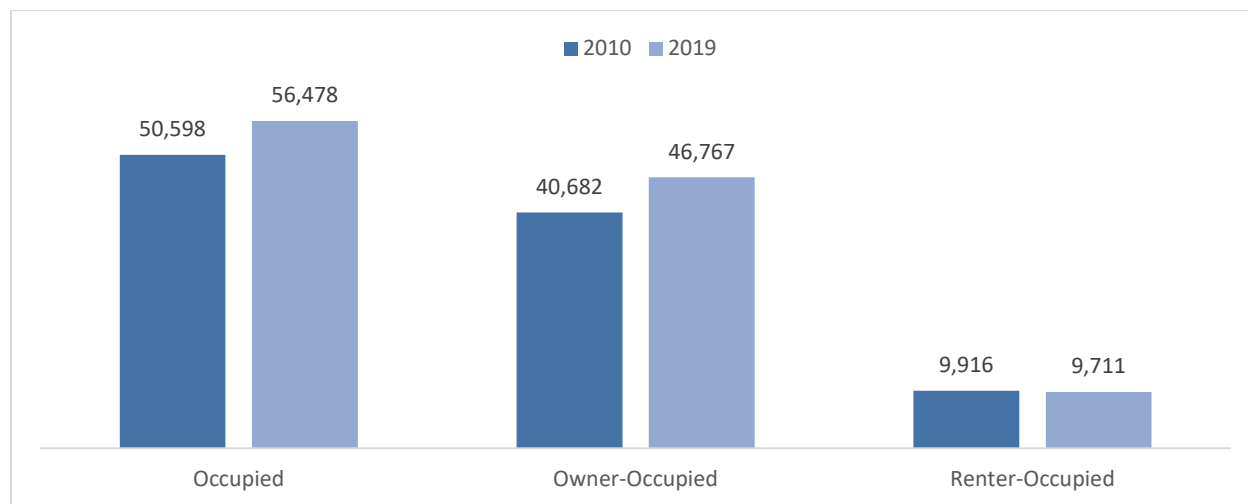
¹ Numbers may not add up to 100% due to rounding.

Source: U 2010 and 2019 California Department of Finance, Demographic Research Unit E-5 Tables

Tenure

The U.S. Census Bureau defines tenure as the distinction between owner-occupied and renter-occupied housing units. Figure HO-6 illustrates the changes in tenure from 2010 to 2019. While the number of renter-occupied units has decreased slightly, by approximately 2 percent, the total number of owner-occupied units has increased by 15 percent. Therefore, the increase in occupied units since 2010 is made up of owner-occupied units while the county has experienced a decrease in renter occupancy.

Figure HO-6
Changes in Tenure 2010 to 2019



Source: U.S. Census Bureau: 2010 Census, 2014-2018 ACS

Physical Housing Conditions

From June 15, 2020, through July 16, 2020 the County received approximately 90 Code Enforcement Investigation Requests, which is typical of most months. The County takes appropriate enforcement actions, with health and safety violations receiving the highest priority. Due to the high case volume, staff capacity, and required administrative and legal steps to investigate and remedy each violation, response times for each case can vary.

According to the 2014–2018 ACS, approximately 43 percent of the currently occupied housing stock in El Dorado County is over 30 years old (built before 1980) and 65 percent is over 20 years old (built before 1990). Generally, older homes require additional maintenance and repair. A lack of maintenance can lead to serious health and safety concerns, non-compliance with current building code requirements, and reduced energy efficiency.

To assist the County in meeting the goals of the Housing Element, an Exterior Housing Conditions Study (Housing Study) was conducted in 2011 by BAE Urban Economics, Inc. to help identify current housing conditions within the unincorporated areas of the county. The 2011 Housing Study was undertaken to identify areas with high concentrations of housing rehabilitation need, to identify specific problem areas where the County should focus its housing efforts, and to provide vital information for the Housing Element Update.

Overall, of the 108 housing structures identified in the study as needing rehabilitation, 72 percent were in need of exterior paint and/or siding, 55 percent were in need of roof repair or replacement, 24 percent needed window repairs, 11 percent had visible problems with foundations, and many homes required more than one of these repairs. Only the visible exterior conditions were studied.

Based on conversations with the County Code Enforcement as well as considering the age of the housing stock, the County assumes that 25 percent of the homes in the unincorporated areas of El Dorado County are in need of some type of rehabilitation.

The continuation of the Housing Rehabilitation Loan Program will assist the County in meeting the goals identified in the County's General Plan Housing Element Measure HO-18 to "continue to make rehabilitation loans to qualifying very low- and low-income households;" and HO-22 to "work with property owners to preserve the existing housing stock".

Overcrowding

The U.S. Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (rooms include living room, dining room, and bedrooms, etc. but not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

Based on the definition above, the 2014–2018 ACS estimates that approximately 1,651 (2.3 percent) of all occupied households, were considered overcrowded. Approximately 1.8 percent of all owner-occupied households and 3.6 percent of all renter-occupied households experience overcrowding.

Housing Cost and Affordability

Income Limits

HUD and HCD publish annual income limits used to determine housing affordability for the five different income groups (extremely low, very low, low, moderate, and above moderate). Table HO-13 shows the 2020 county income limits (i.e., the maximum incomes for each income category as determined by HCD). These limits are revised annually by HCD, consistent with state and federal law.

Table HO-13
2020 Income Limits for El Dorado County¹

Number of Persons in Household	Maximum Income in Dollars				Median Income in Dollars ²
	Extremely Low	Very Low	Low	Moderate	
1	18,150	30,250	48,350	72,500	60,400
2	20,750	34,550	55,250	82,850	69,050
3	23,350	38,850	62,150	93,200	77,650
4	26,200	43,150	69,050	103,550	86,300
5	30,680	46,650	74,600	111,850	93,200
6	35,160	50,100	80,100	120,100	100,100
7	39,640	53,550	85,650	128,400	107,000
8	44,120	57,000	91,150	136,700	113,900

Notes:

¹ Based on a Median Family Income for a four-person family of \$86,300. Above-moderate income category not included as there is no upper limit for that category.

² The median income of the household, based on number of persons in that household.

Source: HCD 2020 *Income Limits*.

Housing Costs

Rental Prices

According to Zillow.com, a website that provides local data on homes for sale, apartments for rent, neighborhood insights, markets, and trends, the results of a survey of apartment rental prices in unincorporated El Dorado County in June 2020 are shown in Table HO-14. At the time of the survey, listing in the unincorporated county were limited. Overall, the median rent was \$1,875 in July 2020, which was slightly lower than median rents in Sacramento—Roseville—Arden Arcade MSA which was \$1,975.

**Table HO-14: Rental Rates
Unincorporated El Dorado County
2020**

Community	Median Rental Price
Studio	\$900
1-Bedroom	\$950
2-Bedroom	\$1,875
3-Bedroom	\$2,400
4-Bedroom	\$3,200

Source: Zillow available listings, June 18, 2020

Housing Sales Costs

According to Zillow.com, the median sales price for homes in El Dorado County in April 2020 was \$454,800. Additionally, Table HO-15 provides the median sales prices for communities in El Dorado County, as of July 2020.

**Table HO-15
Median Sales Prices in El Dorado County
2020**

Community	Median Sales Price
Tahoma	\$671,376
South Lake Tahoe	\$454,574
El Dorado	\$382,700
Cool	\$354,900
Pollock Pines	\$324,257

Source: Zillow.com, July 2020

Housing Affordability

According to federal standards, an affordable housing cost is 30 percent of gross household income spent on housing. **Table HO-16** lists 2020 affordable rental and home sale prices for El Dorado County within HCD-established income categories based on a four-person household (**Table HO-13**). Based on these income groups, an extremely low-income households could afford monthly rents of \$655 or a home price up to approximately \$163,536. A very low-income household with an annual income of \$43,150 could afford a monthly rent of \$1,079 or a purchase price of approximately \$269,335. A low-income four-person household with an annual income of \$69,050 could afford a monthly rent of \$1,726, or a purchase price of \$430,998 and a moderate-income household with an annual income of \$86,300 could afford a monthly rent of \$2,158 or a home purchase price of \$538,670.

When comparing these affordable housing costs and rental rates (Table HO-16) to what is available in the county (Table HO-14 and HO-15), there are very limited housing options for extremely low-income households and rental options for very low-income households are in short supply. There are however more rental and purchase options for both moderate and above moderate-income households.

Table HO-16
**Affordable Housing Costs by
Income Category**

	Income Level (Based on a 4-Person Household)			
	Extremely Low	Very Low	Low	Moderate
Annual Income	\$26,200	\$43,150	\$69,050	\$86,300
Monthly Income	\$2,183	\$3,596	\$5,754	\$7,192
Maximum Monthly Gross Rent ¹	\$655	\$1,079	\$1,726	\$2,158
Maximum Purchase Price ²	\$163,536	\$269,335	\$430,998	\$538,670

Source: HCD 2020 State Income Limits – El Dorado County

Notes:

1. Affordable cost 30 percent of gross household income spent on housing.
2. Affordable housing sales price is based on conventional 30-year loan at 3% interest and a 5% down payment.

Overpayment

According to current federal standards, overpayment occurs when a household spends 30 percent or more of their gross income on housing. Of those households that overpay, many are lower income, although housing affordability is also of concern to moderate-income households.

Overpayment statistics from the 2012–2016 CHAS data indicate that there were 17,420 (31.8 percent) lower-income households (households earning less than \$66,900, for a 4-person household) in the unincorporated area of El Dorado County. Of those, 5,815 (10.6 percent) were renter-occupied households and 11,605 (21.2 percent) were owner-occupied households (Table HO-17).

To address overpayment, El Dorado County will pursue a variety of programs to expand affordability. The County will focus its local trust fund on new construction of multifamily units for families and leverage these resources with existing state resources and will continue its first-time homebuyer assistance and single-family rehabilitation programs to help address overpayment in owner households.

Table HO-17
**Households by Income Category Paying in
 Excess of 30% of Income Toward Housing Cost**

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	54,700	100.0%
Total Renter households	10,660	19.5%
Total Owner households	46,340	84.7%
Total lower income (0-80% of HAMFI) households	17,420	31.8%
Lower income renters (0-80%)	5,815	10.6%
Lower income owners (0-80%)	11,605	21.2%
Extremely low-income renters (0-30%)	1,905	3.5%
Extremely low-income owners (0-30%)	2,965	5.4%
Lower income households paying more than 50%	7,435	13.6%
Lower income renter HH severely overpaying	2,355	4.3%
Lower income owner HH severely overpaying	5,080	9.3%
Extremely Low Income (0-30%)	3,350	6.1%
ELI Renter HH severely overpaying	1,240	2.3%
ELI Owner HH severely overpaying	2,110	3.9%
Income between 30%-50%	2,240	4.1%
Income between 50% -80%	1,845	3.4%
Lower income households paying more than 30%	11,155	20.4%
Lower income renter HH overpaying	3,790	6.9%
Lower income owner HH overpaying	7,365	13.5%
Extremely Low Income (0-30%)	3,815	7.0%
Income between 30%-50%	3,480	6.4%
Income between 50% -80%	3,860	7.1%
Total Households Overpaying	20,965	38.3%
Total Renter Households Overpaying	5,665	10.4%
Total Owner Households Overpaying	15,300	28.0%

Source: CHAS, 2012-2016

Assisted Housing Projects at Risk of Conversion to Market-Rate Units

Housing developed through federal government programs is a major component of the existing affordable housing stock in California. Government-assisted units are financed using several programs with varying regulatory standards. Under these programs, the federal government provides developers with subsidies that result in the development of multifamily rental housing with rent-restricted units affordable to lower and very low-income persons. Approximately 1,062,400 people in California, mostly very low-income elderly and families with children, have benefited from subsidized housing in cities, suburbs, and rural areas (Center for Budget and Policy Priorities 2019).

As of August 2020, approximately 422,850 households in the state receive federal rental assistance (California Housing Partnership Corporation 2020). These include units that have low-interest financing and/or rental subsidies as a result of various programs that began in the 1960s. Assistance programs include:

- Housing Choice Voucher Program (Section 8): Rental Housing Assistance Program
- Section 221(d)(3) and Section 236: Mortgage Insurance and Subsidized Interest Rate Programs
- Section 515: Farmer’s Home Administration (now Rural Development) Mortgage Program
- Rental Assistance: Rural Development’s Rental Housing Assistance Program
- Low-Income Housing Tax Credit (LIHTC) Program (per Tax Reform Act of 1986) administered by the California Tax Credit Allocation Committee (TCAC)
- Home Investment Partnership Program (HOME) funding for new construction

In many cases, units are subsidized using more than one program.

In June 2020, the California Housing Partnership Corporation reported that El Dorado County has 2,295 federally assisted units (Table HO-18) countywide.

Table HO-18
**Inventory of Federally Assisted Units,
El Dorado County, June 2020**

Funding	Number of Units
USDA	297
HUD	453
Low-Income Housing Tax Credit	1,545
Total	2,295

Source: California Housing Partnership Corporation (2020).

Units at risk of conversion are those that may have their subsidized contracts terminated (“opt out”) or that may “prepay” the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower-income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development, difficulties in dealing with HUD oversight and changing program rules, the depletion of tax advantages available to the owner, and a desire to roll over the investment into a new property.

In the unincorporated area of El Dorado County, there are 14 government-assisted properties with a total of 814 units, consisting of both general and senior housing, funded primarily by California Tax Credits and/or USDA Rural Multifamily Rental Housing, Section 515 programs.

The County does not have any properties in the unincorporated area at risk of converting to market rate within the next 10 years. See Table HO-19.

Table HO-19
**Inventory of Public-Assisted Multifamily
 Apartment Complexes (2020)**

Name	Address	City	Population Served	Income Level	Affordable Units	Estimated Affordability End Year	Funding Programs
Cameron Park Village	3433 Palmer Drive	Cameron Park	General	Low/ Very Low	79	2051	TCAC
Glenview Apartments	2361 Bass Lake Road	Cameron Park	General	Low/ Very Low	87	2068	TCAC
The Knolls at Green Valley	3301 Cimmaron Road	Cameron Park	General	Low/ Very Low	199	2061	TCAC
Green Valley Apartments	2640 La Crescenta Drive	Cameron Park	General	Low/ Very Low	39	2059	TCAC & USDA 515
Diamond Terrace Apartments	6035 Service Road	Diamond Springs	General	Low/ Very Low	61	2053	TCAC
Diamond Springs Apartments I	643 Pearl Place	Diamond Springs	General	Low/ Very Low	16	2034	USDA 515
Diamond Springs Apartments II	623-653 Pearl Place	Diamond Springs	General	Low/ Very Low	23	2035	USDA 515
Diamond Sunrise Apartments	4015 Panther Lane	Diamond Springs	Senior	Low/ Very Low	24	2037	USDA 515
Diamond Sunrise Phase II	4015 Panther Lane	Diamond Springs	Senior	Low/ Very Low	16	2037	USDA 515
White Rock Village	2200 Valley View Parkway	El Dorado Hills	General	Low/ Very Low	167	2059	TCAC & CalHFA
Trailside Terrace Apartments	4300 Sunset Lane	Shingle Springs	General	Low/ Very Low	39	2067	TCAC & CalHFA
Skyview Terrace Apartments	4214 Product Drive	Shingle Springs	General	Low	5	2032	Local Fee Deferral
Shingle Terrace Apartments	3840 Market Court	Shingle Springs	General	Low/ Very Low	71	2053	TCAC
Shingle Springs Apartments	3900 Creekside Court	Shingle Springs	General	Low/ Very Low	12	2053	USDA 515

Source: CHPC, June 2020

The County will strive to preserve the current stock of affordable housing by encouraging property owners to maintain subsidized units rather than converting such units to market-rate rentals. Through Implementation Measure HO-23 the County will provide informational resources to property owners and coordinate with them to find ways to address expiring affordability as needed. Local entities that are considered qualified to own and/or manage affordable units in El Dorado County are listed in Table HO-20.

Table HO-20
**Entities Qualified to Own/Manage
 Affordable Units in El Dorado County**

Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento
California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento
California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento
Hendricks & Partners	3100 Zinfandel Drive, Suite 100	Rancho Cordova
USA Properties Fund	2440 Professional Drive	Roseville
Christian Church Homes of Northern California Inc.	303 Hegenberger Road, Suite 201	Oakland
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Project Go Inc.	3740 Rocklin Road	Rocklin
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento
Sacramento-Yolo Mutual Housing Association	8001 Fruitridge Road, Suite A	Sacramento

Source: California HCD 2020

Projected Housing Needs

Table HO-21 shows future housing needs in the unincorporated areas of El Dorado County based on the adopted Regional Housing Needs Plan (RHNP) prepared by SACOG. State law requires councils of governments to prepare such plans for all cities and counties within their jurisdiction. SACOG has distributed the unincorporated El Dorado County Regional Housing Need Allocation (RHNA) for the unincorporated area in the Tahoe Basin and the west slope unincorporated areas in accordance with California HCD guidelines. It is presumed that 50 percent of households in the very low-income category will qualify as extremely low-income households (720 households).

The housing allocation plan ensures adequate housing opportunities for all income groups. HCD provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

Table HO-21
**El Dorado County Housing Allocations (2021–2029
 RHNA)**

Jurisdiction	Lower-Income Units				Higher-Income Units		Total RHNA
	Very Low	Low	Very Low + Low	% of Total RHNA (VL + L)	Moderate	Above Moderate	
El Dorado County Unincorporated Tahoe Basin	91	55	146	40.70%	63	150	359
El Dorado County Unincorporated West Slope	1,350	813	2,163	43.30%	840	1,991	4,994
Total	1,441¹	868	2,309	43.13%	903	2,141	5,353

Source, SACOG RHNP, 2021-2029

¹This allocation presumes that 50% of the Very Low-Income households, or 720 households, will qualify as Extremely Low-Income.

Section 3: Housing Constraints

The provision of adequate and affordable housing opportunities is an important goal of the County. However, a number of factors can constrain the maintenance, improvement, or development of housing, particularly affordable housing for lower-income households. Housing constraints are restrictions that add significant costs to housing development.

State Housing Law requires that the County review constraints to the maintenance and production of housing for all income levels. These constraints fall into two basic categories: governmental, which are controlled by federal, state, or local governments; and non-governmental factors that are not created by, and generally cannot be significantly affected by government actions.

This section addresses these potential constraints and their effects on the supply of affordable housing.

Governmental Constraints

Local policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583[c][3]). Therefore, the County must monitor these regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development.

The County's primary policies and regulations that affect residential development and housing affordability are land use controls such as development processing procedures, fees, improvement requirements, building codes, housing codes, and enforcement. Special district management, the state, and federal governments impose additional constraints.

Land Use Controls

Land use controls guide local growth and development. El Dorado County applies land use controls through its General Plan, Zoning and Subdivision Ordinances. The General Plan and Zoning Ordinance establish the amount of land distribution allocated for different uses, including housing. The Subdivision Ordinance governs the process of converting undeveloped land to building sites.

General Plan

El Dorado County's principal land use policy document is the Land Use Element of its General Plan. Additional policies related to land use that potentially affect housing are contained in the Transportation and Circulation, Conservation and Open Space, and Agriculture and Forestry Elements in the General Plan as well as the Public Health, Safety and Noise Element.

State planning law requires general plans to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code Section 65302[a]). One of the fundamental objectives of El Dorado County's General Plan is to direct intensive development

to the identified Community Regions and Rural Centers where public facilities and infrastructure are generally more available. Policies in each of the relevant elements are designed to achieve the desired land use patterns; coordinate development with infrastructure availability; equitably distribute the cost of public services; maintain the character of existing communities; and preserve agricultural lands, natural resources, and open space.

Table HO-22 shows the land use designations outlined in the Land Use Element. The corresponding existing zone districts are listed beside the appropriate land use designation. As noted, residential development may be allowed in certain commercial zone districts as mixed-use development. The land use map designates sufficient land for housing development, so no adjustments are necessary.

**Table HO-22
Compatible Land Use Designations
and Zone Districts**

General Plan Land Use Designation	Zone Districts¹
Agricultural Lands (AL)	Agricultural Grazing (AG), Forest Resource (RF), Planned Agricultural (PA), Rural Lands (RL), and Timber Production Zone (TPZ) Districts
Rural Residential (RR)	Residential Estate Districts (RE -5, -10) ³ , Limited Agricultural Districts (LA -10, -160), PA, AG, TPZ
Low-Density Residential (LDR)	RE (-5, RE-10), PA ^{4, 5} , RL (10-160) ⁴ , TPZ LA ⁴ , AG (40-160) ⁵
Medium-Density Residential (MDR)	Single-unit Residential (R1) ² , One-acre Residential (R1A), Two-acre Residential (R2A), and Three-acre Residential (R3A) Districts; RE (-5, -10) ³
High-Density Residential (HDR)	Single-unit Residential (R1 and R20K); R1A
Multifamily Residential (MFR)	Multi-unit Residential (RM) District
Commercial (C)	Commercial, Professional Office (CPO), Commercial, Limited (CL), Commercial Main Street (CM), Commercial, Community (CC), Commercial Regional (CR), Commercial, General (CG), CRU (Commercial, Rural), RM

Note:

¹ See the following section for more information about zone districts. Zone districts are as defined in Title 130 of the El Dorado County Code.

² Consistent when combined with the Platted Lands (-PL) Overlay Only

³ MDR is for 5 acres only; RR is for RE-10 only

⁴ LA-10, PA-10, and RL-10 only

⁵ Consistent when in a Williamson Act Contract

Policies directing growth to Community Regions and Rural Centers and concurrency policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when viewed as a necessary method to direct growth in areas that are most suitable for development and to protect agricultural lands, open space, and natural resources, the benefits outweigh any constraints that may be imposed. Directing infill and the greatest extent of new growth to Community Regions would generally be more affordable and is more likely to result in affordable housing, as costs associated with services to and infrastructure development in support of the development would be substantially less (and thus not passed on to the renter or homebuyer).

Small sites (0.25–1.0 acres) currently designated for multifamily housing are located within urbanized areas of the unincorporated area of El Dorado County, thereby offering infill opportunities that would accommodate four or more units of affordable/workforce housing.

General Plan policies encourage the development of mixed-use (residential with commercial) within the Commercial land use designation. Measure LU-Q of the General Plan Land Use Element supports infill development, specifically, medium-density residential as well as mixed-use development along commercial or transportation corridors throughout the county. This measure supports Land Use Element objectives 2.1.4 and 2.4.1. Section 130.40.180 entitled “Mixed Use Development” of Title 130, the County’s Zoning Ordinance, provides general requirements and development standards for mixed use development. More detailed development standards are in the County’s Mixed Use Design Manual adopted on December 15, 2015. In 2015 the County completed an amendment to General Plan Policy 2.1.1.3, Commercial/Mixed-Use, to revise the existing requirement that commercial uses be initiated prior to residential uses in select commercial zones to achieve objectives established under Government Code Section 65583.2.

Economic Development Element Policy 10.2.1.5 requires an economic study for all 50-plus-unit residential developments to ensure that appropriate public services and facilities fees are levied to provide the services and facilities needed by the project. Implementation Measure HO-32 will result in consideration of a program to fund or offset the cost of preparing the study for multifamily housing, which includes an affordable component. A model study for analysis of potential fiscal impacts has been initiated while analysis of individual projects is ongoing as needed.

Zoning Ordinance

Land use controls affecting the location, type, and timing of housing development are prescribed through the minimum standards contained in the Zoning Ordinance (Title 130 of the El Dorado County Code). The Zoning Ordinance and the assignment of zone districts are intended to ensure that the land uses in the county are compatible, suitably located in relation to one another, and reflect the County’s vision and goals as set forth in the General Plan. If zoning standards are excessively restrictive and do not allow adequate land use flexibility, development costs could increase. While the Zoning Ordinance and development standards present the potential to restrict housing, the County intends to implement these regulations for General Plan consistency and the protection of public health, safety, and welfare.

The current El Dorado County Zoning Ordinance identifies six residential districts:

1. Multi-unit Residential (RM)
2. Single-unit Residential (R1, R20K)
3. One-acre Residential (R1A)
4. Two-acre Residential (R2A)
5. Three-acre Residential (R3A)
6. Residential Estate (RE)

Additionally, various types of residential uses are also allowed in all agricultural districts (Limited Agricultural [LA], Planned Agricultural [PA], Agricultural Grazing [AG], Rural Lands [RL], Forest Resource [FR], and by Conditional Use Permit in the Timber Production Zone [TPZ]). Mixed residential and nonresidential uses are allowed in most commercial districts as long as the residential uses are complementary: (Commercial, Professional Office [CPO]; Commercial, Limited [CL]; Commercial, Main Street [CM]; Commercial, Community [CC], subject to a design review permit. As

noted in the General Plan discussion, the County amended the General Plan and Zoning Ordinance to allow for mixed use development, subject to specified site development standards. Table HO-23 shows the maximum residential density allowed in each existing zone district.

Table HO-24 provides setback, coverage, and height requirements throughout the unincorporated areas of El Dorado County. Setbacks in multifamily residential zones are slightly less restrictive, providing the option for a larger footprint on the parcel. The setbacks, maximum coverage, and height requirements are not considered a constraint to the development of affordable housing.

**Table HO-23
Zoning Ordinance Maximum
Densities**

Zone District	Maximum Density One dwelling unit per:
Multi-unit Residential (RM)	6,000 or 2,000 sq. ft. ¹
Single-unit residential (R1, R20K)	6,000 or 20,000 sq. ft.
One-acre Residential (R1A)	1 acre
Two-acre Residential (R2A)	2 acre
Three-acre Residential (R3A)	3 acre
Residential Estate (RE)	5 or 10 acres as designated
Limited Agricultural (LA)	10 acres or as designated
Planned Agricultural (PA)	10 acres or as designated
Agricultural Grazing (AG)	40 acres or as designated
Rural Lands (RL)	10 acres of as designated
Forest Resource (FR)	40 acres below 3,000 ft. elev. or as designated; 160 acres 3,000 ft. and higher
Timber Production Zone (TPZ)	160 acres
Commercial, Professional Office (CPO)	6,000 sq. ft. ⁴
Commercial, Limited (CL)	4,000 sq. ft. ⁴
Commercial, Main Street (CM)	None
Commercial, Community (CC)	4,000 sq. ft. ⁴
Commercial, Regional (CR)	100,000 sq. ft. ^{2, 4}
Commercial, General (G)	10,000 sq. ft. ⁴
Commercial, Rural (CRU)	10,000 sq. ft. ⁴
Industrial Low (IL)	10,000 sq. ft. ³
Industrial High (IH)	20,000 sq. ft. ³
Research & Development (R&D)	10,000 sq. ft. ³

Notes:

¹ Minimum lot size is 6,000 ft. Lot area of 2,000 ft. allowed when proposed with attached dwelling units.

² Does not limit the creation of new smaller lots within a regional commercial facility.

³ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones.

⁴ Mixed use development and commercial condominiums subject to Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.

Source: *El Dorado County Zoning Ordinance* (as amended through 2020).

Table HO-24
Zoning District Setbacks¹

Zoning District	Front Setback	Side Setback ^{2,3}	Rear Setback	Maximum Height
Single-unit Residential (R1, R20K)	20, 30 feet	5,10 feet	15, 30 feet	40 feet
One-acre Residential (R1A)	30 feet	15 feet	30 feet	45 feet
Two-acre Residential (R2A)	30 feet	20 feet	30 feet	45 feet
Three-acre Residential (R3A)	30 feet	30 feet	30 feet	45 feet
Multi-unit Residential (RM)	20 feet	5 feet	10 feet	50 feet
Residential Estate (RE)	30 feet	30 feet	30 feet	45 feet

Notes:

¹ May be subject to agricultural setbacks under [Section 130.30.030](#) (Setback Requirements and Exceptions) in [Article 3](#) (Site Planning and Project Design Standards) of this Title if adjacent to agricultural zones or fire safe setbacks if over one acre in lot size.

² Fire Safe setbacks may apply.

³ May be subject to special side yard setbacks due to building height under [Section 130.30.060](#) (Height Limits and Exceptions) in [Article 3](#) (Site Planning and Project Design Standards) of this Title.

* In the Tahoe Basin Combining Zone, this zoning district uses the Individual Parcel Evaluating System (IPES) for lot coverage.

Source: *El Dorado County Zoning Ordinance* (as amended through 2020).

General Plan Land Use and Zoning District Consistency

The following table depicts the General Plan Land Use designations consistency with the County's Zoning Districts.

Table 24A
General Plan Land Use Designation and
Zoning District Consistency Matrix

Zoning Districts	MFR	HDR	MDR	LDR	RR	AP*
RM	●					
R1		●	Δ			
R20K		●				
R1A		●	●			
R2A			●			
R3A			●			
RE (-5-10)			● ¹	●	● ¹	

Source: El Dorado County General Plan Land Use Element, 2019

*Adopted Plan (AP): This land use category recognizes areas for which specific land use plans have been prepared and adopted into the General Plan.

Notes: ● – Consistent with General Plan Policy

Δ - Consistent when combined with the Platted Lands (-PL)

¹ MDR is for 5 acres only; RR is for RE-10 only

Typical Densities for Development

El Dorado County has not experienced significant housing development in the last 10 years. Lots in recently proposed single-family residential projects have varied in size from approximately 6,000 square feet to 24,000 SF. Most recent single-family subdivisions resulted in typical density of between 1 and 8 homes per acre. Multifamily densities within El Dorado County are typically 5 to 15 units per acre but can be as dense as 24 units per acre. During the 2013- 2021 planning period, the County did receive requests to develop sites identified in the sites inventory at lower than the assumed density, although all requests were still within the minimum density of the zoning. The County was able to maintain sufficient sites and was not in a net loss situation due to the project relying on the lower density.

Parking

Table HO-25 lists the off-street parking requirements for different residential uses in the county. The County's parking requirements are consistent with other communities and are not considered to unnecessarily burden affordable housing construction. Measure HO-27 has been included to ensure that parking for emergency shelters is sufficient to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, consistent with Government Code Section 65583(a)(4 (A)(ii)).

**Table HO-25
Schedule of Off-Street Vehicle Parking
Requirements**

Use	Minimum Off-Street Parking
Single dwelling unit, detached	2 per unit
Duplex, triplex	2 per unit
Multi-unit (apartments, townhouses, and condominiums):	
Studio/1 bedroom	1.5 per unit
2 or more bedrooms	2 per unit (minimum 1 covered) + 1 guest space per 4 units
Mixed use	1 per unit
Rooming houses, fraternity/sorority housing, or clubs with sleeping facilities	1 per bedroom + 1 per 8 beds
Accessory dwelling units	
Accessory Dwelling Unit	1 per unit
Temporary Mobile home	Tandem w/ primary residence's spaces
Guest house	No minimum
Caretaker, employee housing	1 per unit
Mobile home park	2 per mobile home space, tandem for each space + 1 guest space per 5 units

Source: El Dorado County Zoning Ordinance (as amended through 2020).

Table HO-26 outlines the extent of housing types allowed by zone district.

Table HO-26
Zoning Districts Allowing
Residential Uses

	Zone District																					
	LA	PA	AG	RL	FR	TPZ	CPO	CL	CM	CC	CR	CG	CRU	IL	IH	R&D	RM	R1, R20K	R1A	R2A	R3A	RE
Accessory Dwelling Unit	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Child Day Care Home																						
Small	P	P	P	P	P	-	-	A	-	A	-	-	A	-	-	-	P	P	P	P	P	P
Large	CUP	A	A	A	A	-	-	A	-	A	-	-	A	-	-	-	CUP	A	A	A	A	A
Community Care Facility ⁴ .																						
Small (6 or less)	-	-	-	P	-	-	CUP	P	-	P	-	-	P	-	-	-	P	P	P	P	P	P
Large (7 or more)	-	-	-	CUP	-	-	CUP	P	-	P	-	-	P	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP
Dwelling ⁵																						
Multi-unit	-	-	-	-	-	-	2	2	2	2	2	2	2	-	-	-	P	-	-	-	-	-
Single-Family, Attached	-	-	-	-	-	-	2	2	2	2	2	2	2	-	-	-	P	P	-	-	-	-
Single-Family, Detached	P	P	P	P	P	CUP	2	2	2	2	2	2	2	-	-	-	P(1)	P	P	P	P	P
Emergency Shelter ³	-	-	-	-	-	-	-	-	-	CUP	-	P	-	-	-	-	-	-	-	-	-	-
Employee Housing ⁶																						
Agricultural (≤6 employees)	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Agricultural (<36 beds or 12 units)	MUP	MUP	MUP	MUP	MUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Caretaker, Permanent	-	-	-	-	-	-	A	A	A	A	A	A	A	A	CUP	A	-	-	-	-	-	-
Commercial Caretaker, Temporary	-	-	-	-	-	-	TMA	TMA	TMA	TMA	TMA	TMA	TMA	TMA	-	TMA	-	-	-	-	-	-
Construction	-	-	TUP	TUP	TUP	-	-	-	-	-	-	A	A	A	A	-	TUP	TUP	TUP	TUP	TUP	TUP
Seasonal Worker in Com w/ Standards	-	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A
Seasonal Worker not in Compliance w/ Standard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP
Guest House	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P

	Zone District																					
	LA	PA	AG	RL	FR	TPZ	CPO	CL	CM	CC	CR	CG	CRU	IL	IH	R&D	RM	R1, R20K	R1A	R2A	R3A	RE
Hardship Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	TMA	TMA	TMA	TMA	TMA
Temporary Mobile Home	TMA	TMA	TMA	TMA	TMA	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Mobile/Manufactured Home Park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CUP	CUP	CUP	CUP	CUP	CUP
Room Rental																						
One Bedroom, only	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P
Transitional Housing																						
Small (6 or less)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P
Large (7 or more)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CUP	CUP	CUP	CUP	CUP	CUP
Supportive Housing	--	--	--	--	--	--	2	2	2	2	2	2	2	--	--	--	P	--	--	--	--	--

Notes:

P: Allowed

A: Administrative permit

TUP: Temporary use permit

CUP: Conditional use permit

MUP: Minor use permit

TMA: Temporary mobile home permit

--: Use not allowed

1: Requires minimum General Plan density to be met. Planned Development application required unless in compliance with adopted Traditional Neighborhood Design standards found in the site planning and design manual.

2: Permitted by Design Review (County Code Section 130.52.030)

3: Emergency shelters are permitted without conditional permits; in the CG zone.4.As part of Program HO-28, the County will amend provisions in the Zoning Ordinance to define and allow residential community care facilities, consistent with state law, for six or fewer persons subject to the same restrictions as single-family homes, and residential community care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

5.Manufactured/mobile homes on a permanent foundation are treated no differently than a single-family dwelling.

6 Program HO-29 has been included to ensure compliance with Health and Safety Code Section 17021.6.

Source: El Dorado County Zoning Ordinance Title 130 Article 2

Zoning Ordinance Permitting

As shown in Table HO-26, some housing types require issuance of permits or other discretionary approval for development under the current Zoning Ordinance. While most housing types are allowed by right in the majority of residential zone districts, others may be subject to administrative permit, issuance of a conditional use permit, or approval of a planned development. Multifamily housing is allowed by right in the base Multifamily Residential (RM) zone. Community care facilities with fewer than seven people are allowed by right in all residential zones.

Conditional Use Permit: The conditional use permit process provides for review to consider uses that may be compatible with other allowed uses in a zone district, but due to their nature require consideration of site design, adjacent land uses, availability of public infrastructure and services, and environmental impacts. Under the current Zoning Ordinance, some large child day care homes, community care facilities with more than six people, detached single-family homes, farm employee housing, mobile home parks, and transitional housing for more than six people require conditional use permits.

The following outlines the approval process for a conditional use permit:

1. **Prepare and submit application.** The applicant prepares required materials and submits the package to the Planning and Building Department, Planning Division.
2. **Receive application.** The Planning Division reviews the application with the applicant. If the application is complete, the Planning Division accepts the project, assigns it to a planner, and distributes copies of application materials to affected departments and agencies for review and comment.
3. **Process application.** The Planning Division processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
 - A site meeting with applicant and representatives of other appropriate County departments.
 - A “Technical Advisory Committee” meeting with the applicant and representatives of concerned County departments and agencies. The other County departments and agencies may state a requirement for additional information or studies at the meeting.
 - Preparation of a draft environmental document pursuant to the California Environmental Quality Act (CEQA). Depending upon the potential impacts of the project, a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR) may be required. If an EIR is required, the applicant is responsible for the costs of the EIR process.
 - Applicant meets with the Technical Advisory Committee to discuss environmental review, conditions of approval or recommendation for denial, and potential hearing date(s).
 - Noticing of the public hearing for the project and environmental document in the local newspaper (notice shall include information regarding public review time frame).

- Preparation of a staff report, which is presented to the decision-making body in advance of the project hearing. The applicant reviews the staff report a minimum of two weeks before the public hearing so that he/she understands staff-recommended conditions of approval.
4. **Hold public hearing.** A public hearing is held before the Zoning Administrator, or Planning Commission, to make a decision on the proposed project. The hearing includes certification of environmental document and may result in conditions of approval that are different from staff recommendations. If the hearing body approves the project, the applicant may proceed pursuant to the conditions of approval. If the hearing body denies the project, the applicant may choose to modify the project and repeat the process.
 5. **Post-decision procedure.** If any party wishes to appeal the decision of the Zoning Administrator or Planning Commission, the appeal must be filed within 10 working days after the decision. The appeal hearing, which is publicly noticed, is held before the Board of Supervisors at one of its regular meetings. For appealed projects, the Board of Supervisors makes a final decision. The timing of the appeal hearing is approximately 30 days after the filing of the appeal.

The entire process is generally completed within six to eight months. The length of time is mainly determined by the level of environmental review required, changes or modifications made to the project by the applicant, or additional information needed to resolve issues or complete the environmental document.

6. **Planned Development:** Planned Development review and subsequent application of a Planned Development zone district provides for flexibility of development. Planned Developments provide for benefits such as more efficient use of a site, more efficient use of public or private infrastructure, and environmental protection. Under the current Zoning Ordinance, discretionary Planned Development approval is required for some mobile home parks and multifamily and group residential developments.

Subdivision Ordinance

The County Subdivision Ordinance (Title 120 - Subdivisions) contains land use controls governing the design, improvement, and survey of official maps for major or minor land divisions to ensure that growth and development of the county is orderly. The Subdivision Ordinance establishes the rules a developer must follow when dividing any unit or units of improved or unimproved land for the purpose of sale, lease, or financing, whether immediate or future (CA Government Code § 66424). Title 120 (Subdivision) is the local County Subdivision Ordinance that derives its power pursuant to the authority of the Subdivision Map Act. The County Subdivision Ordinance affects the location, type, and timing of housing development; it governs the process of converting undeveloped land into building sites. It is the tool whereby the County ensures that residential lots are created in a manner consistent with the General Plan, Zoning Ordinance, and the County's improvement standards. Compliance with this ordinance provides for orderly development, protection of property values, and ensures that adequate streets, public utilities, and other essential public services are provided. Excessive restrictions on subdivisions could result in inflated land development costs and/or lack of development interest. However, the County's subdivision regulations are consistent with state law and comparable to other jurisdictions in the region having a similar topography and demographics and are not considered a constraint on residential development. No changes are necessary

Review of Local Ordinances

Approved in 2020, the County has placed a cap on vacation home rentals (VHRs) located within the Tahoe Basin, which is intended to create a balance of residential uses and reducing issues related to vacation home rentals without undermining the market for this important guest accommodation. The cap on vacation home rental permits within the Tahoe Area also works to minimize the loss of the affordable housing stock. On May 11, 2021, the Board of Supervisors directed staff to return within 90 days with Ordinance amendments to: 1) Implement a 500-foot buffer around existing VHRs (no other VHRs allowed); 2) Keep existing cap at 900; and 3) Ordinance to be applicable countywide.

The County does not have any other locally adopted ordinances that prohibit the development of housing.

Development Processing Procedures, Fees, and Improvement Requirements

Similar to other jurisdictions, the County has a number of procedures it requires developers to follow for processing entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (Government Code Section 65920 et seq.), housing proposed in the county is subject to one or more of the following review processes: environmental review, zoning, subdivision review, conditional use permit control, design review, and building permit approval.

Delays in processing the various permits and applications necessary for residential development can add to housing costs and discourage housing developers. In El Dorado County, the processing time for a tentative map is typically six to nine months. When accompanied by a zone change or planned development application, the time can be longer. Plan check for a single-family home is typically six to 12 weeks, although options for outside plan check services can reduce that time to about two weeks.

Multifamily development in many parts of El Dorado County requires discretionary design review approval because Design Review combining zone districts overlay much of the area where multifamily development is appropriate. For residential uses, this process is applied only to mixed-use, and multi-unit residential projects in the following areas:

1. Meyers Community Plan Area.
2. Land adjacent to designated State Scenic Highway Corridors.
3. Other areas where the Design Review-Community (-DC), Historic (-DH), or Scenic Corridor (-DS) Combining Zones have been applied (R2-DC, CP-DC, etc.).
4. Mixed use development projects in Community Regions.

The current procedure for processing multifamily housing from discretionary design review project to building permit issuance without fast-tracking or utilization of SB-35 can take approximately 15 months. For instance, a discretionary design review for a multifamily housing project goes through the planning process similar to steps 1-6 outlined on page 4-47 and 4-48. This planning process includes application preparation and submission, application receiving, application processing, agency review, CEQA processing, public hearing, post-decision procedure, and building permit review.

The Design Review process is limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed use within the zone. This adds to the

processing time and subjects applicants to greater scrutiny, potential opposition from the community, and political issues. One opportunity to eliminate a constraint would be to establish objective standards for multifamily housing and develop a process for fast-tracking the approval of such development (Measures HO-5, HO-10, and HO-14).

The typical time frame for the building permit process, from application approval to building permit issuance, is approximately six to 12 weeks. The discretionary review process which takes place prior to the building permit approval process has a typical time frame of six to nine months, depending on the complexity of the project. The total time could therefore be approximately 9 to 15 months.

In 2017, the California Legislature approved Senate Bill 35 (SB 35), an act to amend Sections 65400 and 65582.1 of, and to add and repeal Section 65913.4 of, the Government Code, relating to housing, codified in 2018 as Government Code Section 65913.4 (Exhibit G) that provides for streamlined affordable housing construction within California jurisdictions that fall short of reaching their Regional Housing Need Allocation (RHNA). While SB 35 amended existing code sections and added new ones, the primary code section enacted to provide for streamlined ministerial approval for affordable housing projects is Government Code Section 65913.4. Affordable residential projects need to meet specific criteria to qualify for processing under SB 35. The SB 35 process allows for both residential and non-residential components within a qualifying project as long as at least two-thirds of the square footage of the development is designated for residential use. Projects that qualify for SB 35 are considered ministerial and subject to streamlining requirements. Further, projects that qualify for SB 35 are Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15268, Ministerial Project, of the CEQA Guidelines. SB 35 further provides, “The determination of whether an application for a development is subject to the streamlined ministerial approval process provided by subdivision (b) is not a “project” as defined in Section 21065 of the Public Resources Code.” (Gov. Code, § 65913.4.)

As required by CEQA, the County’s permit processing procedures include an assessment of the potential environmental impacts of the proposed project. The environmental review process helps protect the public from significant environmental degradation and locating on inappropriate development sites. It also gives the public an opportunity to comment on project impacts. However, if a project requires an EIR, additional processing, cost, and time is required.

Compliance with CEQA is the first step in the review of a discretionary project, prior to scheduling any permit or application before a hearing body. If, after completing a CEQA Initial Study, County staff determines that the proposal will have no significant adverse impact upon the environment, or where those impacts can be mitigated to a less than significant level, the applicant will be notified that a Negative Declaration or Mitigated Negative Declaration will be prepared by the County. If staff determine that the project may have a significant impact, an Environmental Impact Report (EIR) is required. An EIR is an in-depth analysis of the potentially significant environmental impacts of a project. Once it has been determined that the EIR is acceptable, the Draft EIR is distributed for public review. After the applicant files the tentative map or subsequent entitlement application, a public hearing will be set to consider the CEQA document (which is either an Initial Study/Negative Declaration, Initial Study/Mitigated Negative Declaration, or an EIR) and any other entitlements.

The County’s development processing procedures do not create excessive obstacles to residential development, although this Housing Element includes programs to relax the procedures for certain types of projects. These include Measure HO-13, which directs that the County will review its current procedures to identify opportunities for streamlining procedures (the County has developed a “Fast-Tracking” process for projects that include Affordable Housing units); Measure HO-4, which directs

the County to establish a working group to ensure consistent application of processing requirements (the Chief Administrative Office has established a Housing Working Group, and as part of the “Fast-Tracking” process it is being recommended that a staff-level working group with a single point of contact for all projects including Affordable Housing be established); and Measure HO-24, which directs the County to regularly review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and to continue to permit requests for reasonable accommodations for persons with disabilities seeking equal access to housing. No additional changes are necessary.

Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that comply with applicable general plan and zoning standards are subject only to the development standards and fees that are applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

El Dorado County has an optional pre-application process. The pre-application process provides early identification of possible issues and direction from County staff as well as other departments and outside agencies. It gives the applicant the opportunity to seek solutions or consider alternative designs. If necessary, before filing an application. Under the pre-application process, applicants meet with County staff prior to submission of formal applications to better define the information needed to review a project. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants, County departments and utility providers. The County currently defers to HCD for the required application process related to SB 330 but is developing a County specific process in compliance with the Permit Streamlining Act that will be completed early in the planning period.

Impact Fees

Impact and other fees are assessed with most building permit applications to offset the impact of new construction on various services and infrastructure needs that the County or other agencies provide.

Table HO-27 lists examples of impact and related development fees for a single-family dwelling and Table HO-27A lists related development fees for multifamily project in El Dorado County. As noted in the Table HO-37, a portion of total fees are payable to entities other than the County (i.e., fire districts, school districts, park and recreation providers, community services districts, and water providers). The County has no authority to change or waive fees assessed by non-County entities, such as water and sewer fees levied by the El Dorado Irrigation District. County-levied fees for single-family dwellings are based on costs to process applications (building permit and septic system fees), ordinance requirements (rare plant mitigation fees), and costs to construct improvements. Developments that consist of something other than a single unit may have additional processing fees depending upon the type and size of the project (e.g., a large subdivision project may require preparation of an EIR pursuant to CEQA, which would be funded by the applicant).

County-levied fees are established or changed using a formal process. To determine an appropriate fee (or fee change), the County conducts a study that identifies details of the service and the cost to administer that service. The Board of Supervisors then considers the new or amended fee based on the results of the study. The Board has final say in the established fee amounts. The County regularly

reviews its fee programs and conducts fee studies in response to changes in requirements, changes in demand, and changes in the value of its services (e.g., influenced by inflation).

As noted previously, only a portion of impact fees associated with residential development are established by the County. The combination of the County's fees and those of other agencies and service providers collectively pose a constraint to the development of affordable housing because developers cannot as easily pass the cost on to the purchaser or future inhabitants. The County adopted a fee waiver/fee reduction ordinance for affordable housing projects on December 12, 2007, to help alleviate some of its development fee requirements. Pursuant with Measure HO-12, the County administers a dedicated predevelopment revolving loan fund for affordable housing projects and is exploring additional opportunities to fund development of affordable housing. In 2015, the County completed a Traffic Demand Model update that did study the benefits of mixed-use development on traffic levels of service with a focus on reducing TIM fees for mixed-use projects. The study verified that mixed-use contributes to fewer trips and therefore justify a reduction of fees. In December 2016, the Board of Supervisors adopted a major update to the TIM Fee program which resulted in lower traffic impact fees due to reduced annual growth rates. In 2017, the Board of Supervisors adopted a minor TIM Fee Update. In 2018, the Board of Supervisors adopted a minor technical update to the TIM Fee program, with annual minor adjustments for inflation in 2019 and 2020. In December of 2020, the Board adopted a major update to the now named Traffic Impact Fee Program, which included an adjusted fee based on the size of the single-family non-age restricted dwelling unit. The updated fee schedule went into effect in February of 2021. All of the 2021 zone Traffic Impact fees, except for the El Dorado Hills area (Traffic Impact Zone C), are significantly lower than they were in 2015. The El Dorado Hills area fees for a single family non-age restricted dwelling unit (2,000 to 2,999 sq. ft.) are approximately 5.5 percent higher than the TIM fees in 2015. However, the Traffic Impact fee for a new home smaller than 1,500 sq. ft. is less than the fee that was charged in 2015. The County's development standards and fees are available on the County's website

Table HO-27
Single-Family Dwelling Fees¹

Type of Fee	Amount of Fee	Agency Collecting Fee	Time of Assessment
Building Permit	\$294	El Dorado County	Building Permit
Administrative Permit	\$70-909	El Dorado County	Building Permit
Conditional Use Permit	\$1,000 + T&M ²	El Dorado County	Building Permit
Grading	\$678-\$2,126	El Dorado County	Building Permit
Traffic Impact Fee (TIF)	\$7,882-32,675/d.u. ³	El Dorado County	Building Permit
Fire	\$.54/sq. ft.-\$1.26/sq. ft. ⁴	Fire Districts	Building Permit
School	\$2.24-3.79/sq. ft.	School Districts	Building Permit
Recreation	\$4,245-11,718/d.u. ⁵	Community Services/Recreation Districts	Building Permit
Rare Plant, County	\$0-885/d.u. ⁶	El Dorado County	Building Permit
Water, EID ⁷	\$21,442/d.u. ⁸	EID	Building Permit or Final Map ⁹
Water, Grizzly Flats CSD	\$6,030/d.u.	GFCSD	Building Permit
Water, Permit to Drill Well	\$514	El Dorado County	Building Permit
Septic System	\$857	El Dorado County	Building Permit

Type of Fee	Amount of Fee	Agency Collecting Fee	Time of Assessment
Cumulative Fees	\$43,012-\$78,450 ¹⁰		

Notes:

1 Fees in effect as of July 15, 2020.

2 Time and Materials.

3 Varies based on location and size by Traffic Impact Fee Zones (February 2021).

4 Varies based on district.

5 Recreation fees are collected in the El Dorado Hills and Cameron Park Community Services Districts and Georgetown Divide Recreation District boundaries.

6 Plant fee varies based on location.

7 El Dorado Irrigation District

8 Based on a ¾" meter for potable water only.

9 Fee is collected at recording of a subdivision final or parcel map, unless the lot is pre-existing and does not already have an EDU allocated to it.

10 Excludes Fire and School fees that vary by district and are determined based on the square footage of the dwelling unit.

Source: El Dorado County Building Department, Planning Department, Department of Education, Chief Administrative Office, and El Dorado Irrigation District (2020).

Table HO-27A
Multifamily Dwelling
Fees¹

Type of Fee	Amount of Fee	Agency Collecting Fee	Time of Assessment
Building Fee	\$5,923.62	El Dorado County	Building Permit
Planning	\$423.00	El Dorado County	Building Permit
County Fee	\$113.78	El Dorado County	Building Permit
Grading	\$3,674.54	El Dorado County	Building Permit
Traffic Impact Fee(TIF) ²	\$23,300.00	El Dorado County	Building Permit
Fire	\$6,040.00	Fire Districts	Building Permit
School	\$2.24-3.79/sq. ft.	School Districts	Building Permit
Tech Fee	\$151.71	El Dorado County	Building Permit
Rare Plant, County	\$1,120.00	El Dorado County	Building Permit
Water, EID	\$21,442/d.u. ³	EID	Building Permit or Final Map
Strong Motion Fee	\$119.32	El Dorado County	Building Permit
Design Review	\$5,832.00	El Dorado County	Building Permit
Green Fee	\$18.00	El Dorado County	Building Permit
Cumulative Fees	\$68,157.97 ⁴		

Notes:

Based on a Multifamily Project (4 units) -- Total project was 12 units (3 buildings/4 units each).

1 Fees in effect as of July 15, 2020.

2 100% Fee Deferral/Waiver for Deed Restricted Affordable Housing Fees in effect

3 Based on a ¾" meter for potable water only.

4 Excludes School fee that vary by district and are determined based on the square footage of the dwelling unit.

Source: El Dorado County (2021).

In addition to the measures addressing impact fees, the County will continue to consider ways to reduce the adverse effects of impact fees on affordable housing projects as it develops new fee programs.

In 2020, SACOG completed a comparative study of the level of impact fees required by each jurisdiction in the SACOG region. On a per-unit basis, the total fees charged for single-family homes built in El Dorado County fell on the upper end of the range of SACOG jurisdictions, as did those for multifamily units. In both cases, the total fees charged in El Dorado County were comparable those charged by Sacramento County and are typical of the region.

Traffic Impact Mitigation Fees

In 1998, the voters approved Measure Y, “The Control Traffic Congestion Initiative.” The initiative required that the policies, located within the Transportation and Circulation Element of the General Plan, should remain in effect for 10 years. The initiative also stated that after a 10-year period, the voters should be given the opportunity to readopt those policies for an additional 10 years. The 10-year update to the initiative in 2008, added nine policies to the General Plan (Policies TC-Xa through TC-Xi). The General Plan Policies were amended in 2016 with the Measure E Initiative, “Reinstate Measure Y’s Original Intent – No More Paper Roads” by a majority vote.

Measure E was the subject of litigation that began when the initiative was first enacted by the voters in 2016. The trial court issued its judgment and upheld certain Measure E amendments and invalidated other Measure E amendments to the General Plan. The proponents of the initiative appealed the trial court decision. The Third District Court of Appeal (CDA) affirmed the decision of the trial court on April 19, 2021.

The policies with the greatest potential to affect fees related to housing development are as follows:

1. Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) “F” (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange, or intersection in the unincorporated areas of the county.
2. Developer-paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads, and their intersections during weekday, peak-hour periods in unincorporated areas of the County.

Implementation of these requirements was incorporated into the 2004 General Plan update through development of the Traffic Impact Mitigation (TIM) Fee Program. The program was adopted, and fees became effective in November 2005. A major update to the TIM Fee Program was adopted on December 6, 2016 and went into effect on February 13, 2017. A second major update to the now named Traffic Impact Fees was adopted by Board Resolution 196-2020 and went into effect on February 8, 2021. The fees are applied to all development, including single-family and multifamily units. The per-unit fees as of February 8, 2021, range from \$7,882 to \$32,675 per single-family unit, and \$5,479 to \$16,931 per multifamily unit depending on which of three fee zones the project is located. Multifamily fees are on average 43 percent lower than the median single-family TIM fees. Accessory dwelling unit TIM fees were waived by Board of Supervisor action in 2017 by Resolution 001-2017; however, Measure E implementation states that accessory dwelling units are subject to the

multifamily fee. Mobile homes on a permanent foundation are subject to the single-family fee. In compliance with state law, ADUs less than 750 sq. ft. are exempt from impact fees.

The fees vary by zone due to the roadway LOS conditions in the area, the amount of traffic contributed by zone to the roadway network, and the cost estimates for required roadway improvements within the roadway network. Many vacant multifamily parcels are located in the more-costly TIM fee areas. This is due to the need for multifamily housing to be located within close proximity to services and infrastructure, which is where development is concentrated and therefore LOS is higher. Large concentrations of higher-density housing in areas where there is an inadequate LOS and infrastructure would not be appropriate.

Cost factors from TIM fees that average \$13,387 per single family unit and up to \$32,675 per unit in Zone 8 (El Dorado Hills) could constrain development, including multifamily housing, accessory dwelling units, and special needs housing. In order to lessen the cost burden on affordable housing, the County has adopted Board Policy B-14, the Traffic Impact mitigation (TIM) Fee Offset Program for Developments with Affordable Housing Units, as a traffic impact fee deferral process for the development of affordable housing. The offset, or deferral, is forgivable at the end of the affordability period. The offset is not an exemption from TIM fees, but is a fee deferral program funded at approximately \$1,000,000 per year through state and federal transportation grant funds. Traffic impact fee offsets of 25 percent to 100 percent per affordable unit are available depending on the level and length of affordability and other policy requirements. The Board of Supervisors has approved additional TIM fee offset amounts specified in this policy when the project by design has met additional goals and objectives in the General Plan (i.e., infill, density, energy efficient, transit oriented and pedestrian friendly).

In 2014, the County completed a Travel Demand Model update per Measure HO-2013-35 of the previous Housing Element to study the traffic benefits of mixed-use development, accessory dwelling units, housing for the elderly, disabled persons, employee housing, including agricultural employee housing and seasonal workers, and transitional/supportive housing, and establish direct fee mitigation through lower TIM fees for these uses. Additionally, twice annually, the Board of Supervisors reviews requests for TIM fee offsets for affordable housing projects.

In 2020, the County completed a TIM Fee Program Major update and Capital Improvement Plan Review. Prior to the update, the County's TIM Fee Program did not account for another important measure of the relative difference of traffic impacts by land use type – average trip lengths referred to as vehicle miles traveled. The trips traveling to/from non-residential uses have shorter or longer average trip lengths than trips traveling to/from a typical residential unit. Multiplying the average number of “new” PM peak hour trips generated by a land use type by the average trip length for that land use type would yield the average vehicle-miles of travel (VMT) added to the County's roadway system. This metric measures the impact that each land use type would have on the County's total roadway system in accordance with Public Resources Code section 21099.

LOS analysis will occur as part of a project land use entitlements, and a project will still be required to participate in the County's traffic impact fee program consistent with the County General Plan. However, as of July 1, 2020, determining LOS will no longer be utilized as the basis for transportation impacts under California Environmental Quality Act (CEQA). Consequently, the fee program was changed to the Traffic Impact Fee (TIF) Program.

On- and Off-Site Requirements

Site improvements and their design can affect the cost of housing. Improvements typically are imposed at the time of the issuance of the building permit and are a part of the construction costs. Improvements such as parking and landscaping are a result of standards found in the Zoning Ordinance Design and Improvement Standards Manual, Community Design Standards, and other applicable County design manuals. The design for road improvements are a result of standards found in Table TC-1 (General Roadway Standards for New Development by Road Classification) and Figure TC-1 (Circulation Map for the El Dorado County General Plan) in the Transportation and Circulation Element of the General Plan and further defined in the *Design and Improvement Standards Manual*. These improvement costs are usually imposed on all projects including multifamily residential projects. The manual is currently being revised to bring it into consistency with General Plan policies and the Zoning Ordinance which was last amended on September 1, 2020. Both documents provide for flexible standards to facilitate affordable housing. These are typical policies for development within the region and are not considered a heavy constraint on development.

Additional design constraints related to physical site features can also affect the cost of housing. For example, extreme (steep) slopes constrain development. The County has also adopted specific parcel size standards that further limit the potential development beyond the purely physical limitations. Standards such as these have the potential to restrict the number of dwelling units created during the subdivision map process.

Other site improvements imposed at the time lots are created include the construction, both on-site and off-site, if necessary, of roads, water and sewer lines, storm drainage systems, and other infrastructure improvements. These improvements are necessary to support the development and are not considered a constraint.

On- and off-site requirements, such as those for parking and landscaping, are consistent with the Zoning Ordinance, Subdivision Ordinance, and other County codes. Although these requirements do not place an undue hardship on developers of residential projects, the Zoning Ordinance addresses barriers to infill development and provides incentives for relaxed standards. The relaxed standards encourage development of a variety of housing for all income levels, and the County provides a fast-tracking for affordable housing projects. Additionally, in 2018, the County adopted a Memorandum of Understanding with TRPA to facilitate construction of affordable and workforce housing in the Tahoe Basin.

Building Codes and Enforcement

Uniform codes regulate new construction and rehabilitation of dwellings. These codes include building, plumbing, electrical, mechanical, and fire codes. The building codes establish minimum standards and specifications for structural soundness, safety, and occupancy. El Dorado County enforces the 2019 edition of the California Building, Plumbing, Mechanical, Electrical, and Fire Codes. The County last updated Title 110 (Building Ordinance), effective October 19, 2010, defining the County's administrative processes and specific County provisions for construction. The building codes enforced by El Dorado County are typical of those enforced throughout the state. The County has not made any local amendments but will consider amendments if necessary, during the planning period.

The County's Grading Ordinance was last updated in August 2010 and updated concurrent with "Chapter 4: Grading, Erosion, and Sediment Control" of the *Land Development Manual* (LDM),

previously *Volume III: Grading, Erosion, and Sediment Control*. The grading, erosion, and sediment control measures contained in the Ordinance are typical of California jurisdictions, and comply with National Pollution Discharge Elimination System (NPDES) requirements. Special grading conditions apply within the Tahoe Basin, which are generally more stringent than outside of the basin.

The El Dorado County Building Services Division of the Planning and Building Department is responsible for enforcement of the codes. Code compliance is conducted through a series of scheduled inspections during construction to ensure compliance with the health and safety standards. Inspections are also conducted in response to public complaints or an inspector's observations that construction is occurring or has occurred without proper permits. Code enforcement is limited to correcting violations that are brought to the County's attention. Proactive code enforcement is limited due to limited resources. Violation correction typically results in code compliance without adverse effects upon the availability or affordability of the housing units involved. Code enforcement officers encourage eligible property owners to seek assistance through the Community Development Block Grant rehabilitation program and hardship fee deferral program for very low-income homeowners (Board Policy B-11) administered by the County's Housing, Community and Economic Development grant (HCED) Programs. The County's building codes do not place constraints on housing beyond those mandated by state law and are the minimum necessary to protect public health and safety. Therefore, no changes are necessary.

Other Land Use Controls

Measure Y - The Control Traffic Congestion Initiative

As discussed under the Traffic Impact Mitigation Fees section, Measure Y was translated into General Plan Policies TC-Xa through TC-Xi. General Plan Policies TC-Xa through TC-Xi require that new development fully pay its way to prevent traffic congestion from worsening in the county. The General Plan Policies were amended in 2016 by Measure E to prevent extreme traffic congestion resulting from residential development and ensure that developer-paid traffic impact fees fund necessary road improvements.

The amendments to the General Plan Policies TC-Xa through TC-Xi (TC-X Policies) include: (1) clarification that the prohibition against residential projects of five or more units causing or worsening LOS F applies to any highway, road, interchange or intersection in unincorporated areas of the county; (2) a provision that a road may be added to the list of roadways that can operate LOS F with voter approval; and (3) an Infrastructure Financing District may not be created without a 2/3 majority vote of the people within that district.

The amended policies still require that developer fees, together with other revenue sources, fully pay to mitigate the traffic impacts of new development. Since adoption of the TIM Fee Program, the primary constraint of the TC-X Policies is not direct control of development, but the amount of the traffic Impact fee, especially as it is applied to (market rate) multifamily development.

To help address concerns about the cost of off-site improvements and feasibility of development in the planning period, the County has implemented fee offset programs to assist affordable housing projects, including Board Policy B-14 – Traffic Impact Mitigation Fee Offset for Developments with Affordable Housing Units, and is proposing numerous policies to lessen the impact of the TC-X Policies. The 2015 adoption of Resolution 197-2015 for the Zoning Ordinance update allows mixed-use development by right within Commercial zoning districts. This policy greatly increases the number of

sites where multifamily housing is allowed by right. The County will continue to study the benefits of mixed-use development on traffic impacts in an attempt to find additional ways to identify a reduced number of trips generated by typical residential land uses resulting in reduced fees.

Biological

On October 24, 2017, the El Dorado County Board of Supervisors adopted a General Plan Amendment that comprehensively updated the biological resources policies, related objectives and implementation measures in the General Plan Conservation and Open Space Element. In addition to amending the General Plan, the Board adopted an Oak Resources Management Plan (which replaced the 2008 Oak Woodland Management Plan), adopted the Oak Resources Conservation Ordinance (codified in Title 130, Chapter 130.39), and established an in-lieu mitigation fee to mitigate impacts to oak resources. The Oak Resources Management Plan (ORMP) and Oak Resources Conservation Ordinance apply to all privately-owned lands within the unincorporated area of the county at or below 4,000 feet elevation (above sea level) where oak resources are present.

To address concerns of constraints to affordable housing development, the Oak Resource Conservation Ordinance includes an exemption from mitigation requirements for affordable housing projects which states that “Affordable housing projects for lower income households, as defined pursuant to Section 50079.5 of the California Health and Safety Code, that are located within an urbanized area, or within a sphere of influence as defined pursuant to California Government Code §56076 are exempted from the mitigation requirements included in this Chapter.” Subsection 130.39.050.K. (Mitigation Reductions for Affordable Housing) also provides reductions to mitigation requirements for non-exempt affordable housing projects, which may qualify for partial oak woodland mitigation credit.

Existing Development Commitments

According to the El Dorado County Planning and Building Department, as of December 31, 2020, the County has permitted the construction of 5,085 housing units since the beginning of the prior planning period in 2013. For the same planning period, the County was required to identify land sufficient to accommodate its target of 4,428 housing units. While the County has exceeded the overall housing allocation over the planning period, the majority of these permitted housing units (4,621 units) have been built for above-moderate income households. Very little of the permitted housing stock construction during the fifth cycle of the housing element update has been built with moderate- or lower-income households in mind. The majority of the existing development commitments are fixed by approved Development Agreements. Generally, the agreement(s) may only be changed if both parties agree to renegotiate the terms. As a result, there is limited ability to increase the amount of lower-income housing within currently planned development projects.

Additionally, without data collection measures in place to distinguish moderate from above moderate housing, all single-family and non-restricted multifamily new construction is reported as above moderate. If existing and future development plans continue to plan mostly for above-moderate income households and not require housing units for lower-income households, it could pose a constraint on the development of future affordable housing supply in El Dorado County.

Concurrency Requirements

The County typically requires applicants for discretionary projects to demonstrate that the project will not exceed LOS standards established by the General Plan. In some areas, particularly with respect to roadways, the costs of meeting those standards can be high. The General Plan provides that discretionary projects cannot cause roadways to fall below LOS E in Community Regions. Although many communities require better LOS and while traffic operating at LOS E is generally considered to create considerable driver discomfort and inconvenience, adherence to even this standard could require costly roadway improvements in the county. As part of the reauthorization process for General Plan policies related to concurrency, the Board of Supervisors has proposed modifications that will reduce the impact on residential development. This includes allowing for single-family residential subdivisions of five or more units or all other residential developments to commence as long as construction of the necessary road improvements are included in the County's 10-year Capital Improvement Program (CIP) for single-family subdivisions of five parcels or more or 20-year CIP for other development (inclusive of multifamily subdivisions). This modification will no longer require road improvements to be completed prior to occupancy of the development. Requirements for concurrency of services and development are contained in the General Plan Policy TC-Xf and County Code and will be modified to provide more flexibility in development of multifamily housing. Requirements for utility delivery, such as water, are necessary for public health and safety. Requirements for concurrency of roadway improvements are tied to the County's LOS standard. It is not feasible to lower the LOS standards without significant adverse effects on traffic congestion and air quality.

Impediments to Affordable Housing Production in the Tahoe Region

The U.S. Congress established the Tahoe Regional Planning Authority (TRPA) in 1969 to oversee development and protect the natural resources of the Tahoe Basin. TRPA adopted a Regional Plan, Code of Ordinances, and other regulations which establish specific restrictions on land use, density, rate of growth, land coverage, excavation, and scenic impacts. The code sets maximum annual housing unit allocations, as well as density limitations on multifamily development. The TRPA Code of Ordinances adopted February 16, 2020, indicates that the annual housing unit allocation for unincorporated El Dorado County is currently 30 units. Annual allocations are based on the progress of environmental and transportation facility projects, best management practices (BMP) compliance, and other criteria. TRPA's regulations are designed to bring the Tahoe region into conformance with threshold standards established for water quality, air quality, soil conservation, wildlife habitat, vegetation, noise, recreation, and scenic resources. However, while these regulations serve to protect and enhance the Tahoe Basin, they create additional costs and requirements that can constrain development and housing production despite the great need for such housing.

While low-income housing developments may obtain waivers from the TRPA allocation requirements, once the low-income deed restriction expires and the project is eligible to convert to market rate, the owner must obtain an allocation in order to proceed with the conversion. Because of the difficulty in receiving housing allocations, this added step may prohibit or stall the conversion of a development to market rate and serves as a disincentive to many developers that want to count on converting to market-rate housing at some time in the future.

TRPA's regulations have little direct effect on the rehabilitation of basic structural components of existing housing units. However, TRPA's regulations may discourage rehabilitation of substandard buildings involving significant additions or remodeling.

Government Constraints on Special Needs Housing

Persons with special needs include those who are disabled, including intellectually and developmentally disabled, persons in residential care facilities, farm workers, persons needing transitional shelter or transitional living arrangements or single-room occupancy units. The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. The County must also demonstrate efforts to remove constraints to housing for these groups and provide reasonable accommodations for housing designed for those with special needs. The County's provisions for these housing types are discussed below.

Housing for Persons with Disabilities

The Housing Element must demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. El Dorado County does not impose any special requirements on housing for persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code. For example, the County's General Plan Glossary definition of "family" is *"Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]; (2) An individual or group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling, not including a fraternity, sorority, club or other group of persons occupying a hotel, lodging house or institution of any kind [California]."* While this definition allows flexible living arrangements and does not impose a constraint on household composition, including housing for disabled persons. To ensure compliance with all federal and state fair housing laws the County will amend the definition of family to include "One or more persons living together in a dwelling unit." (Measure HO-28).

The County's building codes also require that new residential construction comply with Title 24 (California Building Code of Regulations) accessibility standards. These standards include requirements for a minimum percentage of fully accessible units in new multifamily developments. The provision of fully accessible units may also increase the overall project development costs. However, enforcement of accessibility requirements is not at the discretion of the County but is mandated under state law.

In order to further the County's efforts to remove constraints on housing for disabled persons, Measure HO-24 provides for a reasonable accommodation ordinance. The County adopted Section 130.52.080 entitled "Requests for Reasonable Accommodation" along with other amendments to the Zoning Ordinance in 2015. This section of the Zoning Ordinance provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures.

The Reasonable Accommodation request has the following findings and conditions of approval.

1. Findings. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation will be consistent with the Acts and shall require the following findings of approval:
 - a. The housing that is the subject of the request will be used by an individual or a group of individuals considered disabled under the Acts, and the accommodation requested is necessary to make specific housing available to the individual or group of individuals with (a) disability(ies) under the Acts;

- b. Alternative reasonable accommodations that are within existing parameters (e.g., zoning district regulations) that would provide an equivalent level of benefit are not available or suitable for a particular case;
- c. The requested reasonable accommodation will not impose an undue financial or administrative burden on the County;
- d. The requested reasonable accommodation is consistent with the County General Plan land use designation of the property that is the subject of the reasonable accommodation request, and with the applicable zoning district;
- e. The requested reasonable accommodation does not substantially affect the physical attributes of the property;
- f. The requested reasonable accommodation will not adversely impact surrounding land uses.

Measure HO-25 will explore models to encourage the creation of housing for persons with special needs, including intellectual and developmental disabilities. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities and other special needs. The County shall also seek state and federal funds to support housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

Residential Care Facilities

The County allows group homes (identified as “small community care facilities” in the Zoning Ordinance) for six or fewer individuals by right in all residential zone districts. Group homes of seven individuals or more (i.e., “large community care facilities”) are allowed by right in the Commercial, Limited (CL); Commercial, Community (CC); and Commercial, Rural (CRU). Special-use permits are required for group homes of seven or more persons in most residential districts. Measure HO-28 has been included to amend provisions in the Zoning Ordinance to define and allow community care facilities for six or fewer persons subject to the same restrictions as single-family homes, and community care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone to remove barriers to housing options for persons with disabilities.

Emergency Shelters, Transitional Housing and Supportive Housing

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State Housing Element Law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The law also requires permit procedures and development and management standards for emergency shelters to be objective and encourage and facilitate the development of emergency shelters. Emergency shelters must only be

subject to the same development and management standards that apply to other residential or commercial uses with the identified zone, with some exceptions.

Assembly Bill 139, passed in 2019, revised State Housing Element Law by requiring that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. In addition, Assembly Bill 101, passed in 2019, requires that Low Barrier Navigation Center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

Government Code Section 65583(a)(5) also states that “transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.”

Assembly Bill 2162, passed in 2018, requires that jurisdictions change their zoning to provide a “by right” process and expedited review for supportive housing. The approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, must be allowed without a conditional use permit or other discretionary review.

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

The County’s Zoning Ordinance defines emergency shelters as, “Housing with minimal supportive services for homeless persons within the county that are limited to occupancy on an emergency (not to be confused with disaster) and temporary basis of six months or less.” (Title 130, Section 130.80.020 – Glossary). This definition is in alignment with the state’s definition. As identified in Table HO-26, emergency shelters are allowed by-right in Commercial, General (CG) zoning district and are conditionally allowed with a permit in the Commercial, Community (CC) zoning district).

There are 361 vacant parcels in the CG zone totaling 621 acres on which emergency shelters are allowed by-right. There are 149 vacant parcels within the CG zone, in which emergency shelters are allowed by-right, for a total of 338 acres. These parcels range in size from 0.02 acres to 33.49 acres, with an average parcel size of 2.3 acres. While much of unincorporated El Dorado County is rural in character and therefore less densely developed than urban centers, many of these parcels are located along major thoroughfares across the county, ensuring ease of access, and many are located near employment opportunities and important businesses such as grocery stores. There are also 306 vacant parcels in the CC zone, on which emergency shelters are conditionally allowed with a permit, totaling approximately 881 acres. These parcels range in size from 0.01 acres to 39.3 acres, with an average parcel size of 2.5 acres. As with the CG zone, these parcels tend to be located near primary roadways and existing businesses and services.

Residential shelters, transitional housing, and permanent supportive housing are allowed as Community Care Facilities pursuant to the County Zoning Ordinance. Community Care Facilities are defined as “Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, residential care for the elderly, or foster family agency services for children, adults, or children and adults, subject to licensing by the State Department of Social Services, Health and Welfare Agency. Such facilities typically serve the elderly, physically

disabled, mentally impaired, incompetent persons, and abused or neglected children. Facilities included in this definition are listed under California Health and Safety Code (HSC), Section 1502.a.1-a.12 and 1502.3, and Sections 1569-1569.5 including, but not limited to, residential facilities and foster family homes.” Excluded from this definition are any house, institution, hotel, homeless shelter, or other similar place that supplies board and room only, or room only, or board only, provided that no resident thereof requires any element of care. Also excluded are recovery houses or similar facilities providing group living arrangements for persons recovering from alcoholism or drug addiction where the facility provides no care or supervision or where the facility provides alcohol and/or drug recovery treatment or detoxification services (*HSC 1505, 11834.02*).

Measure HO-27 has been included to ensure compliance with state law concerning emergency shelters, transitional housing, and supportive housing.

Agricultural (Farm) Employee Housing

As indicated in Table HO-26, agricultural employee housing for up to six employees is allowed by right in all agricultural zoning districts except for the Timber Production Zoning (TPZ) district and in the following residential zoning districts: Residential, Single-unit (R1, R20K); One-acre Residential (R1A); Two-acre Residential (R2A); Three-acre Residential (R3A); and Residential Estate (RE). Currently, agricultural employee housing for more than six workers is allowed with a minor use permit in all agricultural zoning districts except for the TPZ district. The County Zoning Ordinance ((Section 130.40.120.C.1) further allows a residential structure providing accommodation for six or fewer agricultural employees to be considered a single-unit residential use and to be allowed by right in any zone that allows single-unit residential uses (Health and Safety Code Section 17021.5). Measure HO-16 directs the County to develop a public information program to support workforce housing and track the approval and status of employee housing, including agricultural employee housing. Additionally, Measure HO-29 states that the County will amend the County’s Zoning Ordinance as necessary to ensure compliance with Health and Safety Code Section 17021.6.

Single-Room Occupancy

Single-room occupancy (SRO) housing is housing with single room dwelling units which are the occupants’ primary residences. HUD requires new construction, reconstruction of SRO units, and the conversion of non-residential space to contain either food preparation areas or bathrooms (or both) within each unit. If a property is an acquisition or rehabilitation, neither of these (food preparation nor sanitary facilities) is required within each unit. However, the building itself must have shared sanitary facilities. While the County Zoning Ordinance permits room rentals, one-bedroom only, in all residential zoning districts SROs are not specifically defined. Measure HO-30 has been included to define SROs and permit them consistent with room rentals.

Caretaker Housing

A caretaker unit is a permanent or temporary housing unit used for caretakers employed on the site of a non-residential use where 24-hour security or monitoring of the facility or equipment is necessary. The caretaker unit is for the exclusive use of an employee hired for security purposes on the same premises as a commercial, industrial, recreational, or civic use. The difference between the permanent and temporary caretaker unit depends on the circumstance and duration of the need. Caretaker units

that are permanent are reviewed and processed by the Planning Division through a ministerial administrative permit and caretaker units that are temporary are processed by the Building Division through a ministerial Temporary Mobile Home Permit (TMA).

Housing for Seasonal Workers

Seasonal Worker in compliance with standards and seasonal worker not in compliance with standards both refer to the standards outlined in the County of El Dorado Title 130 (Zoning Ordinance). Housing for seasonal workers in the rafting industry, at ski resorts, or similar recreational uses may be allowed subject to the standards in Title 130.40.120 Subsection E (General Standards). The general standards include occupancy, location of housing unit, and housing maintenance standards. The rental and occupancy of the seasonal worker housing shall occur during the season in which the workers are needed and shall not be occupied on a full-year basis. If the proposed seasonal worker housing falls outside of compliance with the outlined standards found in 130.40.120 (General Standards), then a conditional use permit application would be required in the zones that allow for seasonal worker housing.

Hardship Mobile Homes

A hardship mobile home is a land use housing type in the Zoning Ordinance that refers to a mobile or manufactured home with a specific use that is placed on a residential lot measuring one acre or larger when the residential lot has an existing primary dwelling. The specific use is meant to provide temporary housing or shelter for the owner or household member and to allow for in-home care of household member who resides on the residential lot in a separate mobile or manufactured home from the existing primary dwelling. A hardship mobile home as a land use housing type can be used to provide caretaker assistance to the elderly or disabled homeowner(s) in their personal care and/or protection of their property. The elderly or disabled homeowners(s) must reside in the primary, accessory dwelling unit, or hardship mobile home. The term “elderly”, for purposes of this land use housing type, is defined as a person who is 62 years of age or older.

Non-Governmental Constraints

Non-governmental constraints to housing production include a wide range of market, environmental, and physical constraints. This analysis focuses not only on land costs, construction costs, and market financing, but also on the availability of services, environmental constraints, and physical (land) constraints. Although most non-governmental constraints are outside the control of the County, they can sometimes be mitigated by County policies or actions.

Land Cost

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce.

Raw land costs vary substantially across the county based on a number of factors. The main determinants of land value are location, access to public services, zoning, and parcel size. Land in a desirable area that is zoned for residential uses will likely be more valuable than a remote piece of land that is zoned for agricultural uses. According to an online survey on Redfin of thirty vacant parcels

(single family and multifamily lots) sold within the last three months prior to December 2020, the median price for a vacant parcel in unincorporated El Dorado County was \$95,000. Some lots were as affordable as \$10,000 while others were as expensive as \$470,000. The parcels ranged in size from 0.14 acres to 29.39 acres, with a median size of 2.76 acres. At the time of the survey, the more expensive lots were in El Dorado Hills near Folsom Lake, while the most expensive lots on a per acre basis were near Lake Tahoe. The least expensive lots were located in Kyburz and Grizzly Flats, and the least expensive lots on a per acre basis were located in Georgetown, Somerset, and Garden Valley.

Construction Cost

Construction costs vary widely depending on the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards, and general market conditions. Multifamily residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods. BuildingJournal.com estimates that the cost to build a standard 1,200-square-foot single-family residential unit in the Greater Sacramento Region, including El Dorado County, would total approximately \$167,494, or \$140 per square foot approximately. Multifamily residential construction of a two-story multifamily structure with eight 1,000-square-foot units would cost an estimated \$842,024 – approximately \$105 per square foot or approximately \$105,253 per unit. Thus, while the overall construction cost is higher for the multifamily residential development than the single-family residential development, the multifamily estimate yields eight times as many individual housing units at a per-unit cost that is 37 percent less expensive. The County has no influence over materials and labor costs, and the building codes and development standards in El Dorado County are not substantially different than most other counties in the SACOG region.

Availability of Financing

Another non-governmental constraint to housing production is limited financing resources. Although financing support may be available from local government sources, generally, these sources are not sufficient to meet local housing needs. Based on information obtained from the Planning and Building Department and the Health and Human Services Agency, lending practices in the county appear to be consistent with neighboring jurisdictions and not a significant threat to housing production. According to Wells Fargo, interest rate and annual percentage rate (APR) as of September 2020 for fixed-rate mortgages for homebuyers are respectively the following:

- Conforming and Government Loans:
 - 30-Year Fixed Rate: 2.625% and 2.716%
 - 30-Year Fixed Rate VA: 2.250% and 2.446%
 - 20-Year Fixed Rate: 2.625% and 2.755%
 - 15-Year Fixed Rate: 2.125% and 2.291%
- Jumbo Loans:
 - 30-Year Fixed Rate: 3.000% and 3.034%
 - 15-Year Fixed Rate: 2.625% and 2.722%

- 10-Year Adjustable Rate: 2.250% and 2.518%
- 7-Year Adjustable Rate: 2.250% and 2.518%

Water Supply

In El Dorado County, the primary sources of potable water are surface water resources. Rural areas where surface water is in short supply or where surface water delivery systems are absent rely on groundwater resources.

There are five primary public water purveyors in El Dorado County, all of which are independent public entities:

- El Dorado Irrigation District (EID), which provides water to the western part of the county from El Dorado Hills to Placerville;
- Georgetown Divide Public Utility District (GDPUD), which provides water to the Georgetown Divide;
- Grizzly Flats Community Services District (GFCSD), which provides water to the Grizzly Flat Rural Center;
- South Lake Tahoe Public Utility District (STPUD), which provides water to South Lake Tahoe and surrounding unincorporated areas; and
- Tahoe City Public Utility District (TCPUD), which provides water to the communities along the west shore of Lake Tahoe.

Much of El Dorado County is without public water service, including portions of larger communities such as Pollock Pines and Camino. An exception in the rural areas is Grizzly Flats, which has its own community services district that provides water service. The limited availability of public water confines more dense residential development to those areas having potable water service.

The availability of water to support residential development will depend on the supplies ultimately sought by the water purveyors in the county and state, and federal regulatory constraints on those supplies. The County will cooperate with the water purveyors in establishing a water supply sufficient to meet the county's diverse needs, including water for housing, agriculture, and nonresidential (e.g., commercial and industrial) development. The availability of water supply may also be influenced by the availability of infrastructure to deliver water. Water purveyors in the county are currently engaged in an infrastructure planning process that will seek to make water available throughout their service areas. Depending on the timing and funds available for those infrastructure improvements, water supply could pose a constraint to the development of housing. However, after reviewing publicly available management plans for the applicable water districts, water and sewer access are not thought to be a constraint to development at this time.

Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service

allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

Urban water management plans must include projected water use for single-family and multifamily housing needed for lower-income households. This law is useful in areas with limited available sewer or water hook-ups.

To comply with SB 1087, upon adoption, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households (Measure HO-39).

Wastewater Services

Like water services, wastewater services are provided in only limited areas of the county. Currently, public wastewater collection, treatment, and disposal systems are present in portions of the western part of the county and in the Tahoe Basin, with services provided by EID, GDPUD, STPUD, and TCPUD. The EID operates and maintains the wastewater systems for the western part of the County from the county line to the Placerville area along the U.S. Highway 50 corridor. The GDPUD manages on-site disposal for the Auburn Lake Trails subdivision. In the Tahoe Basin, STPUD operates the wastewater system in the South Lake Tahoe area and TCPUD operates wastewater collection for the western and northern shores of the lake.

The remainder of the unincorporated county is not served by public wastewater systems. This includes more populated areas of Georgetown, Camino, and Pollock Pines. Areas not receiving service from one of the public water purveyors rely on individual sewage disposal (usually septic) systems. However, the suitability of the soils on the lower West Slope to accept septic tank effluent varies widely. Many areas have a geology that includes shear zones, serpentine, mélange, and other rock and soil types that may not be suitable for acceptance of septic tank effluent. In many cases, connection to an existing wastewater management system (i.e., EID's system) is the only way some parcels on the lower West Slope can develop. Connecting to EID's system may not always be financially practicable, though, and could ultimately result in the extension of service to rural areas that the County has not identified as future growth areas on the General Plan Land Use Map.

The absence of extensive public wastewater collection and treatment services is a possible constraint to dense residential development in areas without such services. While it is recognized that long-term solutions are needed, it is unlikely that the wastewater collection and treatment providers will expand beyond their current spheres of influence within the planning period of this housing element.

Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas within the county. The extension of power and natural gas to service new residential development has not been identified as a constraint. Service providers are as follows:

- Electricity: Pacific Gas & Electric (PG&E), Liberty Energy
- Telephone: AT&T, Charter Communications
- Fiber Cable: Cal.net, Spectrum

Special-Status Species

El Dorado County is home to a number of rare, threatened, endangered, or otherwise sensitive plant and animal species whose protection is required pursuant to state and federal law. For example, the County has an ongoing partnership with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service to permanently protect a number of rare, threatened, or endangered plant species in five rare plant preserves (collectively the Pine Hill Preserve). These plant preserves are situated in the western part of the county, which is also where the greatest pressure for residential development has occurred over the last several years. Restrictions of state and federal law affect the County's ability to identify these lands for residential development and a developer's ability to actually construct the residential units.

Floodplains

Due to the topography of El Dorado County and its Sierra Foothills location, floodplains are not a major issue in El Dorado County. There are no floodplain-constrained areas zoned for multifamily or high-density residential development. There may be potential floodplain-constrained areas in rural areas located near rivers, but County policies discourage development in these areas.

Topography and Other Physical Land Constraints

Most of El Dorado County is very rural; over half of the county's land area is commercial forestland that is owned by the federal government (with lesser holdings by the state, private companies, and individuals) and has limited access and services. These rural areas encompass a range of topographical and other physical features that can also limit residential development.

Much of the county is moderately to steeply sloping, a factor that can substantially affect housing density. Since many of these areas are in the Rural Regions, which are devoid of services (e.g., no public water or wastewater services, limited road access), they are generally not suitable for large residential development. However, within Community Regions, where most of the county's multifamily zoning is located, steep slopes can constrain density. None of the parcels included in the vacant or underutilized land inventories (Tables HO-32 and HO-33) contain steep slopes that would constrain development. Other physical features that can affect residential development include the presence of rivers, streams, and other water bodies (many of which are subject to regulation by the state and federal governments); high or extreme fire hazard (because of surrounding vegetation, lack of access, and lack of protective services); and land ownership patterns. Conservation easements and land trust ownership can also affect residential development opportunities. As with steep slopes, none

of the parcels included in the vacant or underutilized land inventories contain such physical or land ownership constraints to development.

Fair Housing Assessment

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the County, and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

1. Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
2. Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.
3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

In order to comply with AB 686, the County has completed the following outreach and analysis.

Outreach

As discussed in the Public Participation section of the Introduction of this Housing Element, the County used a variety of methods, in addition to the standard public hearing process, to reach stakeholders and members of all socioeconomic segments of the county.

The County conducted one-on-one consultation meetings with service providers and community organizations who serve special needs groups and other typically hard to reach groups during the outreach process. The purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend public hearings and workshops. The primary fair housing concerns that stakeholders raised during these individual meetings included the lack of affordable housing options across the county, a need for employee housing with resources available to residents, and the dominance of single-family zoning and development forcing segregation based on income.

The County also held two community workshops that had high turnout. At these workshops, community members reiterated the concerns raised by stakeholders, that there is a lack of affordable housing options – and not sufficient incentive for affordable development – in the county. In addition to the workshops, the County circulated a survey to residents and employees of El Dorado County to provide another method for community members to provide feedback on their housing preferences, needs, and perceived barriers to housing.

A full summary of the feedback gathered during these consultations, workshops, and meetings can be found in the Introduction of this Housing Element.

Assessment of Fair Housing

State Government Code Section 65583 (10)(A)(ii) requires El Dorado County to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. According to the HCD/TCAC Opportunity Areas Map, there are no census tracts identified as High Segregation and Poverty in El Dorado County (Figure HO-9).

While there is one census tract south of Highway 50 that does not have enough available information in order to determine access to opportunity, as defined by TCAC/HCD, the rest have been designated from Low to Highest Resource. The Low Resource areas are the highly rural areas south of Highway 50, not including the tract missing information, and north of the City of Placerville to the unincorporated community of Georgetown. These areas are predominantly rural with limited development; future development will bring additional services to these areas, increasing access to economic and educational opportunities. The areas in the center of the county, north of Highway 50, are predominantly Moderate Resource, and the areas along the eastern and western borders are designated as High and Highest Resource. The areas of High and Highest Resource are those nearest more urban centers such as South Lake Tahoe and El Dorado Hills.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These index scores decrease as the level of indicators decrease resulting in “Low Resource” areas, which typically have limited access to education and employment opportunities and may have poor environmental quality.

The County has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas map. Data for disability, poverty, familial status, was available at the census tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block group level. The County has used the most localized level of data available for this analysis.

In order to assess patterns of segregation and integration, the County analyzed four characteristics: income, familial status, disability, and race and ethnicity. As seen in Figures HO-10 through HO-12, there is a pattern of increased poverty in the more rural areas of the county, but there are not any areas of racial segregation or concentration of individuals with a disability. This suggests that fair housing issues related to race or disability are less likely than due to availability and type of affordable housing.

Patterns of Integration and Segregation

Income

Western Slope

As shown in Figures HO-10 and HO-11, the areas of concentrated poverty have diminished in approximately the last five years. In 2014, there was an area of concentrated poverty, with

approximately 24 percent of the population below the poverty line, north of Placerville in unincorporated county and east of Pollock Pines to Phillips and south to the El Dorado County border at Highway 88. In 2019, the concentration of poverty southeast of Pollock Pines had decreased, but overall had increased east of Placerville. The ongoing construction of moderate- and above moderate-income housing in El Dorado Hills, Cameron Park, and the surrounding areas may have influenced this trend as suburbs in the western county become more affluent and lower-income households have been pushed further east. The median income in areas west of Placerville have remained significantly higher than to the east, supporting the finding that lower-income households are concentrated in more rural communities where housing is typically older, or land costs are not as high.

Tahoe Basin

Consistently since 2014, the rate of poverty west of the City of South Lake Tahoe have had a higher rate of poverty than most areas within the City and to the south. While there are fewer concentrations of highly affluent areas in the Tahoe Basin, the dominance of vacation homes and seasonal jobs has been an ongoing challenge for all communities in TRPA's joint jurisdiction with El Dorado County. Many individuals employed by seasonal or industry jobs that reside in the Tahoe Basin portion of El Dorado County are lower income, but housing and land costs in this area are higher than western portions of the County. The areas with higher median income adjacent to the City of South Lake Tahoe may be occupied by more affluent households, reducing the available housing stock for seasonal and service industry workers.

Countywide Patterns

Current rates of poverty in El Dorado County reflect the more mountainous counties in the greater Sacramento region, such as Placer and Nevada counties. In all of these counties, there are low, but persistent rates of poverty in rural communities, higher rates near downtown centers and more multifamily housing may be available, and the lowest rates closer to Sacramento in suburban communities.

While poverty has either declined or dispersed in El Dorado County since 2014, there has been a significant increase in poverty levels in the areas directly south of El Dorado County in Amador and Alpine counties. As discussed below, these areas are also further from jobs than most of El Dorado County (Figure HO-13). As also discussed by stakeholders, this data suggests that individuals that work in El Dorado County may not be able to afford to live in the County and may be commuting from neighboring jurisdictions.

Race and Ethnicity

Western Slope

Overall, there is a low diversity index on the Western Slope of El Dorado County. However, near urban and suburban centers such as Diamond Springs, El Dorado Hills, and Cameron Park, there are slight increases in diversity, as seen in Figure HO-12. Like many areas in the SACOG region, where there are larger populations, such as in urban and suburban areas of the County, there are also higher rates of residents that identify as non-White. In spite of these isolated areas of diversity, there has been a general decrease in diversity on the Western Slope since 2014.

Given the lack of concentrated poverty or areas of racial concentration, there are not racially or ethnically concentrated areas of poverty (R/ECAPs) on the Western Slope. A R/ECAP is defined by HUD as areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. In contrast, a racially concentrated area of

affluence (RCAA) was defined in 2019 in the HUD's Cityscape periodical by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. As this definition is relatively new, no areas in El Dorado County have been formally designated as a RCAA. However, using this definition, El Dorado Hills east to Cameron Park may be racially concentrated areas of affluence. According to the 2015-2019 ACS, the block group median income in the El Dorado Hills area ranged from approximately \$129,375 to \$166,607. The block groups with these median incomes also have approximately 80 to 83 percent of residents that identify as White.

Tahoe Basin

Most of the Tahoe Basin portion of the County has a diversity index of less than 30, indicating very low diversity. Supporting this, in 2019 approximately 91 percent of residents in the Tahoe Basin block groups outside of the South Lake Tahoe SOI identify as White. Given this low rate of diversity, similar to the El Dorado Hills area, there are two possible RCAAs in this area. According to the 2015-2019 ACS, the median income in the tract encompassing the Washoe Meadows State Park and the Heavenly Village in the City of South Lake Tahoe Sphere of Influence (SOI) have median incomes of \$133,088 and \$143,393, respectively, paired with between 85 and 90 percent of the population in these tracts identifying as White. However, both of these tracts are largely open space with limited residential development. The Washoe census tract has a population of 2,641 and the Heavenly census tract has a population of 2,912. No agency has designated these tracts officially as RCAAs; however, the demographic patterns indicate possible fair housing concerns in this area of El Dorado County, particularly adjacent to an employment center. Not surprisingly, there are no R/ECAPs in the Tahoe area of El Dorado County.

Countywide Patterns

Figure HO-12 shows the lack of racial diversity across the county, with most of the county scoring less than 40 on the US Census Diversity Index. The Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, 0 to 100. This has been constant over time and has not changed significantly with physical or economic development in the county.

As stated in Section 2 of this Housing Element, approximately 80 percent of El Dorado County residents identify as White, with nearly 90 percent identifying as not Hispanic or Latino. As expected, given the lack of concentrated poverty or areas of racial concentration, there are no racially or ethnically concentrated areas of poverty (R/ECAPs) in El Dorado County. However, the presence of RCAAs suggest possible exclusion of lower-income households in some areas of the County. In order to address this, the County has identified sites in diverse locations to provide a range of housing types to meet all socioeconomic needs and facilitate improved access to opportunity and combat existing patterns (see Sites Inventory Analysis, below). RCAAs are not an isolated problem in El Dorado County and can be found, sporadically, throughout the SACOG region. The unincorporated communities of Granite Bay in Placer County, Lake of the Pines in Nevada County, Rancho Murieta in Sacramento County all present similar demographic patterns that may indicate presence of a RCAA like in the Washoe Meadows, Heavenly Village, and El Dorado Hills. In order to combat patterns of segregation in these neighborhoods, the County has included Measures HO-9 and HO-10 to encourage construction of ADUs in areas of concentrated affluence to facilitate housing mobility for lower-income households and encourage multi-unit residential buildings in high opportunity areas.

Familial Status

Western Slope

Similar to suburban and semi-rural areas in Placer County, the Western Slope of El Dorado County has a large percentage of households that are married couples with children. These households make up more than 80 percent of the population from Cool to the southern border of the County and east to Diamond Springs, with the exception of Cameron Park, and most areas along the Highway 50 corridor west of Pollock Pines. In Cameron Park, north of Diamond Springs, and Camino to Pollock Pines there is a larger percentage of the population that is comprised of single-parent, female-headed households than other areas of the Western Slope. The rate of these households is also higher in the Grizzly Flats census tract and north of Georgetown, however these areas are very rural, and estimates may not accurately represent the composition of the population. These patterns of household composition on the Western Slope suggest a need for housing and services to support single-parent households along the Highway 50 corridor and ensure these households do not face additional fair housing issues.

Tahoe Basin

As stated previously, a large share of the housing units in the Tahoe Basin are second homes and short-term rentals. However, the percentage of households that are married couples with children is similar to that of households without children. The dominance of seasonal and service industry jobs in this area may be more conducive to persons and households without children and more flexible schedules than typical families. The more balanced composition of family types in the Tahoe Basin compared to the Western Slope supports the need for additional workforce housing and long-term rentals in this area.

Countywide Patterns

As discussed in Section 2 of this Housing Element (Housing Assessment and Needs), nearly half of households in El Dorado County consist of just two people. Data regarding the marriage status of 2-person households does not show any trends of dominance of married or unmarried couples in particular areas of the county. This trend in El Dorado County differs significantly from neighboring Placer County and Amador and Alpine counties to the south but is similar to other unincorporated counties in the SACOG region. In Placer, Amador, and Alpine counties there is a higher rate of married couple households than in El Dorado. In El Dorado County, households with single adults, married couples, unmarried couples, and couples with children under 18 years are distributed across the County without patterns of segregation based on family type or status.

Disability

Western Slope

The percent of the population with a disability on the Western Slope has remained largely constant, approximately 10 to 20 percent throughout the County, since 2014, with two exceptions. In 2014, the Camino-Pollock Pines census tract north of Highway 40 had a rate of disability of approximately 22 percent. By 2019, this had decreased to approximately 16 percent. According to the ACS, less than 10 percent of the population in the El Dorado Hills area has reported a disability since 2014, with the areas with this rate extending south of Highway 50 between 2014 and 2019. This may be explained by the large share of families with children, indicating a younger population, while older populations are more likely to have a disability such as vision or hearing difficulty. Despite this slight difference between El

Dorado Hills and the rest of the Western Slope, there are no concentrations of poverty or areas that may exclude persons with disabilities in this portion of the County.

Tahoe Basin

Similar to the Western Slope, there are no concentrations or notable areas of exclusion for persons with disabilities. In 2014, the ACS reported that the rate of disability in the Tahoe Basin of El Dorado County ranged from approximately six to 15 percent. In 2019, the maximum of this range had decreased to 12 percent of the population, but the disability rate did not change significantly.

Countywide Patterns

The percent of the population with a disability is relatively low across the entirety of the county (approximately 15 to 20 percent of the population) and has been this way in recent years. Similarly, the percentage of the population with a disability, and areas of higher concentration, has remained stable across most areas of the SACOG region over time. There are no areas that indicate fair housing issues due to accessibility or exclusion for persons with disability.

Access to Opportunity

Educational Opportunities

In a statewide ranking of 2016, the California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, of 33 ranked schools in the unincorporated areas of El Dorado County, nearly 50 percent ranked 9 or higher, meaning scores were in the 80th percentile or better compared to other similar schools in the state. Six schools were unranked.

Western Slope

Lower-performing schools are distributed throughout the Western Slope, both north and south of Highway 50. Independence Continuation School in Diamond Springs was one lower-performing school, ranked below the 20th percentile; however, it is worth noting that continuation schools typically serve students who struggle with traditional school environments. According to education data used to develop the TCAC and HCD Opportunity Areas map, communities such as El Dorado Hills, Cameron Park, Cool, and others in the most western portion of the County have the most positive anticipated educational outcome for students due to quality and proximity of schools to households. These areas fall in the 75th percentile and above for educational outcomes compared to the County overall. Diamond Springs has an educational outcome in the 20th percentile and Georgetown in the 14th percentile, the lowest of established communities on the Western Slope. No data was reported for Silver Fork Elementary in Kyburz. The discrepancies in access to quality educational opportunities is informed by patterns of median income, with areas with a higher median income having more positive educational scores than areas with lower median incomes. As explained further in the sites inventory analysis below, the County has identified sites for all income levels in these underserved communities to facilitate mixed-income communities that may increase public funding for schools.

Tahoe Basin

All schools in the Tahoe Basin of El Dorado County are located in either the City of South Lake Tahoe or its Sphere of Influence. The Lake Tahoe Environmental Science Magnet school, located in the community of Meyers, has similar standard testing scores as schools located in El Dorado Hills, where there are the highest expected educational outcomes in El Dorado County, according to the California Department of Education (DOE). Given the concentration of schools in and around South Lake Tahoe,

there is no access to a public education for households residing between the City and the community of Tahoma. However, the Tahoe-Truckee Unified School District provides bussing for students residing in this area of the district to access school.

Countywide Patterns

As shown in Figure HO-14, schools are located along the major transit corridors within the county, and primarily west of Pollock Pines or near the City of South Lake Tahoe. Between these communities, and in more remote areas of the County, there are no public schools that are reported on by the DOE.

The County considered balanced access to quality schools and encouraging communities that will improve schools when evaluating the distribution of its lower-income RHNA housing sites. Additionally, to provide equal access to proficient schools for all students in the county, County staff will meet with school districts to determine if a rural teacher incentive program is necessary to attract and retain high-quality teachers to poorly ranked schools. (Measure HO-35).

Mobility

Western Slope

The west slope of El Dorado County is served by El Dorado Transit. El Dorado Transit provides regular service along Highway 50 between South Lake Tahoe and Sacramento. Routes provide stops in Pollock Pines, Placerville, Diamond Springs, El Dorado, Cameron Park, El Dorado Hills, and Folsom in Sacramento County. Direct access to Folsom Lake College, El Dorado Center – Folsom Lake College, and the Placerville Senior Center are also available. Most routes are only operated on weekdays, providing access to services, employment centers, and educational facilities. The Sacramento-South Lake Tahoe route is operated seven days per week and on holidays with stops in Sacramento, Cameron Park, Placerville, and South Lake Tahoe. Discounted fares are available for all routes for students, seniors, and persons with disabilities.

There are no public transit options for communities on the West Slope north of Green Valley Road or south of the community of El Dorado.

Tahoe Basin

Residents in the Tahoe Basin are served by the Tahoe Transit District (TTD) and Tahoe Truckee Area Regional Transit (TART). TTD serves South Lake Tahoe and Stateline, Nevada, with most routes operating inside the City of South Lake Tahoe or to Incline Village or other destinations in Nevada, including the Reno-Tahoe International Airport. TART primarily serves the Placer County portion of the Tahoe Basin but does extend to Tahoma, providing El Dorado County residents access to employment opportunities and services in Tahoe City, Truckee, and other communities in Placer County. TTD and TART both have free fares for all riders. In addition to these transit services, there is a privately-run water taxi operated from Camp Richardson Marina to three South Shore marinas in the summer months.

Countywide Patterns

Given the remote nature of most of El Dorado County, public transit is operated primarily in the populated areas along the Highway 50 corridor and the South Lake Tahoe Sphere of Influence, where demand is highest, and where jobs are located. While the majority of households are located in these areas, the County will meet with El Dorado Transit, TTD, and TART to discuss strategies to evaluate unmet transit need, particularly in low resource areas, and will support funding applications if service expansions are needed (Measure HO-35).

Employment Opportunities

Within the jobs proximity index developed by TCAC, shown in Figure HO-13, sites with higher ratings in the index tend to have closer access to jobs, focusing on jobs that are filled by employees without Bachelor's degrees and workers earning less than \$1,250 per month.

Western Slope

The area south of Highway 50 from Pollock Pines to the junction of Highways 50 and 88 past Twin Bridges, south to Kirkwood has the closest proximity to job opportunities of anywhere in the County. This is likely due to the presence of Kirkwood Ski Resort and various hotels, resorts, and lodges along both highways. The next area with closest proximity to jobs is the area surrounding Placerville and El Dorado Hills, leading into Folsom. Most jobs on the Western Slope are located along the Highway 50 corridor and include hospitality positions, agricultural employment in the Apple Hill area of Camino, tourism, as well as mixed commercial centers, particularly in the most western portion of El Dorado County.

Tahoe Basin

In the unincorporated El Dorado County portion of the Tahoe Basin, employment opportunities are primarily in the service and tourism industries. Job centers include Tahoma, the City of South Lake Tahoe, and Tahoe City in Placer County. According to HUD's Jobs Proximity Index, areas along the Lake Tahoe shore have a closer proximity to jobs than areas near South Lake Tahoe, however, South Lake Tahoe and the adjacent Heavenly Village are major employers in this area.

Countywide Patterns

The distribution of proximity to jobs is indicative of the key industries in El Dorado County related to tourism near Apple Hill outside of Placerville and the Tahoe Basin near tourism centers. However, as described in Section 2 of this Housing Element, these areas have concentrations of higher-end housing and, though the housing is closer to jobs, the workers employed in these industries often live in more affordable areas and commute further to work.

The County has included Measure HO-5 to incentivize development of housing affordable to lower-income households and Measure HO-14 to encourage infill development.

Services for Persons with Disabilities

Western Slope

To meet the needs of residents on the Western Slope with disabilities and ensure they have equal access to resources and services, the County has three on-demand transportation options for residents, operated by El Dorado County Transit. The Dial-A-Ride, ADA Paratransit, and Sac-Med services provides curb-to-curb transportation service through reservations to seniors and persons with disabilities. In addition to these transit services, there are several adult residential care facilities and assisted living facilities located throughout the Western Slope. Facilities are located in El Dorado Hills, Cameron Park, El Dorado, Shingle Springs, Kelsey, Camino, and Pilot Hill. There are no facilities located north of the Highway 50 corridor. In order to serve residents that do not have facilities or paratransit services in their community, El Dorado County operates the In-Home Supportive Services (IHSS) program and there are several private and nonprofit groups that provide services to a clientele that have a wide variety of needs.

Tahoe Basin

The Tahoe Transportation District has a Paratransit Service that is a free service for persons with disabilities. Reservations are available every day between 6:00a.m. and 8:00p.m. for origin-to-destination rides within South Lake Tahoe and the Sphere of Influence. Therefore, it is available for El Dorado County residents in Meyers, Christmas Valley, and other nearby communities located within the TTD service area. TART also offers a similar reservation-based ADA paratransit service from 6:00a.m. to 6:00p.m. every day in all areas served by TART fixed bus routes, including Tahoma. While neither transit agency serves Meeks Bay or Emerald Bay, and other areas between Tahoma and South Lake Tahoe, the IHSS program operated by the County is available to all residents in the Tahoe Basin portion of the county. There are no licensed adult residential care facilities or assisted living facilities in the Tahoe Basin, but there are nonprofit and private group homes, primarily near South Lake Tahoe.

Countywide Patterns

The availability of mobile programs such as IHSS provides supportive services for seniors and persons with disabilities regardless of their location throughout the County. However, the shortage of licensed residential care facilities and assisted living facilities, particularly in remote areas of the County and the Tahoe Basin, present a barrier to opportunities for some residents in need of care beyond what IHSS can provide to remain in their community. In order to improve access to these services for residents in need, the County will meet with service providers to develop strategies to reduce barriers to development and operation of these facilities and increase supply.

Environmental Health and Safety

Environmental pollution is known to directly influence the health of residents. In February 2021, the California Office for Environmental Health Hazard Assessment (OEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare communities' environmental scores. A community or area with a score in the 75th percentile or above (worst 25 percent statewide) is considered "disadvantaged" due to its high levels of pollution and other conditions associated with poorer health.

Western Slope

According to CalEnviroScreen, a wide variety of healthy environmental indicators and recreational opportunities are prevalent throughout El Dorado County, including the Western Slope. Given the proximity to outdoor recreational areas and national forest, El Dorado County is uniquely placed to offer all of its residents positive environmental conditions. Communities on the Western Slope typically have environmental scores below the 20th percentile, or positive scores. However, in the areas surrounding Diamond Springs, El Dorado, and the City of Placerville, there are slightly lower scores, ranging from the 32nd to 43rd percentile. While these are still strong environmental scores, the slight difference between these areas and El Dorado Hills and nearby communities may indicate the presence of environmental issues other than outdoor spaces. CalEnviroScreen reports higher threats of groundwater contamination and solid waste exposure in these areas than in portions of the Western Slope with more positive environmental scores.

Tahoe Basin

Not surprisingly, given its location in the El Dorado National Forest, most of the Tahoe Basin is below the 10th percentile in environmental scores. The only exception to this is in the Tourist Core of the City of South Lake Tahoe and adjacent to the Lake Tahoe Airport, which includes land in the unincorporated

County. The airport census tract has a score in the 42nd percentile, which is likely due to its proximity to the industrial airport use and traffic. However, this tract is unpopulated national forest and does not expose residents to potential environmental threats. All residents in unincorporated El Dorado County in the Tahoe Basin live in areas with positive environmental conditions.

Countywide Patterns

According to CalEnviroScreen, healthy environmental conditions are prevalent throughout El Dorado County, regardless of location or demographic makeup of residents, particularly when compared to the rest of the SACOG region. Throughout the SACOG region, urban and agricultural communities typically have higher pollution scores, in contrast to more positive environmental conditions in rural portions of the region such as El Dorado County and northern Placer County. In addition to the conditions reported by COEHHA, the County has several local, regional, and state parks as well as national forest land that offer green space, trails, and recreational amenities that contribute to positive health.

The Public Health, Safety, and Noise Element of the County's General Plan assesses reasonable risk associated with fires, floods, earthquakes, landslides, and other hazards to identify goals, policies, and identifies strategies to mitigate these risks. As fire seasons have lengthened and become more severe in recent years, the threat of displacement as a result of a disaster becomes more pressing. Wildfires present a threat to infrastructure and housing affordability due to high fire insurance rates. Given the County's location at the Wildland-Urban Interface (WUI), disasters present a displacement risk for all households, but particularly those in more rural areas and for those unable to afford the cost of insurance for these hazards. While disasters are outside of the County's control, the County will continue to enforce its Vegetation Management and Defensible Space Ordinance and annually identifies County Emphasis Areas (CEAs), in collaboration with CalFire, for focused, proactive defensible space inspections.

Disproportionate Housing Need and Displacement Risk

Overcrowding

As discussed in the Housing Needs Assessment, the U.S. Census Bureau defines an overcrowded households as a unit that is occupied by more than one person per room. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, overcrowding that results from two families or households occupying one unit to reduce housing costs (sometimes referred to as "doubling up") is an indicator of a fair housing issue due to a shortage of appropriately sized and affordable housing units.

Western Slope

Throughout the Western Slope, rates of overcrowding range from less than one percent of households to approximately six percent of households in various census tracts. Rates of overcrowding are less than 2 percent in and around the communities of Cameron Park, Pilot Hill/Cool area, and north of Highway 50 east of Pollock Pines. Aside from Cameron Park, these census tracts are primarily sparsely populated forestland. The highest rates of overcrowding are found South of Somerset (4.6 percent), Shingle Springs (4.9 percent), and Pollock Pines (6.1 percent). The percent of married-couple households with children in these three census tracts is slightly lower than in some other areas of the county, indicating that there may be higher rates of doubling up or multi-generational households resulting in slightly higher rates of overcrowding. While there are variances in rates of overcrowding

in the Western Slope, no census tracts have a high enough rate to signify a pressing fair housing issue related to this indicator. To ensure that any households that may be doubling up have new housing mobility opportunities to reduce overcrowding, the County has identified several sites throughout Shingle Springs, Pollock Pines, and other Western Slope communities to encourage affordable housing development and increase housing supply (see Table HO-30).

Tahoe Basin

In the Tahoe Basin, west of the City of South Lake Tahoe limit, the California Health and Human Services Department reports that no units are overcrowded. South of the City of South Lake Tahoe, where there are more full-time occupied housing units than in some communities, such as Meeks Bay and Emerald Bay, approximately 2.7 percent of housing units are overcrowded. As discussed previously, the Tahoe Basin in El Dorado County is largely forest land with the exception of immediately adjacent to Lake Tahoe, where many housing units are vacant for recreational or seasonal use or rented as short-term rentals. This larger portion of units dedicated to short-term rentals compared to the Western Slope housing stock may result in lower rates of overcrowding as there are fewer affordable units for long-term occupancy. Overcrowding rates are significantly higher within city limits, likely due to a concentration of more affordable housing and more rental units than are found in the unincorporated areas of the Tahoe Basin. While low overcrowding rates often indicate available and affordable housing that prevents a need for doubling up, in this case, given the housing composition of the Tahoe Basin, low overcrowding rates may indicate a lack of affordable rental housing that prevents any household from residing there, regardless of income.

Countywide Patterns

Overall, overcrowding is not a significant issue in El Dorado County, with less than 2.5 percent of households living in housing units too small to accommodate their household across the unincorporated county. In 2010, ACS estimated that approximately 1.8 percent of owners and 7.5 percent of renters were living in an overcrowding household. By 2019, ACS estimated that the rate of overcrowding among owners had decreased slightly to 1.5 percent and the rate among renters had dropped to 5.6 percent. The rate of overcrowding among owners that has stayed relatively stable and low over time is similar to other counties in the SACOG region, including Amador, Placer, Sacramento, Sutter, and Yolo counties. However, El Dorado County is the only county among this selection that has seen a decrease in renter overcrowding since 2010. In order to address all levels of overcrowding, the County participates in a working group with TRPA and other agencies to increase the supply of workforce housing and affordable unit types such as ADUs (Measures HO-9 and HO-11)

Overpayment

As shown in Figures HO-15 and HO-16, overpayment is a common issue for residents of the county, both renters and owners. Overpayment, also known as cost burden, is considered paying more than 30 percent of income on housing costs.

Western Slope

While overpayment is a chronic issue throughout the Western Slope, there are three census tracts with notably higher rates of overpayment (see Figures HO-15 and HO-16). The highest rate of overpayment is in the Camino-Pollock Pines tract where approximately 73 percent of renters, 42 percent of owners with mortgages, and 25 percent of owners without mortgages are cost burdened. There are also high rates of overpayment in Diamond Springs and in El Dorado Hills, south of Serrano Parkway. In Diamond Springs, approximately 62 percent of renters, 39 percent of owners with mortgages, and 34 percent of owners without mortgages are overpaying and in the Serrano Parkway tract, 68 percent of

renters, 36 percent of owners with mortgages, and six percent of owners without mortgages are overpaying. These concentrations of cost burdened households indicate a need for more affordable housing for both renters and owners. These three neighborhoods have the highest rates of overpayment in El Dorado County, not just on the Western Slope.

Tahoe Basin

The concentration of service industry jobs paired with a shortage of workforce housing due to a large supply of second homes and short-term rentals is likely a contributing factor to overpayment conditions in the Tahoe Basin of El Dorado County. According to the ACS, in 2019, approximately 29 percent of renters, 27 percent of owners with a mortgage, and 20 percent of owners without a mortgage are cost burdened. While these rates of overpayment are lower than those found on the Western Slope, there are just 70 owner-occupied housing units and 21 renter-occupied housing units, out of a housing stock of 1,104 units, according to HUD's 2018 data. The low rate of full-time occupants in the census tract between Tahoma and South Lake Tahoe may suggest that many households do not live in these neighborhoods due to a shortage of available and affordable units.

Countywide Patterns

There is a shortage of affordable housing in the unincorporated area of the county, with only 14 subsidized apartment complexes and a Housing Choice Voucher waitlist length of over a year. According to CHAS, in 2016 approximately 28 percent of all households, and nearly 32 percent of all lower-income households are overpaying for housing. As seen in Figure HO-15, the instance of homeowners overpaying is chronic across the county, with an especially high concentration of homeowners paying more than 30 percent of their income on housing costs in the southeastern corner of the county, near several resorts. In contrast, the concentration of renters overpaying for housing is higher along Highway 50 and in the southern portion of the county (Figure HO-16). According to ACS estimates, in 2019 approximately 30 percent of owners and 48 percent of renters in El Dorado County were overpaying for housing. These rates are roughly the same as in Amador, Placer, Sacramento, and Yolo counties in the SACOG region and indicated a need for more affordable housing, especially for renters, which is in line with a need for an increased supply to reduce overcrowding.

While there are patterns of disproportionate need for affordable housing, the need is visible across the entire county. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the County will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the county (Measure HO-5 and Measure HO-35).

Housing Condition

Western Slope

In communities on the Western Slope, approximately half of housing units are older than 30 years old. At this age, many units are in need of at least minor repairs. The highest concentration of units older than 30 years is located in the areas in and adjacent to the City of Placerville. As one of the early centers of development in the county, it is not surprising that the oldest housing units can be found here. In contrast, in the census tracts that comprise El Dorado Hills, nearly 60 percent of units have been constructed since 2014, indicating patterns of new development. In addition to age, complete facilities such as running water, full kitchens, and full bathrooms are also indicators of housing condition. Housing units without access to these complete facilities are considered substandard for permanent occupation, with the exception typically of single room occupancy units and junior

accessory dwelling units which have access to common facilities. Despite the concentration of older housing units near Placerville, approximately 99 percent of the units here have complete plumbing facilities and 96 percent or more have complete kitchen facilities. Junior accessory dwelling units and single-room occupancy units are not always required to have complete kitchen facilities and may explain why some are missing these features. Data is not available at the census tract level regarding rehabilitation need beyond the presence of plumbing and kitchen facilities. However, the median income in the areas with the highest concentration of old housing units that may need maintenance due to age ranges from \$68,750 annually south of Placerville and \$62,161 annually north of Placerville, which is considered low income. Therefore, homeowners in the areas adjacent to Placerville may not be able to afford ongoing maintenance of their home, indicating that rehabilitation needs might be higher than in areas with higher median incomes.

Tahoe Basin

In the Tahoe Basin, nearly three-quarters of housing units were built prior to 1990 with 68 percent of those prior to 1980. Across all unincorporated El Dorado County in the Tahoe Basin, the proportion of older housing units is relatively consistent. However, despite the largely aging housing stock in the area, the U.S. Census estimates that over 99 percent have complete plumbing and kitchen facilities. Additionally, most units in this area are well maintained and likely do not require major repair or rehabilitation. ~~The high median income and proportion of units used for seasonal, recreational, and short-term rental use in this area may result in ongoing maintenance that prevents larger rehabilitation needs in this area of the county.~~ The high median income and proportion of units used for seasonal, recreational, and short-term rental use in this area may result in ongoing maintenance that reduces the need for larger rehabilitation efforts found in this area of the county that might otherwise be expected for an older housing stock.

Countywide Patterns

Across the unincorporated area of El Dorado County, nearly 60 percent of the housing stock is older than 30 years and is likely in need of some type of repair or rehabilitation. CHAS data regarding substandard housing is incomplete for the unincorporated county and, therefore, could not be analyzed to determine displacement risk using that metric. However, older homes typically require additional maintenance and repair and, for this assessment the County assumes that at least a quarter of housing in the county is in need of some rehabilitation. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable. To prevent either of these situations, the County will assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so the unit can continue to be occupied (Measure HO-18). In the public survey, no respondents suggested that housing condition and rehabilitation should be a priority for the County. This does not mean that there are no homes that are in need of repairs, but rather may indicate that there are other priorities. Therefore, the survey did not inform patterns of housing condition in El Dorado County.

Enforcement and Outreach Capacity

The County has reviewed the Zoning Ordinance as part of the 2015 update to ensure compliance with fair housing law, and will continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair-housing laws. Additionally, when considering development proposals, including Specific Plans or other policy documents, the County will endeavor to ensure that all persons have equal access to sound and affordable housing (Policy HO-6.1).

El Dorado County refers discrimination complaints to the HUD Office of Fair Housing and Equal Opportunity (www.hud.gov/fairhousing) and provides follow-up to ensure complaints are resolved. The County provides referral information on its Public Housing Authority website and to the County's Senior Legal Services, which provides low- to no-cost legal services to persons age 60 and above. In addition, Fair Housing, Equal Opportunity for All, Fair Housing is Your Right, and California Tenants, a Guide to Residential Tenants' and Landlords' Rights and Responsibilities brochures/booklets are provided at each of the Public Housing Authority locations. Implementation of Measure HO-35 addresses the County's commitment to disseminate fair housing information to the public and provide referrals for resolution of fair housing complaints. The County will expand upon efforts to ensure the complaint process includes a policy for maintaining records on fair housing inquiries, complaints filed, and referrals for fair housing assistance (Policy HO-1.23).

Legal Services of Northern California (LSNC) also serves low-income and senior residents of El Dorado County in many civil cases, including fair housing cases. LSNC staff asserted that the lack of affordable housing is one of the greatest problems their clients face, often resulting in segregation based on income in housing. They identify that the most significant barriers to fair housing include equal access to services in all communities, supply of affordable housing, and diversity in affordable housing to meet all needs. Housing supply and segregation are furthered by the presence of single-family zoning and cumbersome permitting procedures. These issues are not unique to El Dorado County, but LSNC expressed the need to address these issues by affirmatively furthering fair housing in this RHNA planning period. The County will implement a fair housing plan per Measure HO-35.

According to HUD's Region IX Office of Fair Housing and Equal Opportunity, there were 26 fair housing discrimination cases filed with, and accepted by HUD, in El Dorado County from January 1, 2013 through August 9, 2020 (Table HO-28). Eighteen of these cases originated in communities in unincorporated El Dorado County, the remaining cases occurred in the City of Placerville and South Lake Tahoe City. If, after a thorough investigation, HUD finds no reasonable cause to believe that housing discrimination has occurred or is about to occur, HUD will issue a determination of "no reasonable cause" and close the case. Eighteen of the total cases resulted in a "no reasonable cause" determination. The most common basis for a complaint was disability, with almost three-quarters (73.1 percent) of cases alleging this discrimination, followed by nearly a quarter of the cases (23.1 percent) alleging retaliatory discrimination.

Table HO-28
**Fair Housing Cases Filed with HUD
 from Unincorporated El Dorado
 County, 2013-2020**

	Number	Percent
Basis for Case ¹		
Sex	3	11.5%
Disability	19	73.1%
National Origin	2	7.7%
Retaliation	6	23.1%
Race	3	11.5%
Religion	4	15.4%
Color	1	3.8%
Familial Status	2	7.7%
Total Fair Housing Cases	26	100.0%
Unincorporated County	18	69.2%
Incorporated County	8	30.8%

¹ Some cases alleged more than one basis for discrimination; therefore, the sum of the bases adds to more than the number of cases (18).
 Source: HUD Region IX San Francisco Office of Fair Housing and Equal Opportunity, August 2020

While the specific factors that drove each of these cases is not available, by promoting more opportunities for the development of housing serving disabled residents it is hoped that these residents will be less likely to experience displacement or discrimination. Measure HO-33 will evaluate the Traffic Impact Mitigation Fee Offset Program to expand incentives for housing serving disabled residents among other housing types, which may allow the County to decrease traffic impact fees, thereby encouraging the development of this type of housing. With Measure HO-35 the County will also develop a process for documenting fair housing discrimination claims, which will allow for further analysis of factors the County can address.

LSNC and FHEO were unable to provide specific location information for fair housing cases they had handled either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the County was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the County. Measure HO-35 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the county.

Other Relevant Factors

The area that is now El Dorado County first gained recognition and experienced its first wave of growth in 1848 when gold was discovered in the county. Countless mining camps and flats sprung up, some of which became boom towns and established communities that still exist today. As the Gold Rush faded, many towns and communities began to rely on other industries such as timber harvesting, grazing, or farming to survive. By 1920 thousands of acres were in crop production, establishing the beginning of El Dorado County's rich agricultural industry. The County location and history also spurred robust recreation and tourism industries that have driven growth in the county in recent decades but have also resulted in disparities between the supply of housing and the workforce.

In the 1960s, El Dorado County experienced its second rapid wave of growth with the advent of master-planned communities and residential subdivisions that resulted in almost 20,000 new housing units between 1960 and 1969. This early planning resulted in a subsequent explosion of housing development until 2000, during a time when many people moving to the County sought out space of their own in single-family homes. The dominance of single-family development in the county dates back to the early 1960s with large scale master-planned communities in the communities of El Dorado Hills, Cameron Park, Auburn Lake Trails and more recently, Bass Lake Hills. Other land uses in the master plans included golf courses, community parks, schools, and community shopping centers. Initial demand by homebuyers was spurred by large employers in nearby Sacramento County such as Aerojet, Mather Air Force Base, state government and later Intel Corporation, typically attracting families with children. Adding to the more recent demand for single family homes is an older population of more affluent homebuyers. Many of these homebuyers purchase second homes and vacation home rentals, primarily, but not exclusively, in the Lake Tahoe area, resulting in an extreme vacancy rate in El Dorado County that has become more severe in recent years. The demand for single-family development and rural properties that have driven the residential market in El Dorado County since the 1960s is at odds with many employment industries, resulting in the patterns of overpayment and housing shortages identified in this assessment of fair housing.

In line with the waves of development, historic investment in public infrastructure aligned with areas of growth when needed, while maintaining infrastructure throughout the county. The rural nature of much of El Dorado County has resulted in denser populations near employment resources and services such as those communities along Highways 50 and 49. These corridors are where most development occurred historically, and outside of these areas residential units are primarily occupied by owners. The growth patterns associated with this have influenced where public infrastructure is needed and where greatest demand is located, dictating where investment in infrastructure is focused. However, ongoing investment and enforcement programs have remained balanced throughout the County, and extension of services and facilities focused in specific areas where need is greatest. Some programs, such as the County's Vegetation Management program, are systematically rotated to new areas annually to ensure all needs are met regularly. Given the systematic method of investment, there is no history of disproportionate investment and are therefore no patterns of disproportionate access to opportunity as a result of public investment.

Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity.

Potential Effect on Patterns of Integration and Segregation

The County examined the opportunity map prepared by TCAC and HCD (Figure HO-9) paired with the additional analysis completed as part of the fair housing assessment to confirm that the sites identified to meet the County's RHNA would support affirmatively further fair housing by combating existing concentration patterns. The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. The spatial

analysis of patterns of segregation, access to jobs, schools, and transit, and displacement risk further defined the areas suitable for development and housing need.

As seen in Figure HO-9, sites identified to meet the County's RHNA are located throughout the county, and in a variety of resource area categories (Figures HO-18 and HO-19). Table HO-29A provides a breakdown of projected units by income and resource area. Although 22 percent of lower-income sites are in low resource areas, these areas are primarily in and surrounding Diamond Springs and El Dorado, where the median incomes are lower relative to communities such as Cameron Park, El Dorado Hills, and Pollock Pines. In order to promote housing mobility and affirmatively furthering fair housing in future development, 33 percent of lower-income units have been identified in moderate resource areas, 8 percent in high resource areas, and 37 percent in highest resource areas. The County has also identified sites to meet the moderate- and above moderate-income RHNA in the same communities and neighborhoods as the lower-income sites. Sites for moderate-income units have been identified throughout all resource area designations as well. While vacant sites without a proposed project are all located in highest resource areas, proposed projects that will meet the majority of the above moderate-income RHNA are located in low resource areas (Diamond Springs) to highest resource areas (El Dorado Hills).

Table HO-29A
**Units by Income and TCAC Resource
Area Category**

	Lower-Income		Moderate-Income		Above Moderate-Income*	
	Number	Percentage	Number	Percentage	Number	Percentage
Highest Resource	824	36%	343	37%	175	100%
High Resource	186	8%	200	22%	0	0%
Moderate Resource	774	34%	262	28%	0	0%
Low Resource	506	22%	120	13%	0	0%
High Segregation and Poverty	0	0%	0	0%	0	0%
Total	2,290	100%	925	100%	175	100%

Sites that are not part of a proposed project were further analyzed for concentrations of units by income category based on several indicators of potential fair housing issues, including median income, familial status, and disability. In order to encourage mixed-income communities, the sites identified are located in a range of median income areas, as shown in Table HO-29B. Of those parcels for which data was available, the projected lower-income units are located in areas with moderate- to high-incomes to promote housing mobility opportunities for lower-income households. While individual above moderate-income sites are located in high income areas, the proposed projects which account for the majority of this RHNA category (see Table HO-33) include above moderate-income units in lower income areas in the Diamond Springs area, further promoting integration of housing types regardless of socioeconomic status.

Table HO-29B
Units by Median Income

	Lower-Income		Moderate-Income		Above Moderate-Income	
	Number	Percentage	Number	Percentage	Number	Percentage
≤\$26,200	0	0%	9	1%	0	0%
≤\$43,150	0	0%	5	1%	0	0%
≤\$69,050	1,276	56%	261	28%	0	0%
≤\$103,550	810	35%	300	33%	0	0%
≤\$1,000,000	204	9%	346	38%	175	100%
Total	2,290	100%	921	100%	175	100%

As identified in the assessment, the percent of the population with a disability is relatively low and stable across El Dorado County. This is reflected by sites largely being located in areas with less than a 15 percent rate of disability (see Table HO-29C). Across all income categories, approximately one-quarter to one-third of units have been identified in areas with a rate of disability less than 10 percent, with the next largest share in areas with 10 to 14.9 percent disability. The roughly similar distribution of units when analyzing this indicator supports that the sites inventory promotes a range of housing opportunities throughout the community and does not disproportionately concentrate lower-income housing in areas that may have a concentration of persons with disabilities.

Table HO-29C
Units by Percent of the
Population with a Disability

	Lower-Income		Moderate-Income		Above Moderate-Income	
	Number	Percentage	Number	Percentage	Number	Percentage
< 10%	579	25%	292	32%	63	36%
10 to 14.9%	1,331	58%	330	36%	94	54%
15 to 19.9%	380	17%	302	33%	18	10%
≥ 20%	0	0%	0	0%	0	0%
Total	2,290	100%	924	100%	175	100%

A fourth indicator to ensure that the sites inventory will affirmatively further fair housing choice for all households and family types is the number of units by familial status presented in Table HO-29D. The assessment found that the El Dorado County population is comprised largely of married couples with children and married couples without children, with adults living alone being the smallest percentage of family types. Generally, there is a higher rate of lower-income units in areas projected with higher concentrations of adults living alone and single-parent, female-headed households. These populations typically seek low- to moderate-income housing given their single-source of income, while above moderate housing is often more appropriate for dual-income households. However, lower- and moderate-income units have been identified in most areas to provide housing opportunities regardless of familial status.

Table HO-29D
Units by Familial Status

Familial Status	Lower-Income		Moderate-Income		Above Moderate-Income	
	Number	Percentage	Number	Percentage	Number	Percentage
Adults Living Alone						
<10%	528	23%	407	44%	174	99%
10 to 14.9%	813	36%	312	34%	1	1%
15 to 24.9%	949	41%	199	22%	0	0%
25 to 34.9%	0	0%	0	0%	0	0%
≥35%	0	0%	0	0%	0	0%
Total	2,290	100%	918	100%	175	100%
Children in Married Couple Households						
<20%	0	0%	0	0%	0	0%
20 to 39%	0	0%	0	0%	0	0%
40 to 59%	89	4%	84	9%	0	0%
60 to 79%	424	19%	152	17%	0	0%
≥80%	1,777	78%	682	74%	175	100%
Total	2,290	100%	918	100%	175	100%
Female Headed, Single-Parent Households						
≤5%	407	18%	356	39%	0	0%
5.1 to 10%	1,075	47%	243	26%	128	73%
10.1 to 15%	310	13%	162	18%	26	15%
15.1 to 20%	199	9%	55	6%	21	12%
20.1 to 25%	299	13%	77	8%	0	0%
25.1 to 30%	0	0%	25	3%	0	0%
>30%	0	0%	0	0%	0	0%
Total	2,290	100%	918	100%	175	100%

In addition to identifying sites in a range of areas to promote integration, the County has included Measure HO-9 to provide incentives, guidance, and resources to promote the construction of ADUs, particularly those with deed-restrictions, in areas of high opportunity to promote housing mobility opportunities for lower-income households, further combating concentrations of lower-income households. The implementation of an ADU monitoring program will allow the County to track where affordable ADUs are being constructed and identify whether there is a need for additional sites to accommodate units for lower-income households.

Potential Effect on Access to Opportunity

El Dorado County's RHNA is split between the Tahoe Basin the Western Slope, with approximately 84 percent of RHNA units allocated for the Western Slope. This portion of the County has closer proximity to jobs, as identified earlier, particularly in Placerville and El Dorado Hills. The sites to meet the RHNA on the Western Slope are primarily located in Cameron Park, Diamond Springs, and El Dorado, and often within close proximity to Highway 50 or major thoroughfares, improving access to transit and other resources. El Dorado Transit serves the Western Slope, connecting these sites to jobs

in employment centers as well as to other areas outside of the County with additional services and resources. Though there are some low performing schools throughout the County, the integration of higher and lower-income sites in the inventory will facilitate mixed-income neighborhoods. Typically, neighborhoods with higher home values have higher quality public schools due to higher funding from taxes than in lower-income neighborhoods. By facilitating mixed-income neighborhoods, there will be additional funding for schools than might be found in areas with concentrations of lower-income households, thus improving access to quality schools for these households.

The sites in the low resource areas on the Western Slope identified to meet the moderate and above moderate income RHNA are located more closely together than in the Tahoe Basin and are expected to attract additional jobs and services as units are constructed.

For those sites located in the Tahoe Basin for all income categories, South Lake Tahoe and Tahoma serve as employment centers. Most sites are located adjacent to one of these communities, ensuring access to jobs and services that are located there, such as pharmacies or grocery stores.. There is a high demand for affordable housing in the Tahoe Basin that will be served by encouraging development of lower-income units to reduce displacement of these households to areas further from their communities or jobs.

The distribution of site capacity has been selected to prioritize lower-income units near transit, services, and employment opportunities while facilitating mobility to high resource areas for lower-income households and encourage mixed-income neighborhoods with the construction of moderate and above moderate-income units. Therefore, the sites shown in Figures HO-18 and HO-19 are expected to improve access to opportunities for all households by concentrating development to encourage new services in the same area, locating housing near transit and facilitating lower-income housing near areas with jobs. Additionally, locating higher income housing units outside of historically affluent areas will provide housing mobility opportunities for lower-income households to access these neighborhoods.

Potential Effect on Displacement Risk

As discussed in the assessment of disproportionate housing need, overpayment is a significant issue for residents throughout El Dorado County. Homeowners in the Tahoe Basin in, and near, resort communities and renters along Highway 50, are particularly burdened by housing costs. The areas in which sites to meet the lower-income RHNA have been located have lower rates of overall poverty and overpayment as compared to the county at large, as described above. Therefore, encouraging the development of affordable housing in and near South Lake Tahoe, El Dorado, and Diamond Springs will help to reduce displacement risk by increasing the supply of affordable options and reducing risk of overpayment or overcrowding resulting from multiple households living together to reduce costs. Development of new housing will not only increase the supply to alleviate demand and shortages of supply, but will also inject new, high quality housing into an aging housing stock. Typically, above moderate-income units are unaffordable to cost-burdened households, while lower- and moderate-income households can help alleviate overpayment. As shown in Table HO-29E, sites for new units have been identified across a range overpayment rates, with approximately 79 percent of lower-income units identified in areas with 35 percent or more of renters overpaying for housing and 67 percent of lower-income units in areas with 35 percent or more of owners overpaying for housing. While this will aid in increasing the supply of housing for lower-income households to reduce rates of overpayment, providing housing opportunities in most areas of the County will provide opportunities for all households, regardless of income, to remain in their community and live in safe and stable housing.

Programs such as Measure HO-18 will also assist residents to complete maintenance on their homes, thus preserving the housing stock so new units can be used to reduce risk of displacement due to economic pressures of repairs.

Table HO-29E
Units by Rate of Overpayment

Tenure	Lower-Income		Moderate-Income		Above Moderate-Income	
	Number	Percentage	Number	Percentage	Number	Percentage
Renter Households						
<20%	0	0%	2	0%	0	0%
20 to 34.9%	476	21%	191	21%	0	0%
35 to 49.9%	799	35%	479	52%	152	87%
50 to 69.9%	980	39%	246	27%	23	13%
≥70%	125	5%	7	1%	0	0%
Total	2,290	100%	925	100%	175	100%
Owner Households						
<20%	0	0%	0	0%	0	0%
20 to 34.9%	755	33%	406	44%	171	98%
35 to 49.9%	1,450	63%	481	52%	4	2%
50 to 69.9%	85	4%	36	4%	0	0%
≥70%	0	0%	2	0%	0	0%
Total	2,290	100%	925	100%	175	100%

Contributing Factors

Discussions with community organizations, fair housing advocates, community members, and the assessment of fair housing issues have identified several factors that contribute to fair housing in El Dorado County (Table HO-29), including:

Table HO-29
Factors that Contribute to Fair Housing
Issues in El Dorado County

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Lack of variety in housing types	Dominance of single-family zoning Shortage of affordable housing units, particularly those with multiple bedrooms for families with children	Incentivize affordable development in high resource areas (Measure HO-5) Promote infill development to increase housing options in high resource areas (Measure HO-14) Promote the density bonus and encourage multi-bedroom units for lower-income families (Measure HO-8) Promote construction of ADUs (Measure HO-9)

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
		<p>Encourage development of special needs housing (Measure HO-25)</p> <p>Promote construction of middle-income housing units (Measure HO-36)</p>
<p>Presence of RCAAs within the City of South Lake Tahoe SOI and El Dorado Hills/Cameron Park area</p>	<p>Dominance of single-family housing</p> <p>Prevalence of second homes in the Tahoe Basin</p> <p>High cost of housing in El Dorado Hills, Cameron Park</p> <p>Shortage of affordable opportunities in El Dorado Hills area and South Lake Tahoe SOI</p>	<p>Incentivize affordable development in high resource areas and areas of concentrated affluence (Measure HO-5)</p> <p>Encourage construction of ADUs in areas of concentrated affluence to facilitate mobility for lower-income households (Measure HO-9)</p> <p>Encourage integration of multi-unit structures in high opportunity neighborhoods (Measure HO-10)</p> <p>Promote infill development to increase housing options in high resource areas (Measure HO-14)</p>
<p>Displacement of residents due to economic pressures</p>	<p>Insufficient supply of affordable and employee housing, particularly in the Tahoe Basin</p> <p>Unaffordable rents and home sale prices</p> <p>Large number of vacant homes for recreational or occasional use</p> <p>Shortage of jobs, resulting in a need for increased commute lengths</p>	<p>Work with TRPA to facilitate the construction of workforce housing in the Tahoe Basin and track approvals (Measures HO-11 and HO-16)</p> <p>Establish a Housing Trust Fund (Measure HO-12)</p> <p>Incentivize affordable development in high resource areas (Measure HO-5)</p> <p>Develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities (Measure HO-35)</p> <p>Support use of hardship mobile homes as temporary housing for low-income earners (Measures HO-7 and HO-8)</p> <p>Develop a mobile home conversion policy to encourage retention of mobile homes and manufactured homes (Measure HO-21)</p>
<p>Displacement of residents due to housing condition</p>	<p>Age of housing stock paired with low median income near Placerville</p> <p>Costs of repairs or rehabilitation</p>	<p>Assist in rehabilitation of rental housing (Measures HO-22)</p> <p>Provide rehabilitation assistance to homeowners (Measure HO-18)</p> <p>Incentivize infill development to improve blighted or underutilized properties and provide affordable housing in high opportunity areas (Measure HO-14)</p> <p>Prioritize investment in basic infrastructure in low resource areas (Measure HO-19)</p>
<p>Access to proficient schools for all residents</p>	<p>Concentration of lower-performing schools in the central county</p> <p>Limited access to schools for areas off of the Highway 50 corridor</p>	<p>Work with school districts to attract high-quality teachers (Measure HO-35)</p> <p>Meet with transit agencies to assess demand to increase route availability in rural areas (Measure HO-35)</p>
<p>Further proximity to jobs for residents in more rural areas of the middle of the County</p>	<p>Concentration of job opportunities along the Highway 50 corridor</p>	<p>Promote CalWorks and Employment Resource Centers in areas of the County with limited access to jobs (Measure HO-35)</p>

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
	Lack of public transportation in communities not located on Highway 50	Work with transit agencies to provide increased service between communities and job centers to improve residents' access to employment (Measure HO-35)
Limited mobility between areas of the County not located directly on Highway 50	The availability and frequency of public transportation off of major transit corridors	Connect lower-income residents with rental opportunities in high resource areas (Measure HO-20) Promote the use of Housing Choice Vouchers in high resource areas (Measure HO-20) Promote affordable housing in high resource areas (Measure HO-5) Work with transit agencies to provide increased service between communities and job centers to improve residents' access to employment (Measure HO-35)

The greatest barrier to fair housing and equal access to opportunity in El Dorado County is the supply of affordable housing within close proximity to job opportunities. The demand for housing near more urban centers has resulted in increased home and rental prices, forcing lower-income households to move further away from their place of work, in many cases outside of the County. The County has thus identified addressing the supply of affordable housing to enable workers to live closer to their place of employment as a priority to affirmatively further fair housing. Measure HO-35 has been included to take meaningful actions that, taken together, address the disparities in housing need and access to opportunities for all groups protected by state and federal law. Additionally, the County has incorporated actions to address the factors that contribute to fair housing issues throughout several other implementation measures.

Section 4: Housing Resources and Opportunities

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of affordable housing in El Dorado County. Included is an evaluation of the availability of land resources, financial administrative resources available to support housing activities, and opportunities for energy conservation that can contribute to lower utility costs for low- and moderate-income households.

Land Resources Available for Residential Development

Regional Growth Needs – 2021–2029

The Regional Housing Needs Plan (RHNP) allocates to SACOG cities and counties their “fair share” of the region’s projected housing needs. At its meeting in September 2019, the SACOG Board of Directors released for public comment the draft 2021–2029 RHNP. Approving the draft RHNP is the final stage in adopting its 2021–2029 Regional Housing Needs Allocation (RHNA), a state requirement to determine the number of housing units that cities and counties must plan for in their housing element updates. The SACOG Board approved the 2021–2029 RHNP on March 19, 2020.

Each city and county in the RHNP receive an RHNA of total number of housing units that it must plan for within an eight-year time period. Within the total number of units, allocations are also made for the number of units within four economic categories: very low-, low-, moderate-, and above-moderate incomes.

In accordance with Government Code Section 65584, projected housing needs for each region in California are prepared by the Department of Housing and Community Development (HCD). The RHNA has two parts required by state law: Part 1 is an allocation of the total number of housing units to each jurisdiction for which zoning capacity must be provided for the time period June 30, 2021, through August 31, 2029. This part is referred to as the “overall allocation”. Part 2 is the distribution of the same total number of units among four income categories; the sum of the housing units within the four categories must add up to the total overall number of units. Part 2 is referred to as the “income category distribution.”

Senate Bill 375 (SB 375), passed into state law in 2008, requires the coordination of housing planning with regional transportation planning through the Metropolitan Transportation Plan and Sustainable Communities Strategy (MTP/SCS). This creates consistency in growth forecasts for land use, housing, and transportation purposes. In prior efforts, the RHNA and MTP could be conducted independently and often had separate timelines and planning periods. SB 375 requires that the RHNA and MTP/SCS process be undertaken together to integrate housing, land use, and transportation planning to ensure that the state’s housing goals are met and to help reduce greenhouse gas emissions from cars and light trucks. The goal of this integrated planning is to create opportunities for residents of all incomes to have access to jobs, housing, services, and other common needs by means of public transit, walking, and bicycling.

The State of California, through HCD, issued a Regional Housing Needs Determination of 153,512 to the six-county region for the eight-year RHNA planning period. The allocation process starts with the projection that SACOG and local jurisdictions developed for the draft 2035 MTP. The MTP/SCS land use forecast for 2035 serves as the basis for the 2021–2029 RHNA as this date aligns with regional greenhouse gas reduction targets.

The distribution of the overall unit allocation into income categories is based on a trend line from 2000 to 2050. The RHNA methodology placed a 4 percent floor and a 30 percent ceiling on the number of units a jurisdiction could be allocated in the low- and very low-income categories.

Because the Tahoe Basin is subject to federal law and a bi-state (with Nevada) compact on growth allocations, this portion of El Dorado County is an exception to SACOG's standard RHNA methodology. The TRPA has authorized the County to issue an average of 30 residential building permits per year in the unincorporated area (this number does not include building permits for affordable housing).

Inventory of Sites for Housing Development

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B. The results of this analysis are summarized in Table HO-30. The table shows that the County's land inventory, including projects approved and the potential development of vacant parcels identified in Table HO-30, exceeds the net remaining RHNA in the lower-income categories.

A discussion of public facilities and infrastructure needed to serve future development is contained in Section 3, Housing Constraints, under the heading "Non-Governmental Constraints." There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

Housing element law specifies that jurisdictions must identify adequate sites (vacant and surplus lands that are appropriate for residential development) to be made available to encourage the development of a variety of housing types for all economic segments of the population. In evaluating the residential growth potential, the County of El Dorado has reviewed vacant sites in the unincorporated areas identified for residential use, which are summarized in the vacant land survey (Appendix B). Tables 34 and 35 provide detail on vacant land available by zoning district and General Plan designation within the County's established communities in the Western Slope and Tahoe Basin, respectively.

Table HO-30
Land Inventory Summary – El Dorado County

	Income Category			
	Very Low/Low	Moderate	Above	Total
Pending/Approved Projects	101	8	2,583	2,692
Vacant land				
West Slope	2,210	757	175	3,142
East Slope	133	45	136	314
Projected Accessory Dwelling Units	217	167	4	388
Subtotal	2,661	977	2,898	6,536
RHNA (2021–2029)	2,309	903	2,141	5,353
Unit Surplus	352	74	757	1,183

Source: El Dorado County. January 2021

Vacant Land Survey Methodology

The vacant land survey is a summary of information contained in the County Assessor's database. The County ran a query for vacant parcels assigned zoning designations that would allow residential development. These data were summarized for residential development suitability by zone district within each community. The assumptions for this survey, including categorization of development potential by income category, are found in the Introduction section to Appendix B.

The assumptions and methodology for the residential land inventory are provided herein and summarized in Table HO-30.

Units Approved but Not Yet Built

Projects that are approved but not yet completed are shown in Appendix B, Table HO-33. These projects include 101 low-income units, 8 moderate income units, and 2,583 above-moderate income units. The income categories for new units listed in Table HO-30 are based either on deed restrictions imposed in connection with assistance programs or market conditions based on density (see discussion in Section 2, Housing Assessment and Needs, and the Housing Cost and Affordability subsection). With regard to for-sale units (both single-family detached and condo), all new units are assumed to be above-moderate unless otherwise required through deed restrictions. All units listed in Table HO-33 are proposed and in process or approved projects. Development is market based but it is assumed in the next 3-5 years, well before the end of the planning period.

Projected Accessory Dwelling Units

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right or not, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will at least double in the future compared to previous years, prior to state law changes.

The County considers accessory dwelling units (ADUs), also known as second units or granny flats, as an affordable housing option for lower-income households. The County approved 73 ADUs over 2018 to 2019, which calculated to an average of 36.5 ADUs per year. This analysis assumes that ADU production will increase by one-third, annually which is an average of 49 ADUs per year during the June 30, 2021–August 30, 2029, RHNA projection period, for a total of 388 ADUs. Through Measure HO-9, the County will develop prototype ADU plans that will be offered to the public free of charge to encourage further ADU development and lower the cost of development by reducing the need to pay for plans. The County will also explore ways to encourage deed restriction of rents to levels affordable to low-income households, manage an ongoing outreach program to inform residents of the benefits of ADUs, and regularly monitor the efficacy of this program.

To determine assumptions on ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. The assumption allocated 56 percent to lower-income households, 43 percent to moderate-income households, and 1 percent to above moderate-income households. Affordability of ADUs projected to be built within the county during the planning period is based on the SACOG analysis. Of the total 388 ADUs that are

projected to be built during the projection period, 217 are estimated to lower-income households, 167 to moderate-income households, and 4 to above-moderate income households.

Vacant Land Analysis – Realistic Capacity

Table HO-30 summarizes vacant parcels and pending projects that can accommodate residential development. The West Slope vacant parcels with zoning that permits residential uses will accommodate lower-income units, moderate-income units, and above-moderate units.

For the West Slope, parcels with multifamily (RM), single-family (R1), R2A, R3A, RE-5, and RE-10, zoning designations that were considered viable for development during the 2021–2029 planning period were included in the Land Inventory Summary (Table HO-30) in Section 4. While the maximum density for sites in the RM zone is 24 units per acre, based on historical development densities it is estimated that the realistic capacity for sites in this zone is 13 units per acre.

Within the Tahoe Basin, additional zoning designations were considered, including the Meyers Area Plan (MAP-1 and MAP-3) residential designation. Single-family (R1), R3A, RE-5, and Commercial Community (CC) designations.

While the permitted density in single family zones may allow for more than one unit per site to be conservative, the County assumed that only one unit will develop on each parcel for sites identified to accommodate moderate- and above moderate-income households.

Major considerations that were used to establish Realistic Capacity for the inventory include:

- Current (non-expired), approved projects, including available data on Specific Plans, Development Agreements, Parcel Maps, and Tentative Subdivision Maps
- Parcel ownership and size
- Current zoning and permitted densities on the parcel
- Availability of public water and sewer
- Known restrictions to land division, such as Covenants, Conditions and Restrictions (CC&Rs)
- Current known development or existence of mobile home parks on the site
- Current General Plan (GP) policies effecting parcel densities such as Planned Development Policies, Agricultural Policies, Wetland Policies, and Erosion Control Policies
- Identified regulatory and governmental restrictions or limitations (environmental protections, etc.)
- Potential hazards, such as steep slopes or location within a very high fire hazard severity zone

Existing land use and parcel data was provided by El Dorado County in a geographic information system (GIS) format and local environmental constraints, including size, slopes, wetlands, and adjacency were assessed with the use of Google Earth (aerial imagery and data) and based on the knowledge and experience of the analyst. In general, vacant and underdeveloped properties within Community Regions were analyzed at the parcel level and sites with significant environmental constraints were not included in the inventory.

Sites Appropriate for Lower-Income Housing

The available sites analysis assumes that parcels zoned to allow 20 units per acre or more are appropriate for the development of lower-income housing in El Dorado County. This assumption is based on local knowledge, information from area housing developers, and a previous survey of regional affordable housing project densities compiled by SACOG. The County's history of multifamily housing development, both affordable and market rate, and input from developers show that affordable housing at densities at 20 units per acre is feasible and appropriate for the County.

Affordable Housing Built Densities

In January 2013, SACOG collected information regarding the built density of approximately 130 affordable housing developments that were located throughout the region. Densities ranged from 6 to 43 units per acre. For the overall region, the majority were built at densities between 17 and 24 units per acre. When looking specifically at El Dorado County, built densities for affordable projects ranged from 6 to 19 units per acre, with an average density of 13 units per acre, as shown in Table HO-31.

The West Slope of El Dorado County has seen more extensive development of multifamily projects than the East slope of the county due in great part to the proximity to existing infrastructure, transportation options, and proximity to jobs, especially within the Community Regions.

Multifamily housing development on the East Slope of El Dorado County, primarily within the South Lake Tahoe Basin, has occurred mainly within the city limits of South Lake Tahoe largely due to funding programs offered through the City of South Lake Tahoe's former Redevelopment Agency. Development caps are in place in the Tahoe Basin and regulated by the Tahoe Regional Planning Agency (TRPA), however, bonus units are available for affordable housing. The County is working with TRPA and local agencies in the Tahoe Basin to expand the development of affordable housing.

Table HO-31
**Built Densities of Multifamily Housing
in El Dorado County**

Project Name	Units	Built Density/Acre	Year Built	East/West County	North/South of Hwy 50
Cameron Park Village	80	9	1993	West	North
Knolls at Green Valley Apartments	200	19	2003	West	North
Green Valley Apartments	40	18	2004	West	North
Glenview Apartments	88	12	2014	West	North
Diamond Terrace Apartments	62	6	1997	West	South
White Rock Village	180	15	2002	West	South
Shingle Terrace Apartments	71	15	1997	West	South
Sunset Lane Apartments	40	14	2011	West	South
Courtside Manor Apartments Phase I	12	13	2019	West	South

Source: California Tax Credit Allocation Committee and El Dorado County Surveyor's Office

Affordable Housing Developers

The County reached out to three separate local developers to determine if the maximum allowable density of 24 units per acre in the RM zone was appropriate to accommodate an affordable higher density project.

In a stakeholder consultation with a local developer, NC Brown Development, in February 2021, it was shared that 20 units per acre would be an appropriate density to develop an affordable housing project. It was noted that any affordable development would likely require some amount of subsidy to be financially feasible and would be more financially feasible with reduced fees.

On August 13, 2021, during a consultation with local developer Joseph Jaoudi, regarding whether affordable housing could be achieved at 24 units per acre or if 30 units per acres was preferable. The feedback we received was that if this question was asked prior to 2020, higher density would matter, but now the higher cost for materials, construction and impact fees doesn't always outweigh the advantages of more units. Mr. Jaoudi, who developed the high density single family Cameron Glen Estates near Green Valley Road in Cameron Park and is currently planning a multifamily development near Cambridge Road in Cameron Park (approximately 11 units per acre), also noted that if impact fees for water and sewer, and recreation district fees applied based on the square footage of each unit, not a flat fee, then higher density might pencil out. But according to Mr. Jaoudi, flat fees don't encourage higher density because higher density typically requires smaller units. Mr. Jaoudi shared that projects don't gain anything by reducing the size of the unit. Mr. Jaoudi also shared that in order to accommodate the cost of construction, 24 units per acre is realistic.

The County also spoke with a representative from Mercy Housing, a local affordable housing developer, in November 2021. Mercy Housing stated that 24 units to the acre in most of rural and suburban El Dorado County is more than sufficient and may be problematic if a minimum density is enforced. Due to parking and open space needs (both requirements and practical considerations), terrain and other typical constraints common throughout foothill communities, exceeding 20 units to the acre is often a challenge. Mercy Housing's currently proposed project in El Dorado County includes 65 units on just under 5 acres of land, so approximately 13 units per acre, similar to another Mercy Housing project in Shingle Springs in 2013, which included 40 units built on 3 acres (approximately 13 units per acre). The densest property Mercy Housing has built in the County is in El Dorado Hills at 15 units per acre. Another important factor is the unit size included in each project. A senior or largely special needs property would achieve a lot higher density with lower parking needs. However, most of Mercy Housing's developments have included 1-, 2- and 3-bedroom, and some 4-bedroom units for larger families.

Measures HO-32 and HO-33 will examine the Transportation Impact Fee program and associated waivers for affordable housing, which can help to ensure that impact fees do not constrain the development of affordable housing. It was also mentioned that existing infrastructure would help to facilitate a project, which would be harder once projects moved away from the existing west slope communities.

To ensure multifamily development is achievable at varying densities, the County has included Measure HO-40 to increase the allowable density in the RM zone from a maximum of 24 units per acre to a maximum of 30 units per acre.

Available Infrastructure

The County only identified available parcels in the site inventory that are currently located within an established water district that provides wholesale potable water and acts as the lead agency in the development of water/sewer infrastructure in the county. In Table HO-31A, the County has summarized the capacity of each water district providing services to the unincorporated county compared to the proposed number of units to meet the County's RHNA. Though full capacity is difficult to quantify, the County believes that, based on current water reports, development trends and plans for the need of future water and wastewater capacity as development increases, there is sufficient water and wastewater capacity to meet the current RHNA. Affordable housing projects are typically built where public services are available, thus, also being located in areas where water and sewer capacity is readily available. For more rural sites, it is assumed that as development occurs, availability of capacity will increase.

The Water Supply and Demand Report (formally Water Resources and Service Reliability Report) is updated every three years to determine current water supply and water meter availability within the El Dorado Irrigation District (EID or District). EID Board Policy 5010, Water Supply Management, states that the District will not issue any new water meters if there is insufficient water supply. Administrative Regulation 5010, Water Availability and Commitments, outlines the responsibilities for annual reporting, shortages, and new meter restrictions. This policy and regulation provide the means to ensure that meter sales do not exceed water supply.

The El Dorado Water Agency (Agency) is charged through the 1959 El Dorado County Water Agency Act (Act) for water resource development and management in El Dorado County. The Agency's vast service area, totaling 1,075,076 acres, is diverse and supports nearly 200,000 residents, urban and rural-agriculture communities, and businesses in the Sierra Nevada. The service area straddles the Sierra Nevada and includes the Tahoe Basin, the areas in the drainage basin of Lake Tahoe and the West Slope, the foothills and headwaters west of the Sierra Nevada Divide contributing to statewide water supply through runoff and snowpack.

The Agency's role and responsibilities in countywide water resource development and management are outlined through the Agency's 2019 Water Resources Development and Management Plan (WRDMP), which was prepared in collaboration with water and land-use managers in El Dorado County. The WRDMP identified water resource-related challenges in El Dorado County for realizing the vision of the County of El Dorado (County) General Plan for economic development, environmental protection, and quality of life for all residents.

In response to outreach calls to local water and sewer providers in July and November 2021, four of the five agencies were able to confirm that sufficient water connections would be available for the number of units proposed in the inventory. Additionally, three were able to confirm that sufficient wastewater service could be provided; Grizzly Flat CSD does not provide wastewater service.

**Table HO-31A
Water and Sewer Provider Capacity**

Water/Sewer Provider	Proposed Units	Water Connections Available	Sewer Connections Available
El Dorado Irrigation District	2,714	El Dorado Hills: 19,267* Western-Eastern: 21,598*	>2700
Grizzly Flat CSD	7	895 - 1,288**	(Not Provided by CSD)

Water/Sewer Provider	Proposed Units	Water Connections Available	Sewer Connections Available
Georgetown Divide PUD	275	data unavailable	data unavailable
South Tahoe PUD	248	5,000 – 7,000	30,728
Tahoe City PUD	52	> 52	> 52

Source: El Dorado County, July 2021. Outreach to El Dorado Irrigation District, Grizzly Flat CSD, Georgetown Divide PUD, South Tahoe PUD, Tahoe City PUD, July 2021.

* As of January 1, 2020. Available connections for 2021 have not yet been tabulated, as of July 27, 2021.

** As of August 2017.

Financial and Administrative Resources

The County of El Dorado has access to a variety of funding sources available for affordable housing activities. They include programs from local, state, federal, and private sources. The following section describes the most significant housing resources in El Dorado County.

Housing Choice Voucher Program (Formerly Section 8)

The Housing Choice Voucher (HCV) Program, formerly known as Section 8, is a federal program that provides rental assistance to lower- and very low-income persons in need of affordable housing. This program is administered by the El Dorado County Health and Human Services Agency. The Health and Human Services Agency functions as the Housing Authority Agent for the Board of Supervisors. The HCV Program provides a housing voucher to a tenant, which generally covers the difference between the fair market rent payment standards established by HUD and what a tenant can afford to pay (e.g., 30 percent of their income). Many of those receiving housing vouchers are elderly or disabled households.

As of 2020, the County had 374 vouchers available, all of which were “leased up” or in the process of finding housing (i.e., 364 lower- and very low-income households in El Dorado County are receiving HCV rental assistance); the Housing Authority issues approximately 36 vouchers per year. Only one has been “ported out” to another jurisdiction. Eligible voucher holders have had difficulty locating properties to rent due to the “gap” between the payment standard set by HUD (Fair Market Rent [FMR]) and the cost of market-rate rental housing in El Dorado County. A trend is developing wherein the majority of housing available that qualifies within the HUD payment standards is found in the subsidized apartment rental market, and this market is very limited.

As noted earlier in this element, approximately 3,000 individuals or families applied for the HCV waiting list in October 2016, and 500 were placed on the list. The average waiting time as of 2016 was 69 months. The Public Housing Authority (PHA) wait list for HCVs was last open for one week in 2016; the PHA does not anticipate opening the wait list again in the near future.

Community Development Block Grant Program

Through the CDBG Program, HUD provides grants and loans to local governments for funding a wide range of community development activities. However, the County of El Dorado does not qualify as an entitlement jurisdiction to receive CDBG funding directly from HUD; therefore, the County applies to the state for CDBG program funds for specific programs under a highly competitive funding process.

The CDBG Program provides adequate housing, a suitable living environment, and expanded economic opportunities for persons of low and moderate income. The CDBG funds can be used for acquisition/rehabilitation, first-time homebuyer assistance, economic development, homeless assistance, public services, and neighborhood revitalization. A minimum of 51 percent of the CDBG funds provided must be used for the support of activities that benefit low- and moderate-income persons. The County uses CDBG funding for housing rehabilitation programs and public improvement projects.

The CDBG funds are used to preserve the existing stock of affordable housing through the County Housing Rehabilitation Loan Program. This program provides housing rehabilitation and weatherization loans and services to low-income households throughout the county. The maximum loan amount is \$40,000.

Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) Program is designed to assist first-time homebuyers. Each year the California Debt Limit Allocation Committee (CDLAC) allocates each county their per capita portion of private activity bonds. El Dorado County is a member of the California Rural Mortgage Finance Authority Homebuyers Fund (CHF) and assigns its allocation to CHF in order to participate in their MCC program as well as other homebuyer assistance programs. The MCC program is available to qualifying low-to-moderate income homebuyers who have not owned a home within the last three years. The property must be a primary residence single-family home, condominium or townhouse to qualify.

The advantages of an MCC are two-fold. It may increase the loan amount a borrower can qualify for and it may increase the borrower's after-tax income. The MCC entitles the qualified borrower to take a federal income tax credit. The tax credit is based on the mortgage interest paid annually. Because the MCC reduces the borrower's federal income taxes and increases his/her net earnings, it can help a buyer in qualifying for a home loan. The MCC is registered with the IRS and it continues to decrease the borrower's federal income tax liability each year for the term of the MCC.

First Time Homebuyer Loan Program

The First Time Homebuyer Loan Program provides low-interest rate loans to eligible homebuyers to assist in the purchase of a home in the unincorporated areas of the county. Funding for this program is provided through the CDBG Program, the Home Investment Partnerships (HOME) Program, and the County's revolving loan fund. This program is designed as a gap financing program for applicants that would not qualify for a bank loan sufficient enough to purchase a home due to limited income. Gap financing means the difference between the first mortgage loan amount and the sale price of the home, with certain program restrictions. Again, the County must apply to the state for CDBG and HOME program funds for specific programs under a highly competitive funding process.

The loan program includes:

- Interest rates as low as 3 percent
- Payments deferred for 30 years
- Loan amounts are limited by program and based on gap financing needed
- Down-payment of 2 percent required (or \$2,500, if greater)
- No equity recapture

In addition to homebuyer programs administered directly by the County, the County of El Dorado participates with other counties, cities, and local agencies, pursuant to the laws of the State of California, in the California Rural Home Mortgage Finance Authority Homebuyers Fund (CHF). CHF assists eligible residents of member jurisdictions with programs for financing, acquisition, construction and rehabilitation of single-family homes.

When funding is available, CHF's housing programs provide financing for the MCC program as well as down payment and closing cost assistance programs associated with a home purchase for eligible low- to moderate-income households. CHF grant and loan programs may compliment the County's first-time homebuyer program, which offers low-interest, deferred payment second mortgage loans to eligible low-income households.

Housing Rehabilitation Loan Program

El Dorado County has funding available to provide eligible homeowners with low-interest rate loans to make repairs to their homes primarily addressing health or safety-related issues. These loans are available to eligible lower-income homeowners in the unincorporated areas of the county. Funding is provided through the CDBG Program, the County's revolving loan fund, and the HOME Investment Partnership (HOME) Program. This program is designed as a gap financing program for applicants that would not otherwise qualify for a bank loan because of limited resources/income. Loans are available on a first-come, first-served basis while funding lasts.

The loan program includes:

- Interest rates as low as 3 percent
- Loan amounts up to \$40,000 (CDBG) or subsidy limits (HOME)
- Flexible loan repayment terms

Energy Conservation Opportunities

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in El Dorado County, and examples of effective programs used by other jurisdictions.

The California State Building Standards Codes (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather-stripping on doors and windows, closeable doors on fireplaces, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. All new construction in El Dorado County must comply with Title 24.

On March 25, 2008, El Dorado County took a significant step toward proactively addressing energy conservation by adopting Board of Supervisors Resolution No. 29-2008, the "Environmental Vision for El Dorado County." The Resolution sets forth goals for County departments to address positive environmental changes for:

Transportation, Traffic, and Transit; Planning and Construction; Waste; Energy; Air Quality; and Education, Outreach, and Awareness.

The Environmental Vision will result in each County department developing programs to address these environmental topics, including energy conservation. The County anticipates that each department will develop implementing programs concurrent with the annual budget cycle. The primary energy conservation program for older homes is weatherization. The Health and Human Services Agency, Community Services Division offers home weatherization services to households at 60 percent and below the median income through its Low-Income Home Weatherization Program. This program provides service to households having the highest energy burden and high residential energy users. Services focus on providing the most cost-effective measures, checking for health and safety hazards, and providing infiltration reduction. Commonly installed measures for homes meeting the eligibility criteria include combustion appliance safety test, carbon monoxide alarms, infiltration reduction, and ceiling insulation. Owner households that exceed the above income criteria but fall below the 80 percent median income level of the county can apply for housing rehabilitation loans not to exceed \$40,000 for repairs that include all of the above weatherizing measures as well as potential roof repair/replacement, heating/air repair/replacement, and other energy-related improvements. The County encourages energy efficiency in new residential construction by emphasizing energy-efficient construction practices. This strategy provides information to builders on the short- and long-run costs and benefits of energy-efficient design and construction.

The County also employs policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat, such as the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water, oil, or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room, and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening. The best method to encourage use of active or passive solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

The County's land use practices also encourage energy conservation. For example, mixed-use development is conditionally allowed in commercial districts. Mixed-use development provides for more balanced land uses that reduce vehicular trips. In addition, the housing within mixed-use developments is typically high density, which data shows results in lower Vehicle Miles Traveled (VMT). The County amended its mixed-use ordinance that to provide specific regulations and incentives to facilitate mixed-use within commercial zones. In addition, Implementation Measure HO-33 will continue to analyze the traffic benefits of mixed-uses with a focus on reducing the Traffic Impact fees commensurate with the traffic benefits of mixed-use development. This measure was incorporated into the Traffic Demand Model update in 2015

As a benefit of the County's membership in the Golden State Finance Authority (GSFA, formerly the California Rural Mortgage Finance Authority Homebuyers Fund or CHF), El Dorado County residents may be eligible to participate in the GSFA administered Residential Energy Retrofit Program offering low-interest rate loans of up to \$50,000 for qualified low- to moderate-income homeowners to assist them with doing whole-house energy efficiency retrofits.

In addition, the El Dorado County Board of Supervisors approved several resolutions beginning in 2015 that make Property Assessed Clean Energy (PACE) Programs available to eligible property owners in the unincorporated areas of the county. PACE programs are not operated by the County. They are operated by authorized outside entities. PACE Programs allow eligible property owners in the unincorporated areas of El Dorado County to improve the energy and water efficiency of their commercial and residential properties by financing qualifying improvements through an assessment lien or special tax lien where the annual repayment amount is added to the annual property tax bill with repayment terms ranging from 5 to 20 years.

Implementation Measure HO-31 includes additional tools that the County will utilize to encourage energy conservation in land use planning, new construction, and existing housing units.

Section 5: Housing Goals, Policies, and Implementation Program

General Housing Policies

These policies are targeted toward supporting and increasing the supply of housing affordable to lower-income households by providing broad guidance in the development of future plans, procedures, and programs and by removing governmental constraints to housing production. They also attempt to foster increased communication and cooperation among stakeholders.

Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories.

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| Policy HO-1.1 | When adopting or updating programs, procedures, or Specific Plans or other planning documents, the County shall ensure that the goals, policies, and implementation programs are developed with the consideration of achieving and maintaining the County's regional housing allocation. |
| Policy HO-1.2 | To ensure that projected housing needs can be accommodated, the County shall maintain an adequate supply of suitable sites that are properly located based on environmental constraints, community facilities, and adequate public services. |
| Policy HO-1.3 | In the establishment of development standards, regulations, and procedures, the County shall consider the cost of housing in relation to public health and safety considerations and environmental protection. |
| Policy HO-1.4 | The County shall support the Housing, Community and Economic Development Program, and Health and Human Services Agency in order to assist with achievement and maintenance of the County's housing goals, policies, and programs. |
| Policy HO-1.5 | The County shall direct higher-density residential development to Community Regions and Rural Centers. |
| Policy HO-1.6 | The County will encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to very low-, low- and moderate-income households. |
| Policy HO-1.7 | The County shall give highest priority for permit processing to development projects that provide housing affordable to very low- or low-income households. |
| Policy HO-1.8 | The County shall encourage mixed-use projects where housing is provided in conjunction with compatible nonresidential uses. Such housing shall be allowed by right, subject to appropriate site development standards. |
| Policy HO-1.9 | The County shall work with local community, neighborhood, nonprofit housing partners, and special interest groups to integrate affordable workforce housing into a community and to minimize opposition to increasing housing densities. |

- Policy HO-1.10 The County shall apply for funds from the state and federal government, such as the Community Development Block Grant and Home Investment Partnerships Program and explore additional ways such funds may be used countywide to support construction of affordable housing.
- Policy HO-1.11 To the extent feasible, affordable housing in residential projects shall be dispersed throughout the project area.
- Policy HO-1.12 To the extent feasible, extremely low-, very low-, low-, and moderate-income housing produced through government subsidies, incentives, and/or regulatory programs shall be distributed throughout the county and shall not be concentrated in a particular area or community.
- Policy HO-1.13 For projects that include below market-rate units, the County shall require, to the extent feasible, such units to be available for occupancy at the same time or within a reasonable amount of time following construction of the market-rate units.
- Policy HO-1.14 The County shall work with the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Tahoe Basin, and modifications to the TRPA Code of Ordinances to facilitate affordable housing production.
- Policy HO-1.15 The County shall explore establishing Redevelopment Project Areas and identify sources of local funding for establishing a Housing Trust Fund.
- Policy HO-1.16 The County shall minimize discretionary review requirements for affordable housing.
- Policy HO-1.17 The County shall ensure that its departments work together in all aspects of housing production in order to make certain that housing policies and programs are implemented as efficiently and effectively as possible and to ensure that funding is judiciously managed.
- Policy HO-1.18 The County shall develop incentive programs and housing partnerships to encourage private development of affordable housing.
- Policy HO-1.19 The County shall review its surplus land inventory for potential sites to meet its affordable housing needs.
- Policy HO-1.20 The County shall investigate the potential of developing a land bank for the development of housing for very low- and low-income households.
- Policy HO-1.21 The County shall develop a program and track the approval and status of workforce housing, including housing for agricultural employees.
- Policy HO-1.22 The County shall continue to support a first-time homebuyer's program.
- Policy HO-1.23 The County shall provide access to information on housing policies and programs at appropriate locations.
- Policy HO-1.24 The County shall encourage Accessory Dwelling Units to provide housing that is affordable to very low-, low-, and moderate-income households.

- Policy HO-1.25 The County shall encourage programs that will result in improved levels of service on existing roadways and allow for focused reductions in the Traffic Impact Mitigation (TIM) Fee. Such programs may include, but not be limited to, analyzing the traffic benefits of mixed-use development.
- Policy HO-1.26 The County shall ensure that public services and facilities are provided to affordable housing projects at the same level as to market-rate housing. Incentives and/or subsidies shall be considered to support the production of housing for very low, low-, and moderate-income households.
- Policy HO-1.27 Allow housing developments with at least 20-percent affordable housing by-right on lower-income housing sites that have been counted in previous Housing Element cycles, consistent with Government Code Sections 65583 (c).

Also refer to the Land Use and Economic Development Elements.

Conservation and Rehabilitation Policies

Under Goal HO-2, the policies concentrate on maintaining community character and preserving housing stock through the continuation of County programs, effective code enforcement, and investigation of new funding sources.

Under Goal HO-3, the policies focus on preserving the affordable housing stock through continued maintenance, preservation, and rehabilitation of the existing affordable housing.

Goal HO-2: To provide quality residential environments for all income levels.
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- Policy HO-2.1 The County shall continue to make rehabilitation loans to qualifying households from its Community Development Block Grant program revolving loan funds.
- Policy HO-2.2 The County shall continue to apply for Community Development Block Grant, Home Investment Partnership (HOME) Program, and other similar state and federal grant funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing.
- Policy HO-2.3 The County shall encourage private financing for the rehabilitation of housing.
- Policy HO-2.4 The County shall require the abatement of unsafe structures while encouraging property owners to correct deficiencies.
- Policy HO-2.5 The County shall encourage manufactured home subdivisions.
- Policy HO-2.6 The County shall encourage the enhancement of residential environments to include access to parks and trails.

Goal HO-3: To conserve the County's current stock of affordable housing.

- Policy HO-3.1 The County shall strive to preserve the current stock of affordable housing by encouraging property owners to maintain subsidized units rather than converting such units to market-rate rentals.
- Policy HO-3.2 Demolition of existing multifamily units should be allowed only if a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, an opportunity to purchase the property, and/or relocation assistance by the landlord.
- Policy HO-3.3 The County shall support efforts to convert mobile home parks where residents lease their spaces to resident ownership of the park.
- Policy HO-3.4 The conversion of mobile home parks to housing that is not affordable to very low- and low-income households shall be discouraged.
- Policy HO-3.5 The County shall continue to provide Section 8 Housing Choice Voucher Program rental housing assistance to eligible households.
- Policy HO-3.6 The County shall continue to allow rehabilitation of dwellings that do not meet current lot size, setback, or other current zoning standards, so long as the nonconformity is not increased and there is no threat to public health and/or safety.
- Policy HO-3.7 Apartment complexes, duplexes, and other multifamily rental housing not income restricted shall not be converted to condominiums stock cooperative or timeshare for 10 years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multifamily rental housing that contain any units restricted to households earning 120 percent or less of the area median family income shall not be converted to condominiums stock cooperative or timeshare for 20 years after issuance of the Certificate of Occupancy.
- Policy HO-3.8 All requests for the conversion of multifamily housing units shall be reviewed by the Public Housing Authority, to determine the impact on the availability of the affordable housing stock and options for preserving affordable housing stock.
- Policy HO-3.9 All new residential projects having an affordable housing component shall contain a provision that the owner(s) provide notice to the California Department of Housing and Community Development; the County Housing, Community and Economic Development Program; and the existing tenants at least two years prior to the conversion of any affordable housing units to market rate in any of the following circumstances:
- The units were constructed with the aid of government funding;
 - The project was granted a density bonus; and/or
 - The project received other incentives based on the inclusion of affordable housing.

- Policy HO-3.10 The County should work with the Tahoe Regional Planning Agency to identify existing unpermitted residential units in the Tahoe Basin and develop an amnesty program to legalize such units where the units would be utilized by very low- or low-income households.
- Policy HO-3.11 The Housing, Community and Economic Development Program shall act as a clearinghouse for information regarding the promotion and maintenance of government-subsidized affordable housing.
- Policy HO-3.12 The County shall strive to preserve, through rehabilitation, dwelling units found to be substandard or a threat to health and safety through Code Enforcement efforts.

Special Needs Policies

These policies attempt to address the needs of particular population segments that may require housing that differs from housing typically provided by the free market. In order to meet these special needs and to provide a variety of housing types, the County is committed to working with developers, nonprofit organizations, and the appropriate agencies.

Goal HO-4: To recognize and meet the housing needs of special groups of county residents, including a growing senior population, the homeless, agricultural employees, and the disabled through a variety of programs.

- Policy HO-4.1 The development of affordable housing for seniors, including congregate care facilities, shall be encouraged.
- Policy HO-4.2 County policies, programs, and ordinances shall provide opportunities for disabled persons, including developmentally disabled persons, to reside in all neighborhoods.
- Policy HO-4.3 The County shall work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.
- Policy HO-4.4 The County shall work with emergency shelter programs that provide services in centralized locations that are accessible to the majority of homeless persons and other persons in need of shelter in the county.
- Policy HO-4.5 The County shall assist various nonprofit organizations that provide emergency shelter and other aid to the homeless and other displaced persons.
- Policy HO-4.6 The County shall work with local organizations at the community level to develop a coordinated strategy to address homelessness and associated services issues, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency.

- Policy HO-4.7 The County shall incorporate provisions for co-housing, cooperatives, and other shared housing arrangements in its regulations and standards for multifamily or high-density residential land uses.
- Policy HO-4.8 The County shall work with the State Department of Housing and Community Development to develop a program to track the approval and status of employee housing, particularly housing in the Tahoe Basin and housing for agricultural employees.

Energy Conservation Policies

These policies focus on increasing the energy efficiency in both new developments and existing housing and reducing energy costs.

Goal: HO-5: To increase the efficiency of energy and water use in new and existing homes.
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- Policy HO-5.1 The County shall require all new dwelling units to meet current state requirements for energy efficiency and shall encourage the retrofitting of existing units.
- Policy HO-5.2 New land use development standards and review processes should encourage energy and water efficiency, to the extent feasible.

Equal Opportunity Policies

Goal HO-6: To assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.

- Policy HO-6.1 When considering proposed development projects and adopting or updating programs, procedures, Specific Plans, or other planning documents, the County shall endeavor to ensure that all persons have equal access to sound and affordable housing, regardless of race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.
- Policy HO-6.2 The County shall continue to support the legal attorney service provided to seniors.
- Policy HO-6.3 The County shall provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing.

Implementation Program

Measure HO-1

As part of each Specific Plan or other community plan update that requires a General Plan land use designation amendment, the County will annually review and revise land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas within the plan or project area that may be suitable for higher-density residential development to ensure that a sufficient supply of residentially designated land is available to achieve the County's housing objectives. [Policies HO-1.1 and HO-1.2]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Annually review and revise and ongoing, as projects come forward
Funding:	General Fund
Expected Outcome:	Identify areas appropriate for future housing with a focus on high opportunity areas to facilitate housing mobility opportunities.

Measure HO-2

Annually review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low-, very low-, and low-income households. Working with other public agencies, develop a work program that identifies the geographic areas where affordable housing development could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments [Policies HO-1.1 and HO-1.2]

Responsibility:	Planning and Building Department Planning Division, HCED Program, Department of Transportation and TRPA
Time Frame:	Annually monitor
Funding:	General Fund
Expected Outcome:	Identification of geographic areas where affordable, higher-density development could occur without the need to fund or complete major infrastructure improvements and a work program for maintaining land inventory.

Measure HO-3

Annually review and update the Capital Improvement Programs (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied. [Policies HO-1.5 and HO-1.26]

Responsibility:	Planning and Building Department Planning Division, Department of Transportation
Time Frame:	Annual review and update CIP
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County to assist with displacement.
Objective:	Target 20 units to protect residents from displacement

Measure HO-4

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

Responsibility:	Planning and Building Department, Planning Division and HCED Program, Department of Transportation, Chief Administrative Office, Planning and Building Department, Environmental Management Department, Department of Transportation, Health and Human Services Agency, Sheriff's Department
Time Frame:	Establish an interdepartmental working group within one year of adoption of the Housing Element. Annually coordinate or as projects' programs and policies are adopted.
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County.

Measure HO-5

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

The County will promote the policy or policies by posting them on the El Dorado County website, providing handouts in booklet form in the Development Services Department, and annually sending the policy booklet to developers (both for-profit and non-profit) who are active in the County, with an emphasis on promoting incentives to encourage development of affordable housing in high resource areas to improve economic mobility between high and low resource areas. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21, and HO-1.24]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Adopt or modify policy(ies) with the following timeline: Affordable housing provisions from the Design and Improvement Standards Manual: Within three years of Housing Element adoption SB 35 Permit Processing Procedures: Within one year of Housing Element adoption Affordable housing provisions from the Infill Incentives Ordinance: Within one year of Housing Element adoption Annually reach out to developers, and nonprofit housing organizations to pursue partnerships Refer to program text for additional timing.
Funding:	General Fund
Expected Outcome:	Develop incentives to encourage development of affordable housing.
Objective:	300 Units; of these, 150 in high opportunity areas such as western portions of the County and 50 near job centers

Measure HO-6

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

Responsibility:	Planning and Building Department Planning Division, and HCED Program
Time Frame:	Five years from adoption of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Develop incentive policy to encourage in-fill development of affordable housing.

Measure HO-7

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

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

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Annually track, create program within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Ensure opportunities to access affordable housing.
Objectives:	300 mobile homes in residential zones during the planning period. Target 25 units to improve housing mobility opportunities in high opportunity areas.

Measure HO-8

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

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Encourage development of 40 lower income units, aim for at least 5 of these to have 3 or more bedrooms to provide housing mobility opportunities for lower -income female-headed households and families

Measure HO-9

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

- Amend the Zoning Ordinance to comply with Government Code Section 65852.2 and ensure ADUs in any zone where residential uses are permitted by-right or by conditional use.
- Provide guidance and educational materials for building ADUs on the County's website, including permitting procedures and construction resources.
- Develop, and offer free of charge, prototype plans for ADUs to reduce permit costs.
- Establish a loan program, as funding is available, to help homeowners finance the construction of ADUs. The County will develop incentives to encourage homeowners to deed restrict ADUs for lower-income households.
- Emphasize marketing of ADU guidance and materials in areas of high opportunity to encourage the development of new affordable housing in areas of opportunity and areas of concentrated affluence as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options. Prioritize marketing in areas of concentrated affluence, such as El Dorado Hills, to encourage affordable housing mobility options.
- Develop and implement an annual ADU monitoring program. The program will track ADU approvals and affordability that contribute to the inventory of affordable units. The County will use this monitoring program to evaluate the effectiveness of the construction and affordability of at least 338 ADUs to ensure that ADUs are available and affordable to low-income households and if needed, identify and designate additional RHNA sites as necessary to ensure the County can accommodate the RHNA need through the 2021-2029 planning period. [Policies HO-1.1 and HO-1.24]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	As projects are processed through the Planning and Building Department, have pre-approved plans available by June 2022. Create an ADU monitoring program by June 2022 and evaluate effectiveness of ADU approvals and affordability by year 2 of the planning period, and if needed, identify and rezone sites by the end of year 4. Amend the Zoning Ordinance within one year of adoption. Develop incentives by September 2024 and annually apply for funding as Notices of Funding Available (NOFAs) are released.

Funding:	SB2, Local Early Action Planning (LEAP) Grant funding, Permanent Housing Allocation Program Plan (PLHA), and General Fund
Expected Outcome:	Ensure opportunities to access affordable housing.
Objectives:	338 accessory dwelling units, (150 in areas of concentrated affluence) in residential zones during the planning period, at least annually target marketing of ADU construction in high opportunities to encourage housing mobility opportunities.

Measure HO-10

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

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

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

Responsibility:	Planning and Building Department Planning Division and Department of Transportation
Time Frame:	Within three years of Housing Element adoption.
Funding:	General Fund, SB 2 grant funds
Expected Outcome:	Zoning Ordinance and Design and Improvement Standards Manual amendment(s).

Measure HO-11

The County participates in a working group with Tahoe Regional Planning Agency (TRPA) staff and other agencies with a vested interest in the *Tahoe Regional Plan*. The County's participation in the working group will allow for input into TRPA Code of Ordinances changes that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the *Tahoe Regional Plan* to reduce displacement risk of lower-income persons and households and improve the jobs-housing balance. Such efforts include:

- Relaxing TRPA development codes for affordable housing developments and accessory dwelling units;
- Expanding the exemption for affordable housing developments from the requirement to secure development rights;
- Providing special incentives to assist in the development of housing for extremely low-income households;
- Increasing the density bonus for affordable housing developments to make them more financially feasible;
- Ensuring long-term affordability covenants for affordable units;
- Developing an amnesty program for existing unpermitted units that would serve extremely low-, very low-, and low-income households.

[Policies HO-1.14 and HO-3.10]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Monthly, quarterly and /or annually depending on working group
Funding:	General Fund
Expected Outcome:	225 units near jobs in the Tahoe Basin to promote housing and economic mobility and alleviate overpayment and overcrowding of lower-income households.

Measure HO-12

Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs, with highest priority given to development of housing for extremely low- and very low-income households in high opportunity areas. In order to ensure the security and longevity of the funds, the County should determine an appropriate structure for administration and funding as well as priorities for using the funds. Priority uses may include fee offsets for affordable housing projects.

The County has applied for a Permanent Local Housing Allocation (PLHA) grant to help fund the Housing Trust Fund.

[Policies HO-1.10, HO-1.15 and HO-1.18]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Within two years of Housing Element adoption.
Funding:	PLHA grant
Expected Outcome:	Establishment of a Housing Trust Fund; provide funding for at least 5 affordable units to reduce displacement risk for lower-income households.

Measure HO-13

The County will review its residential development processing procedures annually to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review. The review may include, but is not limited to:

- Establishing a streamlined project review and approval procedure for projects subject to SB 35 streamlining (Government Code Section 65913.4);
- Prioritizing the development review process for projects that provide housing for extremely low-, very low-, and low-income households;
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;
- Developing design guidelines and objective standards to minimize review time;
- Training and cross-training for new tools and processes;
- Greater public outreach and education; and
- Using new technology, including online permitting, expanded use of geographic information systems, and greater use of the County website.

[Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]

Responsibility:	Planning and Building Department Planning and Building Divisions, Department of Transportation, Environmental Management Department, and HCED Program
Time Frame:	Annually review. Develop a streamlined approval process per SB 35 within one year from adoption.
Funding:	General Fund
Expected Outcome:	Policy to reduce processing time for affordable housing developments and update as needed based on annual review.
Objective:	300 units; of these, target 50 in high opportunity areas to promote housing mobility and 50 near job centers.

Measure HO-14

Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and

waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low-, and low-income households. Encourage use of incentives to construct affordable housing in areas of high opportunity and increase supply of affordable housing to reduce displacement risk for low-income households. Incentives may also encourage higher-density scattered site projects that can demonstrate substantial environmental, social, and economic benefits for the County utilizing existing infill, blighted or underutilized properties similar to the Kings Beach Housing Now multifamily housing project by Domus Development LLC in Lake Tahoe. [Policy HO-1.5]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Adoption by June 2023
Funding:	General Fund, Local Early Action Planning Grant funding
Expected Outcome:	150 units increase housing mobility opportunities and reduce displacement risk for lower-income households.

Measure HO-15

Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin. The legislative platform includes, but is not limited to, the following items:

- Revision of federal and state statutes and regulations to allow dormitories to be considered housing for resort workers;
- Amend federal and state low-income housing tax credit programs to allow developers to earn “points” toward winning the tax credits for high-cost areas in the rural set-aside, because currently “points” cannot be obtained in both categories;
- Expand the Tahoe Regional Planning Agency’s urban limit line where opportunities to provide affordable housing exist, such as surplus school sites;
- Expand SB 35 permit streamlining to exempt small-scale affordable housing development from the state prevailing wage law;
- Amend legislative requirements for solar panels on accessory dwelling units.

[Policy HO-1.14]

Responsibility:	Chief Administrative Office, Planning and Building Department Planning Division, and HCED Program
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	255 low to moderate income units to prevent displacement

Measure HO-16

Develop a public information program to support workforce housing and track the approval and status of employee housing, including agricultural employee housing. Tracking should be done by region within the county and specific type of employee such as agricultural employees and seasonal workers. The public information program will promote the economic and environmental advantages of workforce housing to local community, neighborhood, and special interest groups in order to integrate

affordable workforce housing into a community and to minimize opposition to increasing housing densities. [Policies HO-1.9 and HO-1.21]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Program development and tracking system within three years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Adopt program and tracking system.
Objective:	Target 20 units to protect residents from displacement

Measure HO-17

Continue to apply for funding in support of a first-time homebuyer's loan program for low- to moderate-income households. Funding resources include but are not limited to the following:

- CDBG Program (for first-time homebuyer loans)
- HOME Investment Partnerships Program
- Program Income Revolving Loan Program
- Cal HFA

[Policy HO-1.22]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Ongoing. Annually apply for funding as Notice of Funding Available (NOFAs) are available.
Funding:	CDBG, HOME, and program income funds
Objective:	24 units, target 5 units to protect residents from displacement

Measure HO-18

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

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Ongoing, annually starting in 2022, apply for funding as NOFAs are released
Funding:	CDBG, HOME, and County Revolving Loan Funds
Objective:	700 units, target 50 units in areas of concentrated poverty to prevent displacement.

Measure HO-19

Support County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing. Prioritize investment in public improvements and infrastructure in low resource areas to encourage place-based revitalization in these areas. [Policies HO-1.4 and HO-1.10]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Ongoing, as funding is available.
Funding:	State and Federal grant programs and local matching funds
Objective:	Develop funding sources to provide for public improvements and community development in support of housing affordable for low to moderate income levels.

Measure HO-20

Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County Public Housing Authority and continue efforts to expand resources and improve coordination and support with other agencies through formal agreements and increased staffing and financial resources for the Health and Human Services Agency. Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas. To increase the availability of rental opportunities for low-income residents, the County will meet with property managers in high resource areas with a low percent of vouchers to encourage them to accept Section 8 assistance.

[Policies HO-3.5 and HO-3.11]

Responsibility:	Health and Human Services Agency, Public Housing Authority
Time Frame:	Ongoing
Funding:	HUD Housing Choice Voucher Funds and General Fund
Expected Outcome:	Continued and expanded Housing Choice Voucher Program
Objective:	Achieve and maintain 100 percent lease-up or allocation utilization rate and apply for additional fair-share vouchers when eligible.

Measure HO-21

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

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

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

Responsibility:	Planning and Building Department Planning Division, and HCED Program
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Mobile home park conversion policy.
Objective:	Target 20 mobile home park spaces to protect residents from displacement

Measure HO-22

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

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

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

Responsibility:	Code Enforcement, Health and Human Services Agency, and Planning and Building Department Planning Division, and HCED Program
Time Frame:	Ongoing code enforcement. Within three years of Housing Element adoption.
Funding:	General Fund, CDBG Rehabilitation Grant Funding, Program Fees
Expected Outcome:	To ensure that available housing stock for multifamily and single-family rentals meet health, safety, and building standards that would contribute to clean, safe neighborhoods.
Objective:	500 units preserved, target 100 units in areas of concentrated poverty to reduce displacement risk.

Measure HO-23

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

The County will also continue working with owners of subsidized housing units and organizations interested in preserving such units to encourage the preservation of housing units at risk of conversion

to market-rate housing. The County will implement the following measures on an ongoing basis to conserve affordable housing stock:

- **Monitor Units at Risk:** Monitor the status of at-risk projects annually.
- **Work with Potential Purchasers:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities available on their website at <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.
- **Tenant Education:** Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- **Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance.**
- **Available Funding:** Identify funding sources that may be used to preserve at-risk units.
- **Annually reach out to owners to determine their intent on renewing affordability restrictions. And coordinate with owners of expiring subsidies to ensure the required noticing to tenants are sent out at 3 years, 12 months, and 6 months.**

[Policies HO-1.21 and HO-3.11]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Annually monitor and reach out to projects with expiring subsidies at 3 years, 1 year, and 6 months prior to expiration.
Funding:	General Fund
Expected Outcome:	Annually updated list

Measure HO-24

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

Responsibility:	Planning and Building Department
Time Frame:	Annually review or as constraints are identified, review and revise the County's Reasonable Accommodation approval findings by June 2022.
Funding:	General Fund
Expected Outcome:	Allow for Reasonable Accommodations as part of Zoning Ordinance update

Measure HO-25

Explore models to encourage the creation of housing for persons with special needs, including seniors, persons with disabilities, female-headed households, persons with developmental disabilities, extremely low- very low- and low-income households, farmworkers, and homeless persons. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with special needs. The County shall also seek state and federal funds on an annual basis for direct support of housing construction and rehabilitation and will provide the list of available funding to for-profit and non-profit developers. [Policies HO-4.2 and HO-4.3]

Responsibility:	HCED Program and Planning and Building Department Planning Divisions
Time Frame:	Within two years of Housing Element adoption, annually review Notice of Funding Available (NOFAs) and reach out to developers to inform them of available funding
Funding:	General Fund
Expected Outcome:	Establish model to encourage affordable housing for persons with special needs, including developmental disabilities.

Measure HO-26

Continue working with community and local organizations on a regular basis through the Continuum of Care (CoC) program to provide community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including funding for programs developed through inter-jurisdictional cooperation and working with local organizations to annually apply for available grant funding. The expected outcome of this measure is to re-house homeless individuals and families; promote access to and effect utilization of CoC partner services and programs; and optimize self-sufficiency among individuals and families experiencing homelessness. [Policies HO-4.4, HO-4.5 and HO-4.6]

Responsibility:	El Dorado County Health and Human Services Agency, the City of South Lake Tahoe and the City of Placerville
Time Frame:	Within three years of Housing Element adoption
Funding:	General Fund/State Emergency Shelter Program/U.S. Department of Housing and Urban Development/other specialized funding
Expected Outcome:	Multi-jurisdictional Strategic Plan to End Chronic Homelessness

Measure HO-27

Amend the County's Zoning Ordinance to ensure compliance with state law and encourage emergency shelter, supportive housing, transitional housing, and related services for persons experiencing homelessness, as follows:

- The County shall amend the Zoning Ordinance to allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses. (Government Code Section 65662).

- The County shall amend the Zoning Ordinance to define “transitional housing” and “supportive housing”, consistent with Government Code Section 65582, and permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone.
- The County shall amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted. (Government Code Section 65651).
- The County shall review the Zoning Ordinance and revise as needed, to ensure parking standards for emergency shelters are sufficient to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. (Government Code Section 65583(a)(4)(A)).

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-28

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

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-29

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

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption

Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-30

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

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance. 50 SRO units

Measure HO-31

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

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

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

Responsibility:	Planning and Building Department, HCED Program
Time Frame:	Ongoing; within one year of Housing Element adoption for public awareness component.
Funding:	General Fund
Expected Outcome:	Distribution of information with all residential building permits

Measure HO-32

As required by Land Use Element Policy 10-2.1.5, require an economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project. The County shall consider a program to fund the cost of economic analysis for multifamily housing that includes an affordable housing component. The County will also prepare a model economic analysis to serve as a study template and data resource for large residential developments, including affordable multifamily projects. [Policies HO-1.25 and HO-1.26]

Responsibility:	Planning and Building Department Planning Division, Chief Administrator's Office
Time Frame:	Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress and completed within one year of Housing Element adoption. Analysis of individual projects is ongoing, as needed.
Funding:	General Fund (model study); project applicants (individual projects)
Expected Outcome:	Appropriate public facilities and services fees that reflect the cost of providing facilities and services.

Measure HO-33

The County shall update the Traffic Impact Fee (TIF) Program analysis to analyze anticipated lower trip generation and traffic benefits of a variety of housing types, including mixed-use and accessory dwelling units, to determine if a reduction of impact fees can be accomplished. The County will continue to update the TIF Program to examine and reflect traffic impacts from non-residential and residential uses. Based on the analysis, the County will revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial, and ensure impact fees do not constrain development of a variety of housing types. The County will monitor the effectiveness of available incentive programs and subsequent measures to add or revise programs as necessary to mitigate impact fees for transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons. The Board of Supervisors will also review requests for traffic impact fee offsets for affordable housing projects twice annually. [Policy HO-1.25]

Responsibility:	Department of Transportation, Planning and Building Department Planning Division, HCED Program
Time Frame:	Analysis and modification to TIF, twice annual review of requests for TIF offsets.
Funding:	General Fund/TIF Program
Expected Outcome:	Reduced traffic impact fees for multifamily mixed-use development, accessory dwelling units, transitional housing, supportive housing, employee housing including agricultural worker

	housing, housing for persons with disabilities, and housing for elderly persons. An increase in the production of multifamily housing.
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Measure HO-34

Explore options to expand Board Policy B-14, the Traffic Impact Mitigation Fee Offset for Developments with Affordable Housing policy, to include developments of less than five units along with incentives for affordable workforce housing, including agricultural employee housing. [Policy HO-1.25]

Responsibility:	Planning and Building Department Planning Division, HCED Program, Department of Transportation, and Environmental Management Department
Time Frame:	Within two years of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Incentive policy to encourage development of a variety of housing types for affordable housing

Measure HO-35

The County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

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

- Implement Measures HO-1, HO-3, HO-7, HO-16, HO-17, HO-19, HO-21, HO-22, HO-25, and HO-35 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Measures HO-11, HO-14, HO-16, and HO-22) and facilitating affordable housing in high opportunity areas (e.g.) Measures HO-5, HO-9, HO-20, HO-37, and HO-38
- As inquiries are received, to refer residents with fair housing questions to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.
- Meet with school districts within one year of Housing Element adoption to 1) determine if a rural teacher incentive program is necessary to attract and retain high-quality teachers to poorly ranked schools and 2) what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, and more. If such a need for such a program or specific issues are identified, the County will pursue solutions, which may include:

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

[Policy HO-1.23]

Responsibility:	Planning and Building Department Planning Division, HCED Program, Health and Human Services Agency, Public Housing Authority
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Time Frame:	Create plan by December 2022. Refer to each strategy in the AFFH program for metrics and specific timeframes.
Funding:	General Fund
Expected Outcome:	To affirmatively further fair housing, see expected outcomes of implementation measures identified in the first bullet for AFFH objectives.

Measure HO-36

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

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	2022 and ongoing
Funding:	General Fund
Expected Outcome:	120 moderate-income housing units; target 20 of these in high opportunity areas as housing mobility opportunities

Measure HO-37

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

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	2022 and ongoing
Funding:	Regional Early Action Planning Grant funds and General Fund
Expected Outcome:	200 low- to moderate-income housing units. Target 25 units in areas of high opportunity areas

Measure HO-38

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

Responsibility:	Planning and Building Department Planning Division
Time Frame:	2022 and ongoing
Funding:	Local Early Action Planning Grant funds and General Fund

Expected Outcome:	200 low- to moderate-income housing units. Target 25 units in high opportunity areas
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Measure HO-39

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

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Upon Housing Element adoption
Funding:	General Fund
Expected Outcome:	Priority for service allocations to proposed developments that include units affordable to lower-income households.

Measure HO-40

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

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Within three years of Housing Element adoption
Funding:	General Fund and available grant funding
Expected Outcome:	200 low- to moderate-income housing units. Target 25 units in high opportunity areas

Quantified Housing Objectives

Table HO-32 summarizes the housing objectives for each measure and shows if the units will be provided by new construction, rehabilitation, or conservation. New construction refers to the number of new units that could potentially be constructed by each measure. Rehabilitation refers to the number of existing units expected to be rehabilitated. Conservation refers to the preservation of affordable housing stock. A subset of the conservation objective in the preservation of units is defined as “at-risk.” The quantified objectives are further broken down by income category (e.g., very low-income, low-income, and moderate-income). Because a jurisdiction may not have the resources to provide the state-mandated housing allocation (see Table HO-23), the quantified objectives do not need to match the state allocation by income category.

Table HO-32
Quantified Housing
Objectives

2021-2029			Construction					Rehabilitation				Conservation			
Measure	Goal	2021 Objective (8yr)	Extremely Low	Very Low	Low	Moderate	Above Moderate	Extremely Low	Very Low	Low	Moderate	Extremely Low	Very Low	Low	Moderate
HO-7	MHs	300			300										
HO-8	Density Bonus	40			40										
HO-9	ADU	388	58	23	136	167	4								
HO-11	TRPA	225			125	130									
HO-12	Trust Fund	5			5										
HO-13	Fast Track	300			300										
HO-14	Infill	150			150										
HO-15	Tahoe	255				89	166								
HO-17	FTHB	24												24	
HO-18	Rehab	700						200	200	300					
HO-22	Code Enf	500							150	100			150	100	
HO-30	SRO	50	50												
HO-36	Middle	120				120									
HO-37	Afford Housing	200		100	100										
HO-38	Standards	200		100	100										
HO-40	High Density	200		50											
Total		3,657	108	273	1,256	506	170	200	350	400	0	0	150	124	0

Source: El Dorado County, November 2021

Section 6: Review of 2013–2021 Programs

The matrix on the following page, provides a list of the accomplishments for each program included in the 2013–2021 Housing Element, along with recommendations for the current element.

Efforts to Address Special Housing Needs

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous Housing Element matrix on page 4-110, the 2013 Housing Element included several programs that addressed workforce housing, low-income household needs, senior housing needs, emergency shelters, and needs for persons with disabilities, including intellectual and developmental disabilities. Some of the accomplishments are highlighted below:

- The County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate construction of affordable and workforce housing in the Tahoe Basin.
- The County developed a program to track workforce housing through permit issuance data and state -regulated employee housing data and is continuing to develop a method of studying agricultural worker housing needs.
- The County administers a dedicated predevelopment revolving loan fund for affordable housing projects to provide 80 low-income units and one moderate-income unit.
- The County adopted a comprehensive Zoning Ordinance Update which included exemptions to the 30 percent onsite open space requirement to facilitate and encourage development of higher density housing types, including those serving moderate- and lower-income households.
- The County was awarded CDBG and HOME funds to support housing programs that assist lower income and special needs households.
- The County assists low-income households with weatherization services and energy efficiency improvements through Weatherization Programs for lower income households.
- The El Dorado County Public Housing Authority issued 374 Housing Choice Vouchers before temporarily opening the waitlist in October 2016. The PHA currently has a total of 374 Housing Choice Vouchers and has been awarded Mainstream and VASH project-based vouchers.

- The County adopted a comprehensive Zoning Ordinance Update that provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing.
- The County met with representatives from service providers and stakeholders to explore policy development and/or policy revisions that would encourage options for housing for persons with special needs, specifically those with developmental disabilities
- The County adopted a comprehensive Zoning Ordinance Update to ensure that agricultural employee housing permitting procedures are in compliance with Health and Safety Code Section 17021.6 and that the procedures encourage and facilitate agricultural employee housing development.
- The County adopted a comprehensive Zoning Ordinance Update that established permit processing procedures for transitional and supportive housing and considers them as a residential use only subject to the restrictions that apply to other residential uses of the same type in the same zone

Measure			Implementation Status	Program Action
HO-2013-1	As part of a General Plan amendment, and as part of each Specific Plan or other community plan update, the County will review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas within the plan or project area that may be suitable for higher density residential development to ensure that a sufficient supply of residentially designated land is available to achieve the County's housing objectives. [Policies HO-1.1 and HO-1.2]	Responsibility: Planning Department Time Frame: Ongoing Funding: General Fund Expected Outcome: Identify areas appropriate for future housing.	Completed and ongoing.	Carry forward as Measure HO-1
HO-2013-2	As part of the Targeted General Plan Amendment, consider amending multifamily density from 24 dwelling units per acre to 30 dwelling units per acre to comply with California Government Code 65583.2(c)(iv) and (e). Amend the multifamily land use to encourage a full range of housing types including small -lot single-family detached design without a requirement for a planned development. And as part of the Zoning Ordinance Update ensure all residential parcels are zoned consistent with their land use designation per California	Responsibility: Planning Services Time Frame: Within two years of Housing Element adoption Funding: General Fund Expected Outcome: Policies that encourage development of a full range of housing types on multifamily lands.	On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan. Multifamily density was retained at 24 units as increase was not needed to meet state mandates. (Refer to General Plan Land Use Element Policy 2.2.1.1 definition of Multifamily Residential, and Table 2-2 Land Use Densities and Residential Population Ranges. Coupled with feedback from developers, it is assumed that 24 du/acre is	Completed. Carry forward as Measure HO-40.

Measure		Implementation Status	Program Action
	Government Code 65860. [Policies HO-1.1, HO-1.6 and HO-1.9]	<p>appropriate for affordable housing developments in unincorporated El Dorado County.</p> <p>The TGPA/ZOU project proposal to increase the MFR density to 30 units per acre described in the Notice of Preparation (NOP) for the Draft EIR was based on the belief that this higher density was necessary in order for the housing element to accommodate the county's fair share of the regional housing need. After adoption of the Housing Element in late October 2013 and concurrence by the California Department of Housing and Community Development later that year, it was clear that the higher density is not needed in order to meet state law. Therefore, that part of the TGPA/ZOU project was no longer being pursued</p>	
HO-2013-3	Periodically review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low- and very low-income households. Working with other public agencies, develop a work program that identifies the geographic areas where affordable housing development could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments [Policies HO-1.1 and HO-1.2]	<p>Responsibility: Planning Department, Department of Transportation, and HCED Program</p> <p>Time Frame: 1 year. Include as part of the Zoning Ordinance update.</p> <p>Funding: General Fund</p> <p>Expected Outcome: Identification of geographic areas where affordable, higher density, development could occur without the need to fund or complete major infrastructure improvements and a work program for maintaining land inventory.</p>	The County continues to review available and adequate sites suitable for the development of affordable housing. This was done as part of the comprehensive Zoning Ordinance Update in 2015 and as part of the Capital Improvement Program (CIP). The County completed a Major Five-Year CIP update in 2016 and 2020..
HO-2013-4	Annually review and update the Capital Improvement Programs (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated	Responsibility: Planning Department, Department of Transportation	On June 9, 2020, the Board of Supervisors adopted the 2020 Capital Improvement Program (CIP) update. The County continues to review and update the CIP annually and

Measure			Implementation Status	Program Action
	for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied. [Policies HO-1.5 and HO-1.26]	Time Frame: Annual review and update CIP Funding: General Fund Expected Outcome: Revised facility plans; extension of services to underserved areas of the County.	completed a Major Five-Year CIP update in 2016 and 2020.	
HO-2013-5	Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan to ensure cooperation between departments and agencies, such as El Dorado Transit Authority and the El Dorado County Transportation Commission, in the implementation of the Housing Element policies and programs. [Policy HO-1.17]	Responsibility: Planning Department, Department of Transportation, HCED Program Time Frame: Annual review of Transportation Plan Funding: General Fund Expected Outcome: Increased interdepartmental and interagency coordination and better application of County policies and programs.	The County established an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan as a part of the Major Five-Year Capital Improvement Program (CIP) update in 2016 and 2020.	Carry forward as Measure HO-4.
HO-2013-6	Develop and adopt an incentive-based policy or policies that will encourage, assist and monitor the development of housing that is affordable to extremely low-, very low, low- and moderate-income households. The incentive-based policy shall incorporate and expand upon existing affordable housing incentives prescribed by state law (e.g., density bonus), and shall incorporate the County's <i>Density Bonus Ordinance</i> , affordable housing provisions from the <i>Design and Improvement Standards Manual (Measure HO-2013-10)</i> , <i>Residential Development Processing Procedures (Measure HO-2013-13)</i> , <i>Infill Incentives Ordinance (Measure HO-2013-14)</i> ; and amendments to <i>Planned Development Combining Zone District (Measure HO-2013-18)</i> . Actions will include forming a committee to explore fee reduction and mitigation options with state and local agencies including water purveyors and	Responsibility: Planning Department and HCED Program Time Frame: Adopt or modify policy(ies) within two years of Housing Element adoption. Funding: General Fund Expected Outcome: Develop incentives to encourage development of affordable housing. Objective: 300 Units	On December 15, 2015 the Board of Supervisors adopted the comprehensive Zoning Ordinance Update, which included Chapter 130.31 (Affordable Housing Density Bonus) to establish an incentive-based policy to incorporate affordable housing into development. The Ordinance outlines eligibility, allowed concessions, and processing procedures to develop and maintain affordable housing in the County. Twice annually, the Board of Supervisors reviews requests for Traffic Impact Mitigation (TIM) fees offsets for affordable housing projections (Board Policy B-14) to reduce the effect of these fees on affordable housing development.	Modify and carry forward as Measure HO-5.

Measure			Implementation Status	Program Action
	<p>school districts for special needs and affordable housing developments. The policy shall include biennial monitoring of the effectiveness of the incentives in producing affordable housing, and a process for developing and implementing subsequent actions if it is determined that the existing incentive program is not effective. The monitoring program shall include an analysis of effectiveness of the TIM fee offset program for affordable housing projects in reducing fee constraints. If the results of the monitoring process find the program to be ineffective in providing adequate incentives, the policy shall be adjusted.</p> <p>The County will promote the policy(ies) by posting them on the El Dorado County website, providing handouts in booklet form in the Development Services Department, and sending the policy booklet to developers (both for-profit and non-profit) who are active in the County. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]</p>			
HO-2013-7	<p>Develop and adopt an incentive-based Oak Woodland Management policy, consistent with the Conservation and Open Space Element of the General Plan, to include mitigation fee waivers for in-fill developments providing dwelling units affordable to very low- to moderate-income households. [Policies HO-1.3 and HO-1.18]</p>	<p>Responsibility: Planning Department HCED Program, Environmental Management</p> <p>Time Frame: Two years from adoption of Housing Element adoption</p> <p>Funding: General Fund</p> <p>Expected Outcome: Develop incentive policy to encourage in-fill development of affordable housing.</p>	<p>On October 24, 2017, the Board of Supervisors adopted the General Plan Biological Resources Policy Update, the Oak Resources Management Plan, and the Oak Resources Conservation Ordinance which include exemptions and mitigation reductions for projects with affordable housing.</p>	Completed. Remove.
HO-2013-8	<p>Continue to track and record accessory dwelling units and hardship mobile homes to ensure opportunities to access affordable housing. Extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness includes, but is not limited to, posting information about these programs on the County website and providing information to the</p>	<p>Responsibility: Planning Department and HCED Program</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p> <p>Expected Outcome: Ensure opportunities to access affordable housing.</p>	<p>Information regarding obtaining a permit for a residential accessory dwelling unit and specifics of the requirements are available for the public on the County's website. The County tracks permits and projects through an online permit tool that is accessible to the public.</p>	Modify and carry forward as Measure HO-7.

Measure			Implementation Status	Program Action
	public at appropriate locations, such as the HCED Program. [Policies HO-1.1 and HO-1.24]	Objectives: 300 second units and 300 mobile homes in residential zones during the planning period.	The County permitted 131 ADU over the planning period and 146 hardship homes. Hardship homes provide temporary housing or shelter for the owner or household member and to allow for in-home care of household member who resides on the residential lot in a separate mobile or manufactured home from the existing primary dwelling.	
HO-2013-9	Develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. A program shall support ongoing opportunities to access affordable housing through the use of a temporary onsite mobile home for low-income earners while protecting the health and safety of county residents and the environment. [Policies HO-1.1 and HO-1.24]	Responsibility: Planning Department, HCED Program, Environmental Management Time Frame: Within one year of Housing Element adoption Funding: General Fund Expected Outcome: Develop incentive policy to encourage in-fill development of affordable housing	Effective May 13, 2018, the County updated Ordinance 5049 amending in its entirety Chapter 110.32, Ordinance 4542, of the El Dorado County Ordinance Code pertaining to private sewage disposal systems. The new Ordinance allows more flexible, largely performance-based standards for the siting, design and installation of onsite wastewater treatment systems, including system requirements for hardship mobile homes.	Combine and carry forward as Measure HO-7.
HO-2013-10	Amend the Zoning Ordinance and <i>Design and Improvement Standards Manual</i> to provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing developments. Any amendments to design and development standards or guidelines should consider site characteristics. Amendments may include, but are not limited to, the following: <ul style="list-style-type: none"> • Addition of affordable housing development guidelines; • Encourage affordable housing within commercial zones as part of Mixed-use project; • Modification in development standards including but not limited to <ul style="list-style-type: none"> • Reduction in minimum lot size to accommodate smaller units; • Reduction in setbacks; 	Responsibility: Planning Department Time Frame: Within one year of Housing Element adoption. Funding: General Fund Expected Outcome: Zoning Ordinance and Design and Improvement Standards Manual amendment(s).	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Chapter 130.31 – Affordable Housing Requirements and Incentives, and adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading; the community design standards will be included as Chapter 6 in the DISM Update (Land Development Manual) that the Department of Transportation is leading this effort to be completed by 2021. s On October 24, 2017, the Board adopted an Oak Resources Conservation Ordinance, which includes an exemption for affordable housing projects (Section 130.39.050.E).	Modify and carry forward as Measure HO-10

Measure			Implementation Status	Program Action
	<ul style="list-style-type: none"> Reduction in the area of paved surfaces through the use of angled parking and one-way circulation; Reduction in street widths when it can be demonstrated that emergency vehicle access is not impaired; Reduction in turning radius on cul-de-sacs when it can be demonstrated that emergency vehicle maneuverability is not impaired; Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can warrant a lesser thickness; Increase in the allowable lot coverage for affordable housing developments; and Consideration of cluster development particularly where either more open space is achieved or existing requirements increases costs or reduces density. <p>[Policies HO-1.3, HO-1.8 and HO-1.18]</p>			
HO-2013-11	The County participates in a working group with Tahoe Regional Planning Agency (TRPA) staff and other agencies with a vested interest while the Tahoe Regional Plan is being updated. The County's participation in the working group will allow for input into TRPA Code of Ordinances changes that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the Tahoe Regional Plan. Such efforts include:	<p>Responsibility: Planning Department and HCED Program</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p> <p>Expected Outcome: 225 units.</p>	In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA) regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate construction of affordable and workforce housing in the Tahoe Basin.	Modify and carry forward as Measure HO-11.

Measure			Implementation Status	Program Action
	<ul style="list-style-type: none"> • Relaxing TRPA development codes for affordable housing developments and second residential units; • Expanding the exemption for affordable housing developments from the requirement to secure development rights; • Providing special incentives to assist in the development of housing for extremely low-income households; • Increasing the density bonus for affordable housing developments to make them more financially feasible; • Applying flexibility in the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the Community Development Block Grant program; • Ensuring long-term affordability covenants for affordable units; • Allowing bonus units for affordable housing to be assigned from a basin-wide pool; and • Developing an amnesty program for existing unpermitted units that would serve extremely low-, very low- and low-income households. <p>[Policies HO-1.14 and HO-3.10]</p>			
HO-2013-12	<p>Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs, with highest priority given to development of housing for extremely low- and very low-income households. In order to ensure the security and longevity of the funds, the County should undertake the following activities:</p> <ul style="list-style-type: none"> • Identify major stakeholders and begin a Housing Trust Fund Campaign; 	<p>Responsibility: Planning Department and HCED Program</p> <p>Time Frame: Within two years of Housing Element adoption.</p> <p>Funding: To be determined</p> <p>Expected Outcome: Establishment of a Housing Trust Fund</p>	The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with approval by the Board of Supervisors. During the planning period one affordable housing project was awarded predevelopment funding to provide 80 low-income units and one moderate-income unit. The County is continuing to explore additional revenue opportunities to	Carry forward as Measure HO-12.

Measure			Implementation Status	Program Action
	<ul style="list-style-type: none"> Establish a task force or committee structure; Determine fund administration structure and funding, and an oversight body; Determine allowed and priority uses for the Trust Funds. Allowed uses shall include off-setting development impact fees, including TIM fees, for affordable housing projects; Evaluate revenue sources and establish a dedicated revenue source and dollar goal; Provide clear guidelines for the awarding of funds, with highest priority given to development of housing for extremely low- and very low-income households; and Determine program application procedures and criteria. <p>[Policies HO-1.10, HO-1.15 and HO-1.18]</p>		fund development of housing for extremely low- and very low-income households. The County was awarded Permanent Local Housing Allocation (PLHA) grant funding in 2020 to meet this goal. Award contract pending.	
HO-2013-13	<p>The County will review its residential development processing procedures annually to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review. The review may include, but is not limited to:</p> <ul style="list-style-type: none"> Prioritizing the development review process for projects that provide housing for extremely low-, very low- and low-income households; Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues; Developing design guidelines and stock plans to minimize review time; 	<p>Responsibility: Planning Department, Building Department, Department of Transportation, Environmental Management Department, and HCED Program</p> <p>Time Frame: Annually.</p> <p>Funding: General Fund</p> <p>Expected Outcome: Policy to reduce processing time for affordable housing developments, and update as needed based on annual review.</p> <p>Objective: 300 units</p>	In 2014, the County developed a “Fast-Tracking” process for projects that include Affordable Housing units that has been continued since. Two affordable housing developments have taken advantage of this process to provide 16 low-income units. Additionally, in 2018 the County began a Community Planning project to establish community design guidelines to include multifamily development resulting in more a streamlined ministerial review process that are expected to be adopted in 2022. The County is subject to SB 35 Streamlining permit processing for residential projects that deed restrict multifamily affordable housing for lower-income households.	Carry forward as Measure HO-13.

Measure			Implementation Status	Program Action
	<ul style="list-style-type: none"> • Training and cross-training for new tools and processes; • Greater public outreach and education; and • Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County website. <p>[Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]</p>			
HO-2013-14	<p>Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low- and low-income households. Incentives may also encourage higher density scattered site projects that can demonstrate substantial environmental, social and economic benefits for the County utilizing existing infill, blighted or underutilized properties similar to the Kings Beach Housing Now multifamily housing project by Domus Development LLC in Lake Tahoe. [Policy HO-1.5]</p>	<p>Responsibility: Planning Department Time Frame: Within two years of Housing Element adoption. Funding: General Fund Expected Outcome: 150 units</p>	<p>In August 2020, the County was notified of a LEAP grant award that includes the development of an Infill Incentives Ordinance. With this funding, the County will be able to begin this effort in 2021.</p>	<p>Carry forward as Measure HO-14.</p>
HO-2013-15	<p>Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin. The legislative platform includes, but is not limited to, the following items:</p> <ul style="list-style-type: none"> • Revision of federal and state statutes and regulations to allow dormitories to be considered housing for resort workers; • Amend federal and state low-income housing tax credit programs to allow developers to earn “points” toward winning the tax credits 	<p>Responsibility: Chief Administrative Office, Planning and Building Department Planning Division, and HCED Program Time Frame: Ongoing Funding: General Fund Expected Outcome: 255 low to moderate income units</p>	<p>In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA) regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate the development of affordable housing.</p>	<p>Carry forward as Measure HO-15.</p>

Measure			Implementation Status	Program Action
	<p>for high-cost areas in the rural set-aside, because currently “points” cannot be obtained in both categories;</p> <ul style="list-style-type: none"> • Increase the income limits and the allowable sales price for the Home Investment Partnerships Program; • Expand the Tahoe Regional Planning Agency’s urban limit line where opportunities to provide affordable housing exist, such as surplus school sites; • Grant the Lake Tahoe basin entitlement status for Community Development Block Grant (CDBG) funds; and • Exempt affordable housing from the state prevailing wage law. <p>[Policy HO-1.14]</p>			
HO-2013-16	<p>Establish an interdepartmental working group to ensure cooperation between departments in the implementation of Housing Element policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors regarding the status and potential improvements to policies and programs. [Policy HO-1.17]</p>	<p>Responsibility: Chief Administrative Office, Community Development Agency (Planning Department Building Department, Environmental Management Department, and Department of Transportation), Health and Human Services Agency.</p> <p>Time Frame: Continue working group upon adoption of Housing Element;</p> <p>Funding: General Fund</p> <p>Expected Outcome: Increased interdepartmental coordination and better application of County policies and programs.</p>	<p>The County developed an interdepartmental working group for the implementation of Housing Element policies and programs. This group ensures consistency across department policy and action to further the Housing Element programs. The working group continues to meet with the Board of Supervisors biennially.</p>	<p>Combine and carry forward as Measure HO-4.</p>

Measure			Implementation Status	Program Action
HO-2013-17	Develop a public information program to support workforce housing and track the approval and status of employee housing, including agricultural employee housing. Tracking should be done by region within the County and specific type of employee such as agricultural employees and seasonal workers. The public information program will promote the economic and environmental advantages of workforce housing to local community, neighborhood, and special interest groups in order to integrate affordable workforce housing into a community and to minimize opposition to increasing housing densities [Policies HO-1.9 and HO-1.21]	Responsibility: HCED Program, Planning Services Time Frame: Program development and tracking system within three years of Housing Element adoption. Funding: General Fund Expected Outcome: Adopt program and tracking system.	The County has developed a program to track workforce housing through permit issuance data and state -regulated employee housing data and is continuing to develop a method of studying agricultural worker housing needs.	Carry forward as Measure HO-16.
HO-2013-18	Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels, including housing for extremely low-income households. [Policy HO-1.18]	Responsibility: Planning Services, HCED Program Time Frame: Within one year of Housing Element adoption as part of a Comprehensive Zoning Ordinance Update. Funding: General Fund Expected Outcome: Revised Planned Development combining zone district.	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Section 130.28.010 (Planned Development (-PD) Combining Zone Established). Subsection 130.28.050.B (Exemptions and Alternatives to the Onsite Open Space Requirement) includes exemptions to the 30 percent onsite open space requirement to facilitate and encourage development of higher density housing types, including those serving moderate and lower income households.	Completed. Delete.
HO-2013-19	Continue to apply for funding in support of a first-time homebuyers loan program for low- to moderate-income households. Funding resources may include the following: <ul style="list-style-type: none"> • CDBG Program (for first time homebuyer loans) • HOME Investment Partnerships Program • Program Income Revolving Loan Program • BEGIN Program 	Responsibility: HCED Program Time Frame: Ongoing. Apply for funding per annual NOFA requirements. Funding: CDBG, HOME, and program income funds Objective: 24 units	The County was awarded CDBG Housing Grant 13-CDBG-8935. In July 2016, they were awarded the Home Investment Partnership Housing Acquisition Grant 15-HOME-10891. The County will continue to apply for future HOME and CDBG grants to support housing programs. Between 2013 and 2020, the County issued 13 homebuyer loans with grant funds and program income.	Carry forward as Measure HO-17.

Measure			Implementation Status	Program Action
	[Policy HO-1.22]			
HO-2013-20	Apply for Community Development Block Grant (CDBG) rehabilitation funds to provide housing rehabilitation services, including weatherization services, for extremely low-, very low- and low-income households. Target CDBG funds to assist affordable housing developers that incorporate energy efficient designs and features in rehabilitation projects; [Policies HO-2.1 and HO-2.2]	Responsibility: HCED Program Time Frame: Ongoing Funding: LIHEAP Objective: 735 units	From 2014 to 2019, the County assisted 676 low-income households with weatherization services and energy efficiency improvements through Weatherization Programs. Additionally, in 2015 the County received approval for a Supplemental Housing Rehabilitation Program to CDBG Contract 13-CDBG-8935. On August 30, 2016, the County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans.	Carry forward as Measure HO-18.
HO-2013-21	Support County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing. [Policies HO-1.4 and HO-1.10]	Responsibility: HCED Program, Planning Services Time Frame: Ongoing Funding: state and federal grant programs and local matching funds Objective: Develop funding sources to provide for public improvements and community development in support of housing affordable for low to moderate income levels.	In 2014, the County was awarded Housing Related Parks Grant funding in support of community recreation improvements in the town of El Dorado. The County continues to pursue applicable funding opportunities as they become available and is working with a potential developer of affordable housing to secure CDBG, Tax Credit Allocation, and Infill Infrastructure Grant funding for an 81-unit income-restricted project in the Diamond Springs area.	Carry forward as Measure HO-19.
HO-2013-22	Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County Public Housing Authority and continue efforts to expand resources and improve coordination and support with other agencies through formal agreements and increased staffing and financial resources for the Health and Human Services Agency. [Policies HO-3.5 and HO-3.11]	Responsibility: Health and Human Services Agency, Public Housing Authority Time Frame: Ongoing Funding: HUD Housing Choice Voucher Funds and General Fund Expected Outcome: Continued and expanded Housing Choice Voucher Program Objective: Achieve and maintain 100 percent lease-up or allocation utilization rate, and apply for additional fair share vouchers when eligible.	The El Dorado County Public Housing Authority (PHA) is a HUD-recognized high performing agency. In 2015, the PHA issued 374 Housing Choice Vouchers before temporarily opening the waitlist in October 2016. The PHA currently has a total of 374 Housing Choice Vouchers and has been awarded Mainstream and VASH vouchers.	Carry forward as Measure HO-20.

Measure			Implementation Status	Program Action
HO-2013-23	<p>Develop a mobile home park conversion policy with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents. The policy may consider the following approaches to preserve affordable mobile home housing:</p> <ul style="list-style-type: none"> • Grant financial assistance with Community Development Block Grant, tax increment, or other local sources; • Participate with mobile home residents in the state's Mobile Home Park Assistance Program; • Require adherence to state code that mandates adequate notice of any intent to raise rent; and • Protect current mobile home parks and sites by zoning them for appropriate residential use. <p>[Policies HO-2.5, HO-3.3 and HO-3.4]</p>	<p>Responsibility: HCED Program and Planning Department</p> <p>Time Frame: Within two years of Housing Element adoption.</p> <p>Funding: General Fund</p> <p>Expected Outcome: Mobile home park conversion policy.</p>	<p>In 2018, the County worked with park residents and park owners to explore rent stabilization issue pros and cons and presented a paper to Board of Supervisors on April 3, 2018. The Board declined a rent stabilization effort at that time but continues to support retention of mobile home parks. A draft policy is under review.</p>	<p>Carry forward as Measure HO-21.</p>
HO-2013-24	<p>Continue code enforcement efforts to work with property owners to preserve the existing housing stock. [Policies HO-2.4 and HO-3.12]</p>	<p>Responsibility: Code Enforcement, Health and Human Services Agency, HCED Program</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p> <p>Expected Outcome: Preservation of existing housing stock.</p> <p>Objective: 300 units preserved</p>	<p>The County continues to enforce code standards to preserve the existing housing stock. The Board of Supervisor's Policy B-11 provides hardship fee deferrals for very low-income residents to bring their homes into compliance with code standards. Approximately 90 Code Enforcement complaints are received each month. One hardship fee deferral was awarded since 2013.</p>	<p>Modify and carry forward as Measure HO-22.</p>
HO-2013-25	<p>Annually update the list of all subsidized dwellings within the unincorporated county, tracking units by income category as identified in the regional housing allocation. Include those units currently subsidized by government funding or affordable housing developed through local regulations or</p>	<p>Responsibility: HCED Program</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p> <p>Expected Outcome: Annually updated list</p>	<p>The County maintains an updated list of subsidized residential projects within unincorporated areas. This list includes the project name, location, income categories served, number of affordable units,</p>	<p>Modify and carry forward as Measure HO-23.</p>

Measure			Implementation Status	Program Action
	incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. [Policies HO-1.21 and HO-3.11]		affordability end year, risk level, and applicable funding program.	
HO-2013-26	Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. [Policies HO-4.2 and HO-4.7]	Responsibility: Planning Department and Building Department Time Frame: Within one year of Housing Element adoption. Funding: General Fund Expected Outcome: Adopt Reasonable Accommodation ordinance as part of Comprehensive Zoning Ordinance update	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Section 130.52.080 that provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing.	Modify and carry forward as Measure HO-24
HO-2013-27	Explore models to encourage the creation of housing for persons with special needs, including developmental disabilities. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities and other special needs. The County shall also seek state and federal funds for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities. [Policies HO-4.2 and HO-4.3]	Responsibility: HCED Program and Planning Department Time Frame: Within two years of Housing Element adoption. Funding: General Fund Expected Outcome: Establish model to encourage affordable housing for persons with special needs, including developmental disabilities.	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that included Section 130.52.080 that provides a procedure for requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. Following this, the County continued to meet with representatives from service providers and stakeholders to explore policy development and/or policy revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities.	Carry forward as Measure HO-25.
HO-2013-28	Continue working with community and local organizations on a regular basis to provide community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including funding for programs developed through inter-jurisdictional cooperation	Responsibility: Health and Human Services Agency Time Frame: Within five years of Housing Element adoption Funding: General Fund/State Emergency Shelter Program/U.S.	County continues to meet with Continuum of Care (CoC) stakeholders to address long-term homeless and transitional housing needs in the community and are involved in the Theory of Change workgroup with a number of others countywide to address a coordinated response for those without stable	Carry forward as Measure HO-26.

Measure			Implementation Status	Program Action
	and working with local organizations to annually apply for available grant funding. The expected outcome of this measure is to build upon the current Continuum of Care Strategy and develop a 10-year plan to end chronic homelessness that provides the County and local stakeholders opportunities to meet the needs of the chronically homeless population in the county. [Policies HO-4.4, HO-4.5 and HO-4.6]	Department of Housing and Urban Development/other specialized funding Expected Outcome: 10-year Plan to End Chronic Homelessness	housing. In 2017, the County met with representatives from service providers and stakeholders to explore policy development and/or policy revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities	
HO-2013-29	As part of the Comprehensive Zoning Ordinance update, clearly define emergency shelters, transitional housing, and permanent supportive housing and shall identify adequate supply within commercial zone districts within which emergency shelters or transitional housing may be established by right. The Ordinance will clarify emergency shelters are to be allowed without a special-use permit or other discretionary actions; will demonstrate shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone; and will amend zoning to allow transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. [Policy HO-4.4]	Responsibility: Planning Department and HCED Program Time Frame: Zoning Ordinance to be updated within one year of Housing Element adoption. Funding: General Fund and other Expected Outcome: Update of Zoning Ordinance.	The County classifies shelters as Community Care Facilities allowed by right in three of four Commercial zones: Commercial, Limited (CL), Commercial, Community (CC), and Commercial, Rural (CRU).	Completed. Remove.
HO-2013-30	Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction in support of the Environmental Vision for El Dorado County, Resolution 29-2008. This program will be promoted by posting information on the County's web site and creating a handout to be distributed with land development applications. [Policies HO-5.1 and 5.2] The County has set goals to address and support positive environmental change, including but not limited to:	Responsibility: Planning Department, Building Department, and HCED Program Time Frame: Ongoing; within one year of Housing Element adoption for public awareness component. Funding: General Fund Expected Outcome: Distribution of information with all residential building permits.	The County's Energy & Home Weatherization Program promotes energy efficiency and weatherization for households throughout the county. From 2014 to 2018 the County assisted 562 low-income households with weatherization services and energy efficiency improvements through these programs. Additionally, in 2015, the County adopted Resolutions 156-2015, 157-2015, 158-2015 and 162-2015, to allow for the provision of the Property Asses Clean Energy Program (PACE) to finance distributed generation	Carry forward as Measure HO-31.

Measure			Implementation Status	Program Action
	<ul style="list-style-type: none"> Promote the use of clean, recycled, and "green" materials building practices Distribute available environmental education information in construction permit packages including energy and water efficiency in new construction Promote the design of sustainable communities Encourage pedestrian/cycling-incentive planning Involve the Public Health Department in community planning to provide comment on community health Encourage energy-efficient development Updates to the Zoning Ordinance should include provisions to allow and encourage use of solar, wind and other renewable energy resources. 		renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure for county residents and businesses. The County issued 2,101 permits for home solar systems in 2016 and an additional 1,657 permits in 2017.	
HO-2013-31	Amend Zoning Ordinance to allow mixed-use development at a maximum density of 20 dwelling units per acre within Commercial zones, and revise the existing requirement that commercial uses be initiated prior to residential uses in select commercial zones, subject to standards that encourage compact urban form, access to non-auto transit, and energy efficiency. [Policy HO-1.8]	Responsibility: Planning Department Time Frame: Phase One ongoing, Phase Two within one year of the Housing Element adoption Funding: General Fund Expected Outcome: Policies that encourage mixed-use development	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Section 130.40.180 (Mixed Use Development). Subsection 130.40.180.C.2 established the maximum density for the residential component shall be 20 dwelling units per acre in Community Regions. Subsection 130.40.180.B.4 states that "On commercially zoned land, the residential component shall be constructed concurrently with or following construction of the commercial component of the project site." (This provision needs to be amended as part of a future Zoning Ordinance Update.) On December 15, 2015, the Board also adopted Resolution 197-2015 for the El Dorado	Completed. Remove.

Measure			Implementation Status	Program Action
			County Mixed Use Design Manual. In 2017, El Dorado County was recognized with the Award of Excellence in Urban Design from the American Planning Association, California Sacramento Valley Section Chapter, for the Mixed Use Design Manual.	
HO-2013-32	As part of the Comprehensive Zoning Ordinance Update, ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6(c) which states that <i>“except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not likewise subject”</i> The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees. [Policies HO-1.3 and HO-1.21]	Responsibility: Planning Department and HCED Program Time Frame: Zoning Ordinance to be updated within one year of Housing Element adoption Funding: General Fund Expected Outcome: Compliance with Health and Safety Code Section 17021.6 and procedures that encourage and facilitate the development of agricultural employee housing	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update, which included Section 130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) to ensure that agricultural employee housing permitting procedures are in compliance with Health and Safety Code Section 17021.6 and that the procedures encourage and facilitate agricultural employee housing development.	Completed. Remove.
HO-2013-33	Continue to make rehabilitation loans to qualifying extremely low-, very low- and low-income households. [Policies HO-2.1 and HO-3.12]	Responsibility: HCED Program Time Frame: Ongoing Funding: CDBG, HOME and County Revolving Loan Funds Objective: 25 loans	In 2014 and 2015, the County was awarded 13-CDBG-8935 and supplemental for Housing Rehabilitation Loan activity. On August 30, 2016, the County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans. The County continues to offer rehabilitation loans to qualifying households as funding allows.	Combine and carry forward as Measure HO-18.
HO-2013-34	As required by Land Use Element Policy 10-2.1.5, require an economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project. The County shall consider a program to fund the cost of economic analysis for multifamily housing	Responsibility: Development Services, Chief Administrator's Office Time Frame: Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of	The County requires economic analysis of projects on an individual basis, as needed. A model study for analysis of potential fiscal impacts is being completed and the County continues to evaluate funding programs for the economic analysis of affordable housing project.	Carry forward as Measure HO-32.

Measure			Implementation Status	Program Action
	which includes an affordable housing component. The County will also prepare a model economic analysis to serve as a study template and data resource for large residential developments, including affordable multifamily projects. [Policies HO-1.25 and HO-1.26]	affordable housing projects in progress and completed within one year of Housing Element adoption. Analysis of individual projects is ongoing, as needed. Funding: General Fund (model study); project applicants (individual projects) Expected Outcome: Appropriate public facilities and services fees that reflect the cost of providing facilities and services.		
HO-2013-35	The County shall update the TIM Fee Program analysis to analyze anticipated lower trip generation and traffic benefits of a variety of housing types including mixed-use, second units, transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons to determine if a reduction of TIM fees can be accomplished. The County will continue to update the TIM Fee Program to examine and reflect traffic impacts from non-residential and residential uses. Based on the analysis, the County will revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial, and ensure TIM fees do not constrain development of a variety of housing types. The County will annually monitor the effectiveness of this program and subsequent measures and add or revise programs as necessary to mitigate TIM fees. [Policy HO-1.25]	Responsibility: Department of Transportation, Planning Services, HCED Program Time Frame: Annual analysis and modification to TIM fees Funding: General Fund/TIM Fee Program Expected Outcome: Reduced TIM fees for multifamily mixed-use development, second units, transitional housing, supportive housing, employee housing including agricultural worker housing, housing for persons with disabilities, and housing for elderly persons. An increase in the number of sites where multifamily housing is allowed by right.	In 2014, the County completed a Travel Demand Model update project and, in December 2016, the Major 5-Year Traffic Impact Mitigation (TIM) Fee Program update which provides fee reductions in several areas of the county, effective February 13, 2017. On December 12, 2017, the Board of Supervisors adopted a minor TIM Fee Update. A minor technical update was adopted on June 26, 2018, and adjustments for inflation on May 14, 2019 and June 23, 2020. The next Major 5-Year TIM Fee Program Update was adopted on December 8, 2020. The EDC Dept. of Transportation reports that there is no traffic data to analyze the potential reduction of fees for transitional housing, supportive housing, employee housing including agricultural worker housing, housing for persons with disabilities. County will explore offset programs to address these housing types.	Carry forward as Measure HO-33.
HO-2013-36	Explore options to expand Board Policy B-14, the TIM Fee Offset for Developments with Affordable Housing policy, to include developments of less than five units along with incentives for affordable	Responsibility: Planning and Building Department Planning Services, HCED Program, Department of Transportation, and Environmental Management Department	Ordinance 5054 as part of the Major Five-Year Capital Improvement Program (CIP) Update, which went into effect in February 2017, to remove Traffic Impact Mitigation (TIM) fees for all accessory dwelling units.	Carry forward as Measure HO-34.

Measure			Implementation Status	Program Action
	workforce housing, including agricultural employee housing. [Policy HO-1.25]	Time Frame: Within two years of Housing Element adoption. Funding: General Fund Expected Outcome: Incentive policy to encourage development of variety of housing types for affordable housing		
HO-2013-37	The County shall explore options that will encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to conserve the rental stock and improve the quality of life in neighborhoods. One option to be considered may be a proactive rental inspection enforcement program to address maintenance and Code Enforcement issues related to multifamily and single-family rental residences. Development of this ordinance requires consideration of the following variables: 1) Contain an inspection process for all rental property; 2) impose fines for violations of the ordinance on property owners/property managers; 3) establish a database of all rental property; 4) include an enforcement process; and, 5) would as much as possible, be financially self-supporting.[Policies HO-2.3 and HO-2.4]	Responsibility: HCED Program, Building Department, Auditor-Controller's Office, Code Enforcement Time Frame: Within three years of Housing Element adoption. Funding: Self-supporting inspection program and CDBG rehabilitation grant funding. Expected Outcome: To ensure that available housing stock for multifamily and single-family rentals meet health, safety, and building standards that would contribute to clean, safe neighborhoods. Objectives: 200 units	The County conducts code enforcement proactively of the rental stock to ensure units are well-maintained and issues are addressed.	Combine and carry forward as Measure HO-22.
HO-2013-38	Continue to refer people who suspect discrimination in housing to the appropriate investigative or enforcement agency or organization for help. The County Health and Human Services Agency will also endeavor to distribute fair housing information as a part of its housing programs. Where appropriate, the County will make available fair housing information in languages other than English. Sites for display of fair housing information include community and senior centers, local social service offices, the County libraries and other public locations including County administrative offices. These are ongoing	Responsibility: HCED Program Time Frame: Ongoing. Develop policy for maintaining records within two years of Housing Element adoption Funding: General Fund Expected Outcome: Track and respond to discrimination complaints and provide public education through the distribution of information	The County provides residents the contact information for the HUD Assistance Secretary for Fair Housing and Equal Opportunity, available on the County's website, if they feel they have been discriminated against.	Modify and carry forward as Measure HO-35.

Measure			Implementation Status	Program Action
	efforts by the County. Expand upon efforts to ensure the complaint process includes a policy for maintaining records on fair housing inquiries, complaints filed, and referrals for fair housing assistance. [Policy HO-1.23]			
HO-2013-39	Continue working with owners of subsidized housing units and organizations interested in preserving such units to ensure the preservation of housing units at risk of conversion to market rate housing. This strategy includes identification of funding sources that may be used to preserve at-risk units and identification of qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities available on their website at http://www.hcd.ca.gov/hpd/hrc/tech/presrv/	Responsibility: HCED Program Time Frame: Ongoing Funding: General Fund Expected Outcome: Continue strategy to preserve units at risk of conversion	The County administers a strategy developed by HUD and USDA Rural Development to assist organizations in preserving subsidized housing units.	Combine and carry forward as Measure HO-23.
HO-2013-40	As part of the Zoning Ordinance Update, ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583 which requires that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. [Policies HO-1.3 and HO-4.5]	Responsibility: Planning Department Time Frame: Zoning Ordinance to be updated within one year of Housing Element adoption Funding: General Fund Expected Outcome: Compliance with SB2 (Government Code Section 65583) and to promote affordable housing options	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which includes Section 130.40.360 (Transitional Housing) that established permit processing procedures for transitional and supportive housing and considers them as a residential use only subject to the restrictions that apply to other residential uses of the same type in the same zone.	Carry forward as Measure HO-27.

Appendix A – Public Outreach

Noticing

Direct noticing was sent to webpage subscribers, local advocate groups, and stakeholders.

Air Quality Management District Association of Realtors Association of Realtors, El Dorado County Brian Veerkamp, (former) Supervisor District 3 Cal Fire CEDAC Housing Committee Chair CEO, El Dorado Co. Chamber of Comm CEO, El Dorado Hills Chamber of Comm Commission on Aging Democratic Party Deputy Director HHSA Diamond Springs/El Dorado CAC Diamond Springs/El Dorado Fire Protection District Divide Chamber EDAC / Pollock Pines Community Group EDC Housing Authority El Dorado Builder's Exchange/Placer County El Dorado Community Foundation El Dorado Community Health Center El Dorado County Emergency Services Authority El Dorado County Farm Bureau El Dorado County Housing Authority El Dorado County Long Range Stormwater El Dorado County Parks & Trails El Dorado County Pioneer Cemeteries Commission	El Dorado County Planning Commission El Dorado County Sheriff's Office El Dorado County Surveyor's Office El Dorado County Transit Authority El Dorado Disposal El Dorado Irrigation District El Dorado Progressives Environmental Management Habitat for Humanity Habitat for Humanity House Sacramento Housing Group email list Low Income housing managers Marshall Medical Center Foundation Mercy Housing California Meyers Area Plan Committee North State Building Industry Association Pacific Gas & Electric Parker Development Co. S.A.G.E. Tahoe Prosperity Center Tahoe Prosperity Center Transportation Western Manufactured Housing Communities Association
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Virtual Community Workshop Comments and Responses

El Dorado County held two virtual public workshops to discuss the 2021 – 2029 Housing Element update. The Western Slope meeting was August 18 from 11-12:30 pm and the Tahoe Region meeting was August 18 from 4:30- 6pm.

The meeting covered the Housing Element's establishes goals, policies, and implementation measures that guide the development of housing in El Dorado County, identified specific needs and opportunities, and ideas on how the County can improve housing opportunities. Below is a list of the questions and comments received during these two meetings and the County's responses.

Question/Comment	Response
Housing Element Process	
How many people were on the Steering Committee? How were they picked?	The Steering Committee includes representatives from 26 organizations that include social service organizations, economic development and community groups, and housing developers, all serving El Dorado County, who have expressed an interest in housing and/or who were identified for the Board of Supervisors Ad Hoc Housing Group discussions.
Since the Housing Element requires an analysis of the housing needs of people with developmental disabilities, who is representing that population on the steering committee?	The Steering Committee includes representatives from the El Dorado Community Health Center, as well as housing developers that provide supportive housing (e.g. Mercy Housing). The County has also met with groups representing the Intellectually and Developmentally Disabled.
Does the environmental review also look at water needs and ensuring we do not degrade our water sources: aquifers and rivers?	Yes. The environmental review process will evaluate the potential impact of the programs and policies contained within on the hydrology/water quality in the County.
I would like to be considered, as I represent El Dorado County on the State Council for Developmental Disabilities and have also been appointed by the Department of Developmental Services to serve as a member of the Community Service Workgroup (which includes housing) for the Developmental Services Task Force.	Thank you for your input, El Dorado County will reach out to you directly.
The Western Slope Coalition on Affordable Housing and Homelessness submitted written comments and a question (regarding the 2019 California Housing Partnership report). Will this information and question be addressed at today's workshop?	Thank you for your input, your question is included below.
What progress has the County of El Dorado made in implementing the May 2019 California Housing Partnership report on "El Dorado County's Housing Emergency Update" local recommendations?	The County will consider local recommendations and has taken advance steps where possible to implement suggested programs that encourage housing development.
How will the public be notified of the set aside areas for this increased housing? Will this also include a review and revision based on the concerns of those	Sites identified in the Housing Element inventory are not considered a set-aside but are identified as possible sites zoned appropriately to accommodate housing development. County

Question/Comment	Response
neighborhoods? If so, what is that process? Can you include the ordinance and/or process that provides those guidelines?	residents are invited to provide input on the County's land inventory during the public draft review period.
NIMBYism is still alive and well. How is the County and Board dealing with NIMBYism?	The County welcomes input from members of the public. During the project review process, the Board and County staff evaluate projects against the existing plans and ordinances objectively.
Will the 2020 Census numbers be used in the methodology to determine housing needs?	Data from the 2020 Census is unlikely to be available in time to incorporate it into the document. Current data is derived from the Census American Community Survey and California Department of Finance.
Is this document going to be aligned with the South Shore Housing Action Plan done by the Prosperity Center?	El Dorado County supports the development of the South Shore Housing Action Plan and will be coordinating efforts to make sure the documents and efforts are aligned.
Is the El Dorado County General Plan adopted October 29, 2013, going to be amended by the work you are now doing?	The Housing Element is one of seven mandatory elements of the County's General Plan, but the other elements of the General Plan will not be amended during this process.
Are there any new programs or policies being considered in the Housing Element, that will be new since the last update?	Yes. In addition to new state requirements, proposed local programs and policies are currently under review and will be released with the Public Draft of the document.
Governmental Constraints	
It takes 2-3 years just to get a building permit even without rezone.	The Housing Element will evaluate the current permit processing timeline as part of its evaluation of potential governmental constraints to housing development.
It takes a few years but in planning ahead, that is not a long time.	
Non-Governmental Constraints	
Do the housing requirements take into account the amount of water available?	Water access is reviewed as a potential non-governmental constraint to development.
Who is responsible for assessing potable water availability in El Dorado County?	The El Dorado County Water Agency evaluates water access across the county.
With the transition to remote work that is seemingly here to stay, the availability of internet has become as important as transportation or proximity to job rich areas. Is this going to be part of the Housing Element?	At present, internet access is not considered a barrier to housing development. In a public survey conducted in summer in 2020, a minority of respondents expressed that proximity to utilities such as internet were an item of concern. The County will continue to evaluate this concern to identify opportunities to address broadband capacity through programs outside of the Housing Element update.
Internet may not be a housing related responsibility. Communications private organizations should address the problem in rural areas.	
Special Needs Populations	
Most individuals with a disability (I/DD) live at home with aging family members or in an institutional setting, such as a group home. It is estimated that 10% of those individuals living in a group home or with a family member would prefer to live independently	The Housing Element identifies the regional need for housing that supports opportunities for residents with intellectual/developmental disabilities.

Question/Comment	Response
<p>with supports. Do we have enough supportive housing units planned in the next plan?</p> <p>I'd like to know what plans we have in place for providing safe housing for developmentally delayed adults with autism and similar disorders. There are currently more than 1 in 60 children with autism, and no plans in place for when their parents die or are no longer able to care for them.</p>	
<p>What is the plan for dealing with the homeless population?</p> <p>Regional Centers can provide services.</p> <p>Will the Housing Element address the need for permanent, supportive housing?</p>	<p>The Housing Element will consider the needs of homeless residents and will evaluate barriers to the development of emergency shelter, transitional housing, and permanent supportive housing.</p>
<p>There was a mention of the special groups and prioritizing them. Was there any data pulled showing people that bisect several of those special groups (i.e. those experiencing homelessness and those with disabilities or youth experiencing homelessness)?</p>	<p>The Homeless Point-in-Time (PIT) Count, which estimates the current profile of the homeless population in the County on a given date, does survey unsheltered residents as to other conditions they may be experiencing (such as substance abuse or domestic violence) and their demographics. Additionally, some American Communities Survey (ACS) data is available that explores these intersections. The 2019 PIT Count can be found at https://www.edokcoc.org/data</p>
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)	
<p>ADUs are not affordable for families to build. HOA restrictions prevent them.</p> <p>In respect to ADUs, what protections do you plan to put in place to protect these residents from predatory rent raises, similar to the same protections needed by mobile homeowners?</p>	<p>ADUs and JADUs are considered a naturally affordable housing type due to their size and the lack of additional land costs associated with building them. State law currently requires jurisdictions to permit ADU and JADU construction in all areas where single-family or multifamily uses are permitted. There are no rent control policies in El Dorado County. However, the County may explore incentive programs for ADU and JADU construction that include deed-restrictions to hold rent at affordable levels for a specific period of time.</p>
<p>Some localities are also pre-approving ADU floor plans for streamlining the approval process.</p>	<p>The County is in the process of creating a permit-ready ADU program for the future.</p>
<p>The County's continuing efforts to accelerate the construction of ADUs to partially address the need for more affordable housing units is commendable. What current public information outreach efforts and/or resources are available to promote and encourage the construction of ADUs.</p>	<p>Information regarding obtaining a permit for a residential accessory dwelling unit and specifics of the requirements are available for the public on the County's website. The future permit-ready ADU plan program will include expanding outreach efforts.</p>
Housing Affordability	
<p>In a recent review of rent for single family homes and market rate multifamily rentals, the rents are higher than reported in your presentation.</p>	<p>Median rent data is based on the 2014-2018 American Communities Survey. This will be taken into consideration.</p>

Question/Comment	Response
How do you expect to update your data on income vs. housing cost to reflect job losses that arose from COVID-19 but are likely to persist?	Questions about the impacts of COVID-19 have been incorporated into consultations with local community organizations and service providers, but due to the ongoing nature of this situation the long-term impact is unlikely to be fully known at the time the Housing Element is adopted. In addition, the Housing Element Update is the planning document for the next eight years, 2021-2029.
The housing element states, "mobile homes will be protected as affordable housing", with predatory corporations purchasing parks in our county and changing the affordable aspect of mobile homes, would the county consider Space Rent Stabilization to protect these vulnerable, low-income county residents?	The County Board of Supervisors considered this in 2018 and may consider this question again in the future.
You should add government workers in your list of examples of moderate- and low-income County occupations.	The list of professions in the presentation was intended to be illustrative and will not be included in the final draft of the Housing Element.
Land Use and Zoning	
Is one of the mechanisms to achieve more obtainable housing an increase in permissible density? At 24 dwelling per acres most apartment developers have said that lower priced housing is unachievable. If so, will a recommendation be made to modify the density element of the General Plan? There is currently a pre-app into the planning department for an El Dorado Hills Project where they have suggested some multifamily elements at 30 dwelling units per acre.	In 2015 the County explored increasing the maximum permitted density in multifamily zones from 24 to 30 units per acre but determined that a density increase was not required. The public input process for this Housing Update will include outreach to local real estate industry professionals to discuss any barriers to developing affordable housing. Requests for increased density for Specific Plans, which are outside of the General Plan, require approval from the Board of Supervisors.
Is there County or publicly-owned land that can be used for affordable housing development?	The County evaluates all opportunities for development potential on publicly owned land.
The City of Placerville adopted a plan to enable commercially zoned parcels to be rezoned as multifamily for affordable housing. Has El Dorado County considered a similar plan for its Housing Element?	The County permits the development of residential uses as part of mixed-use projects within certain commercial zones and is exploring the potential to increase the residential density permitted within these projects.
Do you foresee having enough land in the Tahoe Basin to meet the Tahoe Basin RHNA in Tahoe?	The County is responsible for identifying sites sufficient to accommodate the Regional Housing Needs Allocation (RHNA) through the Housing Element Update. The County is currently in the process of identifying sites to meet the RHNA including sites in the Tahoe Basin.
Have there been any concerns regarding the rural character of the county? Have any proposed policies been discussed regarding this and can any info be divulged?	The County's General Plan is focused on encouraging the development of higher-density and mixed-use housing in close proximity to essential resources and services found primarily in Community Regions, which is expected to maintain the rural character of the county.
Inclusionary Zoning	

Question/Comment	Response
Many other localities have enforced inclusionary housing development. Why not El Dorado County?	Inclusionary Housing may be considered in the future as a means of expanding affordable housing development.
With our affordable housing numbers at risk of fines why does the county not require a certain number of affordable housing units with new developments?	
Inclusionary Zoning should be studied by going to the projects that have been built using this program. Studying the trial cases (Milpitas) to find out what went wrong would be an eye opener	
Funding	
Affordable housing is underwritten using subsidies. Does El Dorado County have federal Section 8 project based subsidies that could be awarded to new proposed affordable multifamily housing developments?	The HUD Section 8 Project-Based Rental Assistance Program managed by the County's Public Housing Authority is currently active. Information can be found on the County's website under the Human Services programs.
How does the general public know about the (Section 8) vouchers?	Information about Housing Choice Vouchers is available through the County of El Dorado Housing Authority's website.
Can the County identify funds that can be awarded as rent vouchers - project-based?	The County continues to seek funding to support the provision of rental vouchers.
Lots of millionaires are building mansions in EDH. Is a part of the building permit fee going to a local housing trust for the development of affordable housing?	The County is currently operating a revolving loan fund and continues to seek outside funding in order to incentivize the development of affordable housing. The County seeks to keep building permits fees equitable so as not to discourage housing development while compensating County costs.
Is the fee schedule amendment part of your plan proposal to fund the Housing Trust? Seems like a reasonable tax to rich people.	
Affirmatively Furthering Fair Housing	
What steps can you anticipate will be added to the housing element to further fair housing?	The Housing Element will include an analysis of current fair housing concerns, as is required by State Housing Element law. This analysis will be available for review in the Public Draft.
Does EDC have an approved plan in place with regard to affirmatively affirming fair housing? HUD recently reversed this ruling, but CA made it a law in 2017.	
Fair Housing: access to public transportation, located in areas of opportunity, not located near polluted areas such as along HWY 50.	This concern will be noted for consideration.

Planning Commission Meeting

On October 22, 2020, the County hosted a workshop for the Planning Commission. Below are the comment and questions received and the responses provided.

Question/Comment	Response
Commissioner	
You mentioned in passing inclusionary housing, can one of you define that? Would you see that ordinance as separate from the Housing Element?	It is not a part of the plan it is something that was brought up as an idea. Inclusionary housing comes in all shapes and forms. It can be developers paying into a pot of money that would go toward affordable housing projects, or inclusionary could mean a developer needing to provide a certain percentage of units in a development as affordable. It can also include land donation. It is not currently listed as a program in the Housing Element, so it would be a separate program.
I was wondering if we could expand a little on the explanation to one of the public comments if possible. On page 2, the second comment discusses the progress has the County made on implementing the California Housing Partnership? We have taken steps to implement some suggested programs; can we have some more information on where we're at?	That might be a CJ question.
The data source that we are using, the DOF numbers; the ACS and DOF – are those typical numbers that other jurisdictions use?	Yes. SACOG put together a data packet, and we supplement them with our own information where needed. SACOG's packet was approved by the state.
There will be a public draft period, correct?	Yes.
The Planning Commission will have another opportunity to review, correct?	Yes.
We do have the Cam Woods having a concern with a multifamily zoned property. Is this HE update an appropriate opportunity to analyze that possible and its interaction with RHNA?	Not prepared to give you a thorough answer. This process does not just give us the opportunity to rezone a parcel or to analyze a parcel specific to that project.
When we look at RHNA numbers, is there anything in state law or how RHNA numbers are allocated that evaluates age-restricted low-income housing?	Any project could meet RHNA. It's not favored to have age restriction on it, but we can still count it.
Is there any anticipated policy updates with this Housing Element update?	We're working through that with Staff right now. We're not looking at any major policy updates other than meeting state law. All of the policy will lead us to propose new measures to implement new policies as we need to. We might look at adding new programs to encourage certain types of housing. We do have to address certain measures and state laws, but we can also add policies and programs to address our local concerns.

<p>Moderate-income home prices are not attainable for younger buyers. Is there a possibility for the County to incentivize townhomes or other “missing middle” housing that might be more affordable for first-time or younger homebuyers? Or other programs to incentivize mixed-income projects?</p>	<p>One of the projects coming forward is the Infill Incentive Ordinance. Part of that will be to incentivize different types of housing options. What we would really like to hear from is developers on what types of incentives they would require in order to build more townhouses. There’s a possible project in El Dorado that was considering townhomes. Having those ideas memorialized in the Housing Element is useful for making sure that’s in the document.</p> <p>We’ll be looking at policies the County currently has. We currently have mixed-use, and you’re talking about mixed-income. We need to look at the types of funding needed for the developer to reduce those prices. We do have a first time homebuyer program to contribute a silent second mortgage to provide gap financing.</p>
<p>Can you give a summary about what TRPA is looking at?</p>	<p>We’ve been working closely with TRPA on their action plan. One of the things we’re discussing is how, as a California County, we can follow the state law when TRPA trumps that. One of the things we’ve discussing is ADUs and lot coverage in Tahoe, the development permits that have to be available, etc. We’re looking at ways to be able to relax TRPA regulations while also protecting Tahoe’s sensitive environmental areas.</p>
<p>Generally speaking, how is SACOG as an organization doing year-over-year or decade-over-decade with actually producing this kind of housing? Not just zoning, but actually producing. And how is El Dorado County measuring up against other jurisdictions in SACOG?</p>	<p>That information is available, primarily found through HCD’s website where they consolidate the annual reports on the Housing Element update. Most jurisdictions statewide have not met their RHNA goals. As far as the whole SACOG region, I don’t recall seeing any report looking specifically at just the SACOG regions, but I do know from meetings that there are some counties that do better at meeting their RHNA allocations because they have dedicated funding streams to offer to developers that makes that development easier to achieve. The County has exceeded its production of above-moderate units. We have never reached our lower-income RHNA, but we have made progress toward them. Our issue in the past has been reporting on moderate-income housing; in the County it’s not always deed-restricted.</p>
<p>Public</p>	
<p>Is the land inventory data incorrect when you have parcel changes from single-family to multifamily?</p>	<p>The Housing Element update does not include a rezoning process. We do not anticipate one at this time. The Housing Element looks at the current zoning in place. No rezoning is anticipated. We will be evaluating the site inventory parcel-by-parcel.</p>
<p>When zoning or re-zoning for RHNA considerations, does anyone physically look at the parcels rather than using aerial photos?</p>	
<p>I agree with Commissioner Ross’ comments regarding providing affordable homeownership</p>	<p>We will continue to support first-time homebuyer programs and rehabilitation programs.</p>

opportunities for people to build equity. I encourage the Commission to consider programs that involve an equity component.	
The Housing Element is required to address the housing needs of intellectual and developmental disabilities (IDDs). Those community members typically live in one to two person households. There is a lot we can do in the Housing Element to address their needs. For recent projects there were not enough project-based vouchers to create set-aside units for community members with IDDs.	Thank you for your comments. We are incorporating some of the suggestions that have been provided, particularly around accessory dwelling units. We have limited control around Housing Vouchers. HUD issues those for the County. They are highly sought-after. We are seeing more targeted vouchers coming out, such as vouchers for veterans housing.

Board of Supervisors Meeting

On November 10, 2020, the County held a workshop for its Board of Supervisors. Below are the comment and questions received and the responses provided.

Question/Comment	Response
Supervisors	
Is there an annual review of the jurisdiction types? We are not a metropolitan jurisdiction; how do we challenge that? Is there an appeal process for the jurisdiction rating?	On the metropolitan designation, it is based on the entire region. It does not affect our density program we have already done our study for 24 units per acre. It might be a good question for SACOG; it is likely because El Dorado County is in that region.
Have we made any significant steps on creating affordable housing since we held the panel discussion about inclusionary zoning?	Long-Range Planning will be exploring Inclusionary Zoning on their work plan. Right now that is delayed due to staffing and budget.
The issue with short-term rentals is that it represents around 5% of our housing stock in Tahoe. About 70% are second homes. Second homes are the bigger issue than short-term rentals. It is an ongoing discussion and issue.	Thank you for submitting that feedback.
What we have in Tahoe are town centers. More density should be there as opposed to in rural areas. I think it is a wonderful plan, and it's a valuable conversation.	Thank you for submitting that feedback.
The survey results you mentioned: is this the survey you did at workshops? Or is this different? How many respondents did you have; was it less than 100?	This was a survey we provided to steering committee members. We also sent it to the workshops participants as well. Yes, it was less than 100 respondents.
Given the five or six issues that have come up recently, if we pull any of the sites in Cameron Park back and downzone them, we will have to make up for those units somewhere else. If we can get the default density changed that helps but given that there is only so much buildable land here that is a challenge.	Thank you for your comment.
Is the R1A designation that identifies one dwelling unit per acre accurate when we can have ADUs in that area? Are we counting a percentage of parcels as having ADUs?	We would not anticipate an ADU on every property. We have not yet projected a number of ADUs, but we will do an analysis based on the current trends.
Should we look at our past conversation regarding the Traffic Impact Fee for ADUs? Do we know why the boom we expected did not occur?	One of the programs in the Housing Element is to develop the Accessory Dwelling Unit program using SB2 and LEAP funding. There was a small increase after waiving the TIM fees for ADUs. We are looking at what's appropriately zoned for single-family and multifamily

	residential and also do an in-depth analysis for fair housing analysis.
Do we have an estimate for the number of ADUs that were authorized by the County? It is a very small part of our overall RHNA effort.	In 2017 there were 31, in 2018 there were 27, and in 2019 there were 44.
Public	
The land inventory analysis is not accurate. It does not account for parcel changes that were included in 2015. We hope that parcel designations will be changed before this occurs.	We have not yet released the sites inventory. We will not be making any zoning changes as part of the sites inventory. We are not scanning for errors, but we will be providing maps and a list of parcels. We will be doing a visual inventory prior to releasing that.
I wanted to express some comments that I made at Planning Commission. This is such a great opportunity to look at what housing we want to see over the next eight years. Our County provides a lot of single-family homes, and "missing middle" ownership housing is a necessary piece of the future of allowing the younger generation to move home. I would hope that we could take a bigger look at making moderate-income, missing middle, and ADU housing available.	Thank you for your comment.

Public Comment on the Public Review Draft

The Public Review Draft Housing Element Update was released for public comment on June 4, 2021, and submitted to the California Department of Housing and Community Development (HCD) for review on June 7, 2021. Below is a list of the questions and comments received prior to and during the workshop and the County's responses.

Question/Comment	Response
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)	
The County should ideally continue to permit larger ADUs of up to 1600 square feet for parcels of 1 acre or larger, using the provision for less restrictive options available to local jurisdictions under Government Code section 65852.2 (g).	ADU Ordinance Update will include the provision for ADUs of up to 1,600 sq. ft. on parcels of one or more acres.
On p. 4-43, the table states that a minimum of 1 parking space per unit is required. Please check state law as there are exceptions to this.	The ADU Ordinance Update will include the list the exceptions to parking requirements in Government Code (GC) 65852.2.
The county should also magisterially permit a combined separate ADU+Junior ADU in accordance with Government Code section 65852.2(e)(1)(B):	ADU Ordinance Update will include the provision for ministerial approval of ADUs and JADUs on the same parcel, however, JADUs are confined to the primary dwelling.
The proposal for county pre-approved plans for ADUs is a great idea. The county should also pre-approve plans for certain factory built ADUs, with an emphasis on those that meet Chapter 7A fire resistant codes for installation in the WUI (wildland urban interface)	Manufactured housing (factory built) is allowed as an ADU.
Measure HO-33 on p. 4-105 references "second units," which presumably means ADUs.	Thank you for your comments. "Second Units" has been changed to "Accessory Dwelling Units."
HO -9. Overall comment: The goal of 584 ADU's, particularly if you're expecting a portion of these units to address the need for extremely low- and low-income housing units, is very significant part the overall strategy. Monitoring and adjusting this strategy will be very important. Therefore, I suggest modifying the Timeframe section of HO -9 to read: As projects are processed through the Planning and Building Department, have preapproved plans available by June 2022. Create an ADU monitoring program by June 2022 and evaluate effectiveness of ADU approvals and affordability by year 3 June 2023 of the planning period, and if needed, identity and rezone sites by the end of year 4 December 2024. Amend the Zoning Ordinance within one year of adoption.	ADU Ordinance Update will include the provision for ministerial approval of ADUs and JADUs. The status of ADUs are included in the state-required Annual Progress Report.
Broadband	
To achieve minimized employment related commuting, availability of high quality broadband services in affordable housing should be a priority. Broadband is also critical to accessing telemedicine and advocacy for people with IDD.	At present, internet access is not considered a barrier to housing development. The County will continue to evaluate this concern to identify opportunities to address broadband capacity

	through programs outside of the Housing Element update.
Design Standards	
Emphasize Community Planning/Design Standards. The most important thing the county can do to facilitate development that is in line with the community’s expectations is to sponsor the creation of design standards and other community planning initiatives.	Measure HO-38 is added to confirm the county’s commitment to the Community Design Standards project, which includes a provisions for Rural Centers as well as Community Regions, Measure HO-10 also addresses the need for objective design standards.
Inclusionary Housing Policy	
Require new residential developments of greater than 25 units to include 10% affordable and low income units.	Measure HO-37 has been added to confirm the County’s commitment to an Affordable Housing Ordinance that will provide options for Board of Supervisors, including the option to explore inclusionary housing
Prioritize affordable housing over above-moderate housing by requiring affordable units in developments for moderate and above moderate housing.	
I did not find any reference to the use of Inclusionary Zoning in the HEU. Inclusionary Zoning is very damaging to real estate values and destroys the intent of producing quality housing. Just think if Serrano was built with that zoning there would be 20% of the homes built that would border all the main streets and be two story, 1,200 square foot units with one car garages. Check out the city of Milpitas who tried this along Great America Parkway and destroyed a neighborhood. Thank you for leaving this out of the HEU.	
Land Inventory	
Parcel 083-465-28 is listed in the current Housing Element as a viable parcel for development. This was determined after a vacant land analysis was conducted using the major considerations (reference page 85, section 3): Historical densities in the vicinity of the parcel (THIS WASN’T CONSIDERED) - Known restrictions to land division such as Covenants, Conditions and Restrictions (CC&Rs): (THIS WASN’T CONSIDERED). CC&R’s especially state only single family homes shall be constructed). Based on these considerations, this parcel should not be listed as a viable parcel. Please remove it on the final draft.	Individual parcels were analyzed based on historical densities of development in the unincorporated area of the County (see Table HO-31 Built Densities of Multifamily housing in El Dorado County.) The reference to Covenants, Conditions and Restrictions specifically relates to “land division” not density. A parcel listed in the land inventory does not preclude that land from rezoning in the future.
HO-2 - In the 2013-21 City of Placerville Housing Element, included an Appendix B, “Upzoning/Rezoning Analysis”. The Placerville Appendix B evaluated 11 specific APNs for potential upzoning or rezoning to provide additional inventory	The County has identified sufficient land inventory appropriately zoned to accommodate the Regional Housing Needs Allocation for the 2021-2029 planning period, including surplus

<p>of multifamily zoned parcels to facilitate the development of housing to lower- and moderate-income households. This document provided prospective developers with very useable information and, I believe, was a key factor in Placerville now being on track to meet their RHNA targets.</p> <p>I highly recommend that El Dorado County develop and include a similar “Upzoning/Rezoning Analysis”, especially for the West Slope.</p>	<p>sites. It is therefore unnecessary at this time to consider a County effort to rezone or up zone parcels.</p>
Land Trusts	
<p>Suggesting specific language in Section 4: Housing Resources and Opportunities include community land trusts.</p> <p>Policy HO-1.20. The County shall investigate the potential of developing a land bank for the development of housing for very low- and low-income households. To The County shall investigate the potential of developing a land bank for the development of a range of much needed affordable housing including very low-, low and moderate-income households.</p>	<p>Thank you for your comments. Measure HO-5 is amended to include: The policy or policies shall also consider partnerships with nonprofit housing organizations whose mission it is to expand and preserve permanently affordable rental and ownership housing for low and moderate-income housing such as community land trusts.</p>
<p>Policy HO-1.19 The County shall review its surplus land inventory for potential sites to meet its affordable housing needs. A priority consideration for the use of surplus county land shall be projects provided by organizations or entities that will provide permanent affordability for a range of low and moderate-income households.</p>	<p>Thank you for your comments. Government Code Section 54222 provides the prescribed requirements for the disposal of surplus land by a local agency related to affordable housing.</p>
<p>Add language to Policy HO-1.18 as underlined: The County shall develop incentive programs and partnerships to encourage private development of affordable housing. Specifically, the County shall consider partnerships with nonprofit organizations whose mission it is to expand and preserve permanently affordable rental and ownership housing for low and moderate-income housing such as community land trusts. Through community land trust ownership and control public subsidies of land or dollars are leveraged to provide permanent affordability.</p>	<p>Thank you for your comments. Policy HO-1.19 is amended to include “housing partnerships.”</p>
Mobile Home Parks	
<p>HO-21. Define the word “conversion”. It’s not clear what is meant by “conversion.”</p>	<p>Thank you for your comment. Clarification has been added.</p>
<p>HO-23. Repeatedly during the recent forums on mobile home park rents, it’s very evident that we don’t have solid county level data on mobile home space rent costs both now and</p>	<p>The County Board of Supervisors formed an Ad Hoc Committee on July 13, 2021, to work with community members, stakeholders, and non-</p>

going back 10 years. There's a clearly defined need for this data, so that we can better understand the affordability of mobile homes. I recommend that the county fund an independent, objective mobile home rental cost study.	profit organizations to better understand the affordability of mobile homes parks. There is no commitment of funding at this time.
HO-7 and HO-9: Both of these measures would benefit from actively publicizing the availability of these programs to homeowners throughout El Dorado. I encourage you to consider adding funding to publicize these measures/programs.	Thank you for your comment. This concern will be noted for consideration.
Suggest stronger language than "discourage" to protect Mobile Home Park conversions.	Measure HO-21 directs the County to "develop a mobile home park conversion policy with measures to <i>encourage</i> retention of mobile home and manufactured home housing.
Parks and Trails	
The El dorado Hills Community Services District is supportive of the 2021-2029 Housing Element. Goals and policies related to parks, trails and open space are a priority for the District. These priorities are reflected in the update, specifically Policy HO-2.6. When opportunities arise to further these policies through implementation, the District welcomes the chance to participate in any appropriate settings	Thank you for your comments.
Land Use and Zoning	
Remove Policy HO 1.5 (Directing high density development to community regions and rural centers) The county should encourage high density development in areas that are zoned for high density development, regardless of community boundary or rural center lines	The General Plan Land Use Element directs higher density development to areas with available infrastructure and services, primarily found in Community Regions, which is expected to maintain the rural character of the county. The Housing Element is required to be consistent with other Elements of the General Plan.
It is unfair to the county to assign 90% of all new housing to only one unincorporated area in the county, i.e. El Dorado Hills. It deprives the other areas in the county of the revenue resource created by new development and leaves the other unincorporated areas without the financial resources to operate appropriately. I suggest as clearly as possible that the numbers be reconsidered by the county Board of Supervisors and the housing be distributed fairly among all unincorporated areas.	The General Plan Land Use Element directs higher density development to areas with available infrastructure and services, primarily found in Community Regions, which is expected to maintain the rural character of the county. The Housing Element is required to be consistent with other Elements of the General Plan.
Public Participation	
It does not appear that in developing the draft the county consulted with organizations that often express concerns about development project.	The County provided several opportunities for public participation and comment over the past two years and encourages continued discussion

<p>This omission is apparent throughout the document, as there is minimal discussion of how we can encourage development projects that respect the community's concerns.</p>	<p>The organization consulted include representatives from 26 organizations that include social service organizations, economic development and community groups, and housing developers, all serving El Dorado County, who have expressed an interest in housing and/or who were identified for the Board of Supervisions Ad Hoc Housing Group discussions.</p>
Smoke Free Multifamily	
<p>We recommend that the Housing Element in the General Plan promote safe and healthy homes by establishing multi- unit housing as 100% smoke-free spaces.</p>	<p>Thank you for your comments. With Board direction, HO-31 is amended to Promote safe and healthy homes by exploring a policy or ordinance establishing multi- unit housing as 100 percent smoke-free spaces.</p>
Special Needs Population	
<p>Suggest stronger language in Policy HO-4 to end homelessness through emergency shelters, transitional and supportive housing for at least 700 people by 2025.</p>	<p>The Housing Element supports programs and objectives that contribute to ending homelessness (Measure HO-26) and is working with partner organizations and the Continuum of Care. Measure HO-27 specifically directs the County to "Amend the County's Zoning Ordinance to ensure compliance with state law and encourage emergency shelter, supportive housing, transitional housing, and related services for persons experiencing homelessness."</p>
<p>Add quantifiable objectives for the development of emergency shelter beds (200) and transitional/supportive housing (500 beds).</p>	<p>Thank you for your comments. This concern will be noted for consideration.</p>
<p>The County should consider educational programs regarding appropriate accommodations for disabled rental applicants, for both landlords and prospective disabled renters</p>	<p>This is not a function of the Housing Element, but a suggestion well taken and forwarded to the appropriate department.</p>
<p>There are a number of potential actions the County could take to promote development of Community Care Facilities people with developmental disabilities: Promote 5-bedroom homes Provide property tax relief</p>	<p>Thank you for your comments. This concern will be noted for consideration.</p>
<p>The County should enable any licensee or administrator of a licensed or vendored facility to rent both buildings on a property with one or more ADUs on it with an exemption to the</p>	<p>This provision is being addressed in the County's Accessory Dwelling Unit (ADU) Ordinance Update project currently underway.</p>

owner occupancy requirements for the duration of the facility's operation on that property.	
The County should plan for the coming exodus of senior-owned housing, much of which was purchased in prior years at low cost, and create incentives for families to plan to deploy this housing to meet the housing needs of people with disabilities	Thank you for your comments. This concern will be noted for consideration.
Housing (including ADUs) left to a Special Needs Trust where a disabled beneficiary is living in at least one of the units on a given parcel should ideally qualify for a property tax assessment break from the county.	Thank you for your comments. This concern will be noted for consideration.
The owner occupancy requirement that prohibits renting both an ADU and a primary residence unless one is occupied by the property owner has been suspended under state law until 2025. The county should waive the owner occupancy requirement on an ongoing basis for any parcel with one or more ADUs that are owned or leased to a licensed community care facility, owned by a special needs trust, or owned by a non-resident where at least one of the units is deed restricted as affordable housing.	The owner-occupancy provision for licensed care facilities and special needs trust recipients is being addressed in the County's ADU Ordinance Update project currently underway.
The listing of organizations that serve the developmentally disabled should include Alta California Regional Center, or ACRC; the ARC of California (as opposed to the Association for Regarded Citizens); the Sacramento Regional office of the State Council on Developmental Disabilities; MORE, Elder Options, In-Alliance and many others. A more complete listing can be found at the ACRC Service provider directory at https://www.altaregional.org/service-provider-directory which lists numerous service categories by county.	Thank you for your comments. The additional service providers have been included in Section 2: Housing Assessment and Needs, Special Needs Groups.
Given that close proximity to commercial business is often desired by people with disabilities, consider administrative permitting of CG, CRU and CR parcels for mixed use if the residential use is affordable housing (which would be an enhancement of Policy HO-1.8). On 4-40, the last sentence on the page will need to be checked as CG and CR and CRU are not currently allowed for Mixed Use (per Table 130.22.030 in the ordinance code).	Thank you for your comments. This concern will be noted for consideration.
Special Needs Policies on p. 4-89: Please clarify that this section includes the developmentally disabled. Also, please reconsider the wording of Policy HO-4.3 which supports universal design features only if they do not increase housing	Thanks you for your comment. Additional wording will be added to Policy HO-4.2 to include developmentally disabled persons

costs, and which as stated would likely create challenges for people who use wheelchairs. The basic principle of universal design is that economies of scale can deliver offsetting cost savings.	
Measure HO-4 on p. 4-92 should also encourage the prioritization of community Mobility Plans which provide critical wheelchair access to people with disabilities, and enable those who cannot drive to walk to local destinations safely.	Thank you for your comments. This concern will be noted for consideration.
Please establish a timeframe for the Measure HO-25 Expected Outcome: Establish the model within 1 year, and achieve implementation within 2 years.	Measure HO-25 includes a timeframe "Within two years of Housing Element adoption."
Table HO-32 on p. 4-109 expects to rehab 200 extremely low income units and construct 138 new extremely low income units. The data from DDS and SCDD indicate that will not be sufficient to house the IDD population, which will require an additional extremely low income 600+ units in the next 8 years	Thank you for your comments. This concern will be noted for consideration.
Vacation Home Rentals	
The housing Element is missing comments about Air bnbs. The County needs a plan to manage this issues that does not further decrease the availability of affordable housing in our County.	Section 3 of the Housing Element includes an analysis of Housing constraints and a Review of Local Ordinances that includes discussion regarding vacation home rentals (aka Air Bnbs) and actions taken by the County to address these concerns.
Housing Choice Vouchers	
The County has not mandated that eligible rentals be certified for Housing Choice Voucher (HCV) compliance by its Housing Authority. It should create a program to ensure that HUD-compliant rentals are certified for HCV eligibility.	Housing inspections are required for Housing Choice Voucher (HCV) units and conducted under the Federal Housing and Urban Development (HUD) provisions for the HCV program including assuring compliance with housing quality standards and rent reasonableness.
The County's Housing Element should quantify the number of Housing Choice Vouchers that it manages and analyze the pattern of usage of these vouchers, the time between waitlist openings since the last Housing Element update and the duration of the average wait on the waitlist. It should also describe how the County prioritizes people with disabilities on the Section 8 HCV waitlist, including people with developmental disabilities	The El Dorado County Housing Authority (PHA) publishes an annual Administrative Plan which is available on the County website under Human Services. -

At present, the County has no Project-Based Vouchers for new affordable housing projects that wish to set aside units for developmentally disabled individuals.	The PHA is allocated a limited number of federal housing vouchers for the entire county and is restricted by federal law as to the percent of those that may be assigned as project-based. However, the PHA is actively seeking and acquiring alternative program project-based housing vouchers such as Veterans' and Mainstream housing, and is conducting outreach to interested developers.
Affirmatively Furthering Fair Housing (AFFH)	
The El Dorado County (EDC) Housing Element (HE) draft was recently published, and although its provisions are a step forward, we at LSNC believe it fails to reach the requirements of California Government Code, Article 10.6, Housing Elements, sections 655880 through 65589.11, and Chapter 15, Affirmatively Furthering Fair Housing, section 8899.50.	The Housing Element includes an analysis of current fair housing concerns, as is required by State Housing Element law. Measure HO-35 expands AFFH analysis and development of appropriate future action.

Consultations with Service Providers

Organization Name: House Sacramento

Contact person: Ansel Lundberg

Organization Type/Mission: Community Org. All-volunteer. Advocacy org. Mission - three things they work on.

1. General support for building new housing in Sacramento area
2. Focus on walkable/transit-oriented, and infill development.
3. Do all this through a lens of helping renters and persons struggling to make ends meet.

YIMBY Organization.

Community Organizations

1. Opportunities and concerns: What are the three top opportunities you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?

Opportunities:

- In context of RHNA allocation, see an opportunity for EDC to step up and make a concerted effort to get out of its own way and allow for more MF/affordable housing in the county, as deemed necessary and projected by SACOG.
- In El Dorado County in particular, there is concern over development is related to wildfire risk and sprawl. Opportunity to focus on more compact development patterns.

Concerns:

- Overreliance on greenfield development.
 - Realistic site inventory discussions - particularly for MF/affordable housing. Concern would be how realistically could the county look at MF development opportunity.
 - Providing enough housing to meet the jobs in EDC/ensuring jobs/housing fit.
2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?
 - Preference? - Most members are renters. Rental housing. High quality multifamily rental housing. Adequacy? - No, particularly affordable or lower-income rental units.
 - Homeownership opportunities? Yes. There are affordable homes for purchase in Cameron Park and up the 50 corridors. There are opportunities there.
 - Sr./Persons with disabilities - not familiar enough to say yes or no.
 3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top three priorities for the County in addressing negative impacts (if any)?

- Know there's been some drama in South Lake Tahoe with banning short-term rentals...mostly a concern for taking rentals off the market. In the South Lake area, that seems to be a concern. Not familiar enough with unincorporated area of the county.
 - Positive impacts? - white water rafting industry - upgrades a demand for folks to stay in the Coloma area. Opportunity to use underutilized space in homes. ADUs. Opportunity to accommodate tourism in the county.
 - Negative impacts? - taking long-term rental units off the market in favor of short-terms could mean that the market will tighten up for them.
 - Priorities for the County to address? - An accounting system for the county to understand what's happening in the market. No full moratorium on short-term rentals. Partial unit rentals should be okay, but full rental units could be administered/governed more.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- Availability of units near job centers. Shear availability. Lack of supply.
 - Not super familiar with the specific needs of the county, other than what has been outlined in SACOG's allocation to them. Jobs up there are good, but tenants have to live far away.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
- Not familiar enough to say. However, if we're going to look at increasing site capacity, we need to look at newer construction.
6. Any other comments?
- Know that SACOG has produced a Housing Policy toolkit last year. They understand that all the jurisdictions have different challenges in meeting the housing goals. El Dorado County should make full use of that toolkit in

Organization Name: LifeSTEPS

Organization Type/Mission: Advocate for the homeless in El Dorado County. Lots of stigma/political NIMBYism regarding affordable housing. Sat on senior commission. Advocate for people having attainable housing. LifeSTEPS provides social services to 90,000 residents in California. Change agent - social services.

Contact Person: Beth Southorn

Homeless Service Providers

1. Do you consider your organization/agency to be:
- A non-profit organization
 - A Community Action Agency
 - A unit of local government
 - A faith-based organization
 - An advocacy group
 - Other, please specify _____

2. What services do you currently provide? e.g., how often is the service provided, how many people are being served, how many people is the program capable of serving)
 - Referral services
 - Shelter
 - Housing
 - Food
 - Job training
 - Other support services - Only provide social services.
3. What are your organization's funding sources (federal funds, LAHSA funds, grants from foundations, donations, etc.)?
 - Paid for by developers. Tax credit allocation. SIBLAC, HCD - conditional on requirements for developers building the affordable housing. Do need to be incentivized in El Dorado County.
4. Opportunities and concerns: What are the three top opportunities you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?

Opportunities:

- Western slope - great benefit for affordable housing - business park that can't get employees.
- AMI is going down because of COVID-19.
- El Dorado County can focus on the development pieces that come in - can be geared towards affordable housing - without creating blight.
- El Dorado Hills is most likely going to become a city.

Concerns:

- County attitude is that the homeless take from government. Residents of El Dorado County unhappy with NIMBYism of the lack of understanding of why we have impoverished.
- Developers are not incentivized to build affordable housing. County states that we classify El Dorado County (the rest) is poor enough that they don't have to build affordable housing.
- No sustainable mechanism of social services. - gap in County. Lack of understanding.
- Starting to go in the right direction. See fundamentally what has happened so far - one developer has been building affordable housing. Social services should be on site. Change agent should be available.
- Possible - has to be done consistently. Developers need to pay for the services - nonprofits are not beholden to anything. Stop and start funding programs don't work.
- Jamboree Housing - good developer.

5. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
 - Lack of understanding from the community at-large. El Dorado Co. is behind. Placer Co. is great - middle-eastern slope don't always connect to the political stuff that comes up.

6. Other thoughts.

- We should have conversations with Jamboree Housing. - Built something new for homeless in Placerville.
- Should have an example - affordable housing developers are the people we should be talking to.

Organization Name: Marshall Medical Center Foundation

Organization Type/Mission: Medical Center Foundation

Community Health, 501(c)3 Organization with board of trustees. Serve the Marshall Med Center, healthcare on western slope of El Dorado County Hospital.

Contact Person: James (Jamie) Johnson

Community Organizations

1. Opportunities and concerns: What are the three top opportunities do you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?

Opportunities - not many opportunities for housing in El Dorado County

- Provide more affordable housing.
- Housing that is serving the working population - people who work within El Dorado County on western slope.
- Older adult housing.

Concerns -

- Restrictions of the government that placed upon developing it. El Dorado County is a no-growth county. County is very restrictive on housing.
- Restriction trickles down to an obstacle for providing for affordable housing for the workforce.
- Economic development - cannot bring business into an area without housing element.

2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?

- Prefer their own house. Not rentals, not condos. Housing with space/acreage. Most people on western slope.
- Not adequate rental housing in the community. Limited and unaffordable. Supply is not there, so cost is high.
- There are opportunities for ownership, but restriction for development of homes push up the prices of houses around here.
- Seniors - yes. Older adult is high demographic population here. Two different demographics that live in the Western Slope of El Dorado County.
 - People who have lived here for years/grew up here

- People from Bay Area that have moved here. Some more growth in El Dorado Hills. Pushes out affordable housing further east. Allowing development in El Dorado Hills - higher end. Restricts housing that can be built in the rural areas. Very unique.
3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?
- Divided by the summit - Western slope is 140,000 people. SLT - 40,000 people - short term rentals - does not affect. Not exposed.
 - Positive Impacts to ST Rentals? - yes. We are a county of tourism and agriculture. Those short-term rentals may be beneficial to Western Slope but pushes up rental prices. EDC is very short sighted- have people that don't want people here, but County needs to evolve -
 - Limits rental stock.
 - Priorities - County has to have a vision for where they see the county in 5, 10 years and beyond, and have to consider demographics to meet the demands and needs of the county to survive. Say "survive" because we can't count on people moving from the Bay Area with high incomes - skews everything out of the way. Short term rentals - second homes other places - have to consider that into the future.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- Limited growth - county allows for development of houses. People from the Bay Area coming up here with high incomes and driving up the prices. Moved here from Pennsylvania.
 - Affordable housing. Quality home - Lived in rural area in Pennsylvania - had a 2,700 SF home. Couldn't sell for \$175,000 - has 6 children. Have to pay half-million dollars - availability is not here. Wants quality simple housing.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
- Isolated pockets of the county that is very disturbing - homes are not in good condition because of cost of upkeep. Cost of utilities - high. Above average overall - but data is skewed. Average home in El Dorado hills is \$555,000. Rural areas - pay less, but don't have good services. Don't have the technology. Condition of home is overall above average.
 - If we get past the political factions of growth vs. no-growth - both areas are understood and has to have a compromise. County must be in good place financially 5, 10, 20 years down the road. Otherwise will be an isolated mess. In 10 years, housing prices may decline because people may move.
6. Any other thoughts?

- Want to make sure that these comments are going to the right area. The County needs affordable housing to draw in young people. Marshall Hospital has 1700 employees. County and School Districts - have to provide housing to bring young people in to live and work here - otherwise you will lose tax base. People are moving out. Older adult populations. Includes a lot of people.
- El Dorado hills is different because many works in Folsom. We are rural, but Because ED Hills is so high end, it skews the rest of the county. Considered not a rural area because of that. Need to bring young people and new housing and businesses.

Organization Name: El Dorado County Association of Realtors

Contact Person: Kim Beal

Organization Type/Mission: Real Estate

Rental property managers/owners, real estate agents and lenders, mobile home managers

1. Opportunities and concerns: What the 3 top opportunities do you see for the future of housing in El Dorado County? What are your 3 top concerns for the future of housing in El Dorado County?

Opportunities:

- Single Family Detached Housing being built on land zoned for Multifamily. When county adopted new zoning ordinance in 2015, changed to have detached single-family homes. Important because before you can't build homes priced under \$500K on land where you can't achieve more than 5 units per acre. SFD zoning allows up to 5 units per acre. Needed density for 8-10 units per acre for moderate-level earners
- As a result of the same zoning ordinance update, now have a mixed use element to housing - able to include commercial uses with residential. Have not seen it applied, but there are people who are trying to.
- Hoping since Measure Y, the legislation that was adopted in 1998 and 2008 update which traffic fees be paid for all policies of Measure Y are still embedded - but county has ability to put traffic fees out there appropriate for the project. Have flexibility through GP amendments/zoning ordinances. In EDC, portion of traffic fees (part of building permits) goes to State Hwy 50 improvements. Traffic is number 1, ED. Irrigation District - over \$30,000 per permit pulled. New construction and additions. We are encouraging second homes on properties - Secondary dwellings. County and EID have agreed to charge the rate of a multifamily unit at 75 percent the cost of a SFD.

Concerns:

- Fees
- Geographical constraints, even though with new zoning ordinance - with ability to build 24 units/acre and height up to 50 feet (up to 3 stories) - setbacks to stream of water. Fees to remove oak trees. Cannot build on 30 percent slopes or greater. When these are layered, no one is able to get the densities they want. Very few flat parcels of land.

- Political constraints - still a faction of people that do not want apartments/condos. 3 members on Board of Supervisors are not in favor of apartments/condos. County is politically split, but usually tips towards no-growth.
2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the County? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?
- Prefer single-family detached. Have not seen a project with mixed use. Moderate income earners want SFD. I think there are people in favor of half/plex or town houses, but constraints become HOA dues - quite costly, affects affordability of townhouses/condos.
 - Rental Housing? Absolutely not.
 - Homeownership opportunities - only for over \$500K. For people who could only afford only \$400-500K, there were multiple offers on the house within the first week.
 - There are some rental units for seniors and persons and disabilities, but not enough. Definitely need to build more.
3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?
- Effects of short term rentals - we need more short-term rentals, hotels, motels, in order to enhance the revenues. Local business/tax revenue benefits are huge. Have not seen any negative effects on housing markets. Co. adopted independent vacation rental ordinance last year - put in noise restrictions, etc. monitor it and see how it goes for a year.
 - Economic impacts (positive) to the county. Not a lot of big industry in EDC. If tourists have a place to stay, then all businesses will benefit. Tourism is not centralized. Econ. Benefit to service-oriented business, Co. gets revenues. Hotel/Motel/VHR taxes.
 - Negative impacts - Apple Hill area, starts Labor Day weekend, goes to Christmas - so traffic is quite heavy. Love/hate situation for those that live up there. Traffic is very hard. No good solution. CHP and local police have been monitoring some of the off-ramps - trying to mitigate potential traffic accidents.
 - County would love to figure out how to have Hwy 50 improved, Placerville east to Pollack Pines - State of California (CalTrans) involved in that. Expensive endeavor - can't have the residents pay for it and use it (not fair). Overall - County wants economic growth - Econ. Development element in GP. In Placerville, always been some kind of coffee shop - City council denied business development permit because coffee shop seemed like a fast-food place - not in sync with the character and prior uses it had been for 100 years.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

- Barriers - Number 1 Lack of supply. Homes for very low-, low- and moderate-income earners. Physical characteristics that do not allow for the density. Until we can get higher densities on each parcel, EDC is always going to struggle. Doesn't matter if it's for-sale project or rental. Density is biggest problem.
 - Seniors, moderate-income earners. Not enough there to buy. Do not have the supply that we need. Losing opportunities - Marshall Hospital - constantly recruiting nursing staff, too often they end up not taking the job because they can't find housing.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
- Number of properties that are not very well maintained but provides a lesser price. \$400K not getting new home or 5-year-old home. Willing to go in and improve homes. Assuming apartments stay maintained. Don't notice so much on the inside - front yards aren't maintained. Rentals can devalue surrounding property.
 - Opportunity - only one seen is updating the housing element, and well-documentation of what we have and what we don't have. State regulations that say housing cannot be denied. Between state mandates to build and accommodate persons, and through next housing element and zoning changes that came out in December 2013. Higher density on these parcels of land. We need something in the housing element that says you don't need the same fee to take out every oak tree.
 - Wants to see 60-foot heights, apartments, condos. Need 3-story properties. Less than a handful of 3-story properties in the county. Folsom has 3-story apartments with no elevators. Need to accommodate 3 stories and need some political will. If in housing element, we can encourage developers to try, and we can get members.
 - With same ordinance adopted, El Dorado Co. also adopted a home occupation ordinance. Want to encourage more people to have more businesses in their homes. This new ordinance accommodates what you can and can't do, you can now by-right have someone come over and work with you. Until 2015, you couldn't do that. Another opportunity for people to have. One problem with that, no broadband. NEED BETTER INTERNET SERVICE.

Organization Name: El Dorado County Health and Human Services Agency

Contact Person: Sarah DeStefano

Organization Type/Mission: Government Services

Community Services

1. Opportunities and concerns: What 3 top opportunities do you see for the future of housing in El Dorado County? What are your 3 top concerns for the future of housing in El Dorado County?

Opportunities:

- Diamond Springs Village Apartments, Dorado Oaks development
- New construction through Community Revitalization Project

- Support Tahoe Coalition for The Homeless as the expert organization in the area of local homeless issues.

Concerns:

- Inability for Housing Choice Voucher holders to remain in El Dorado County.
 - Increase in homelessness due to loss of housing by long –time community residents.
2. Housing Preferences: Do your employees live in El Dorado County? If not, why? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
 - Most employees at this location do live in EDC. High cost of home ownership/ability to get homeowners insurance make purchasing difficult. Not enough accessible rentals for seniors and disabled, many units have long waitlists up to four + years long. One-bedroom units are needed.
 3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?
 - Increase in revenue and tax income. The western slope is not impacted by short term rentals and loss of housing stock to second home owners.
 4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
 - Cost of rental units. Rural areas are lower cost but necessary services are many miles from these areas or not available. Seniors and vulnerable populations' have difficulty managing if they have health setbacks or lose family support.
 - Condition of existing housing stock. Property management companies and property managers complain that owners will not invest in repairs and upkeep. Units do not pass inspection for HCV holders. HCV holders lose out to other potential tenants who are willing to accept the unit for lack of other options.
- * Unmet needs:
- Accessible units.
 - Integrated housing projects that are low income or affordable, accommodating mixed populations (students, disabled, seniors, work force).
 - Employee housing for seasonal workers.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
 - Many low-cost rentals are not decent and safe. Many of these landlords so not keep the units repaired because they do find renters.

Organization Name: El Dorado County Community Health Center (EDCHC)

Organization Type/Mission: Community Health Clinic. Federally qualified health center - specific FQHC. Started in 2003 in EDC. Imports from the Co. Health Dept. Lacking a community health center safety net - Co. Health put in the initial grant to get it started. 5 sites in the county, Placerville, Diamond Springs, Cameron Park - Med and Behavioral Health/Dental and Pharmacy expansion. Medication-assisted treatment program. Treating opioid and substance use treatment/alcohol

addiction. Purchased 12 acres on Missouri Flat in Placerville, ¼ mile from original site. Planning on building a new 30,000 SF site. Submitted to Co. Planning Department last week.

Been working on issues around Homelessness/COVID-19. Patient base of 12,000. 70 percent of patient base are on MediCal, Homeless patients.

Contact Person: Terri Stratton

Community Organizations

1. Opportunities and concerns: What the 3 top opportunities do you see for the future of housing in El Dorado County? What are your 3 top concerns for the future of housing in El Dorado County?

Opportunities -

- El Dorado County has low housing growth - housing continues to be a challenge for the county. Challenge for not just patients, but also staff who are hourly.
- Opportunity - Looked at potential for housing on their site. Models that are adjacent to low-income housing. Conceivably both patients and staff. No decisions made on that. Income-driven housing could be for both entities.
- Significant need in the community, Opportunity - taking over existing buildings/rehab them for low-income housing. Will benefit needs in SLT.
- Are we fully utilizing all the space that we have? Out of COVID crisis, some businesses might be unviable, but would leave room for space for housing. Not a proactive method.

Concerns -

- Diamond Springs office - homeless people who are living very close to the clinic, who are also patients. Grappling with housing and COVID 19. Getting some into Emergency Housing.
 - Housing problems go beyond just the Homeless - hourly workers. Long-term housing.
 - Hourly workers are living farther away. Preferred to live and work in a closer proximity together. Providers are living in Folsom and ED Hills.
 - Loss of revenue from people who choose to live outside the county.
2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?
 - Patients prefer housing accessible to transportation. Not remote housing. Patients prefer access to services. Since COVID - having access to essential services would be very helpful. To the County, not a large apartment complex. Clusters of apartments would be viewed positively.
 - NOT adequate rental housing in the community - heard from patients and from staff.
 - There are opportunities for home-ownership at higher income levels. Clinic hired a COO, was able to find housing, but was still very hard.
 - County does have significant amount of senior housing. Near to the clinic areas. Still higher-income base. NOT senior housing for the MediCal Population. Many retirees. Issues with MediCare population - challenges with transportation. Living on the edge month to month.

3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?
 - Have not seen a lot of tourism housing on the western slope. SLT put penalties in due to COVID. Apple Hill and Camino probably has more short-term.
 - Positive - bringing in revenue to the county. Homeowners may be able to supplement their income to afford homeowners.
 - Negative - Does the county to have the infrastructure additional people coming in? {Question} Long-term, there may be more growth or flexibility related to that. Clinic has received some passers-through. Not an urgent care. Have seen some short-term immediately.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
 - Not enough housing - Co. has continued to grow in population but has been very little growth in housing. Has been quite a few planned developments proposed, but none have gone through. County is very into maintaining rural lifestyle. Projects perceived in opposition to that rural lifestyle have been supported.
 - Apartment complexes near freeways - wish there could be more accommodation to that blend. Apartments near freeways and access. Compromise approach in the county to where it is not impeding the rural feel and lifestyle but allows for additional housing.
 - We need housing! But where do we put it that does not impede on the rural lifestyle.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
 - Most is not new. Anything new is custom, high end. There is no new rental housing or rental apartments. That is not anywhere in the county that I'm aware of.
 - When they hire people - physicians, RNs, PAs, we recruit from medical residency in other areas of the state and country. When we recruit from out of county - advice to them is to go to Folsom. That's where the availability of rental housing is. Very little apartment complexes in El Dorado Hills. Such a lack in the county, that staff can't really direct them. Some folks have been able to secure on their own, mostly smaller older houses. Less than 10 rental units. Supply is really, really limited. Some housing purchases available - higher than even a new physician or new nurse can afford. Don't have the down payment to purchase something. Ideally - those are the folks that the clinic wants to put down roots and live in the county. Very little housing we can refer them to. Mid-level housing - NOT big developments, Not ranchettes, this is also limited in terms of availability.
6. Any other thoughts regarding housing in El Dorado County?
 - COVID - has had a dramatic impact. To come out of this and look at the economy in El Dorado County, for us to be able to restore or use this as an opportunity to right-size the county, we cannot do that without addressing housing for people who are supporting the growth areas in the county. Has to be used for a generation of income in the

County. Need housing for doctors and nurses to better support the county. Wants to challenge the county to use COVID-19 as a driver for going forward for better housing - Better = strategic, calculated housing, presents an opportunity to better support the county itself. Want people to live and work here. A lot of people currently work here but don't live here.

- From our perspective - COVID has turned it upside down – 90 percent of patients are remote visits now. But sees 20-25 percent continue as remote visits. How do we use this to make some positive change? Do anticipate.
- Missouri Flat community health centers - hiring a lot of dentists, hygienists, optometrists - want to have a place to live there. Definitely a shortage.

Organization Name: El Dorado County Health and Human Services Agency

Organization Type/Mission: Government Services.

Contact Person: Paula Lamdin

Community Organizations

1. Opportunities and concerns: What are the three top opportunities you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?

Top three opportunities -

- Promoting/support of the Land Trust Concept
- New construction through Community Revitalization Project
- Recognizing and supporting the Tahoe Coalition for the Homeless as the expert organization in the area of local homeless issues.

Top three Concerns -

- Inability for Housing Choice Voucher to remain in the SLT area.
- Increase in homelessness due to loss of housing by long-time community residents.
- Inability for employers to retain competent employees due to housing.

2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?

- Housing Preferences - PHA employees live in EDC. However, many county employees do not.
(4 of the 12 employees at this location (HHSA Johnson Blvd. do not live in EDC.)

There is not adequate rental housing in the Tahoe Basin. Homeownership opportunities, for the local workforce, especially first-time homebuyers are scarce. Accessible rental units available are inadequate to meet the demand. Aging in place is difficult because rental property is often old and expensive to modify. New construction of single family and smaller, multifamily units do not address the problem of accessibility as most are multi-level (stairs no elevator) due to lot coverage requirements. Waiting lists for low-income or affordable apartments for seniors are many years long at the 2 properties that serve this specific population.

3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?

The tourism industry and short-term rentals have driven up the price for long term rental units in the Tahoe Basin. Tahoe has benefitted from the successful marketing throughout the world promoting that rare as a tourist destination. This has not gone unnoticed by wealthy individuals and corporations looking to profit from the local need for rental property. Consequently, rental properties are often purchased by out of area owners. If occupied at the time of sale, current tenants are given notice to vacate. The property is then rehabbed, and rents are increased making them no longer affordable for those that vacated. Neighborhoods benefit from property improvement. However, the trade-off is the increased competition for the reduction in the number of affordable units in the community.

Second homeowners benefit the community in many ways including supporting our services such as South Tahoe Refuse *pay the bill regardless of how often there is trashed to be picked up) spending at the local establishments and even offering to give back to the community by countering while in Tahoe. However, the vacation rental owners/occupants and second homeowners that see Tahoe as a place to play without any or many rules create problem of noise, trash, threats to wildlife, problems for law enforcement, traffic in neighborhoods, a safety issues related to use of forest and lake.

Priority for County in addressing negative impacts:

- Enforce already existing rules regarding the number of vacation homes in areas in the basin.
 - Provide incentives for those selling property to secure a local buyer.
 - Keep the short termers in the areas that need them: hotels, motels, and campgrounds.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

Barriers -

- Cost of rental units. Rent control has already proven helpful to many tenants in the South Lake Tahoe, CA market. Our vulnerable populations who are already residents, and our workforce are getting priced out and have little if any options to remain in the community.
- Condition of existing housing stock. Property management companies and property managers complain that owners will not invest in repairs and upkeep. Units do not pass inspection for HCV holders. HCV holders lose out to other potential tenants who are willing to accept the unit for lack of other options.

Unmet needs:

- Accessible units

- Integrated housing projects that are low in come or affordable, accommodating mixed populations (students, disabled, seniors, workforce).
- Employee housing for seasonal workers.

5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?

Organization Name: Legal Services of Northern California

Organization Type/Mission: Legal services for low income and senior clients.

Contact Person: Natalia DaSilva

Community Organizations

Provided the following input in response to the same questions presented in each consultation:

We are living through many crises today; health, environmental, housing, to name a few. Regarding the housing crisis, the California Department of Housing and Community Development, Policy and Research web page states:

The policies HCD creates are in response to California's current housing challenges. Those challenges include:

- **Not enough housing being built:** During the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.
- **Increased inequality and lack of opportunities:** Lack of supply and rising costs are compounding growing inequality and limiting advancement opportunities for younger Californians. Without intervention, much of the new housing growth is expected to be focused in areas where fewer jobs are available to the families that live there.
- **Too much of people's incomes going toward rent:** The majority of Californian renters - more than 3 million households - pay more than 30 percent of their income toward rent, and nearly one-third - more than 1.5 million households - pay more than 50 percent of their income toward rent.
- **Fewer people becoming homeowners:** Overall homeownership rates are at their lowest since the 1940s.
- **Disproportionate number of Californians experiencing homelessness:** California is home to 12 percent of the nation's population, but a disproportionate 22 percent of the nation's homeless population.
- **Many people facing multiple, seemingly insurmountable barriers - beyond just cost - in trying to find an affordable place to live:** For California's vulnerable populations, discrimination and inadequate accommodations for people with disabilities are worsening housing cost and affordability challenges.

After decades of inaction and failed housing policies, the affordable housing crisis has only grown more severe, especially in El Dorado County, where someone earning the average median income in El Dorado County cannot afford to live there. The crisis has been made worse by the COVID virus, which threatens to cause a tsunami of evictions for renters, many of whom are not protected by recent state and federal legislation. The time has come for bold action to address this crisis.

Legal Services of Northern California (LSNC) is the non-profit publicly supported civil legal aid program for El Dorado County. We represent low income and senior clients in mainly civil cases. Over the decades we have identified housing cases as one of the top priorities for our office, and the

lack of affordable housing as one of the greatest needs of our clients. Our clients experience the entire gambit of housing needs from the lack of homeless shelters and transitional housing to the lack of workforce housing and rental assistance. Now many of our clients are facing evictions and mortgage foreclosures as a result of the COVID-19 virus, with no place to go, due to the lack of affordable housing. We have worked on this issue for decades. We believe that the housing element can play an important part in producing adequate housing for all residents. Given our unique perspective, on behalf of our client community and in consultation with community partners, we offer these constructive comments regarding the El Dorado County Housing Element.

For decades, the El Dorado housing policies and the private market have failed to meet the housing needs of lower income groups in El Dorado. El Dorado County must adopt and implement strong policies to support the development of integrated affordable housing. I would like to start our policy recommendations with this context: in 2019, no very low housing building permit was issued, one low-income permit was issued, and four hundred sixty-seven (467) above moderate income housing permits were issued.

Please consider the following policy recommendations:

1. **Affirmatively further fair housing.** This is a new and enforceable part of the housing element. Fair housing cannot be furthered by creating separate areas available for very low-, low- and moderate-income clients; it is inherently unfair as those separate areas would use different services. Rather, we argue that integrated zoning is needed to accomplish true fair housing that takes affirmative steps to correct historical wrongs. Our concern, as detailed below, is that allowing an accessory dwelling unit (ADU) program to be the primary way to develop affordable housing will not create enough affordable housing and will not address fair housing goals. Further, without integrated zoning, developers might be less willing to build housing in less desirable, undeveloped areas without established sewer or internet access. As of now, the only fair housing project listed as ongoing in the 2019 Annual Report is Measure 38, which is a referral to outside agencies for fair housing help and a distribution of fair housing materials. As one of those outside agencies, we at LSNC hope to continue to work with you to further fair housing goals.
2. **Do not rely on ADUs to meet the housing need.** The Annual Element Progress Report for 2019 shows that the few ADU permits requested in 2019 did not qualify as very low-, low- or moderate-income housing. While we learned in a comment meeting on August 18, 2020, that streamlining approval and reducing fees for ADUs will be recommended for the new housing element, single family homeowners in higher income housing may be unlikely to rent to low-income tenants.
3. **Do away with Single Family Zoning completely.** Single family zones result in above moderate-income suburban sprawl. Numerous studies have shown that the expansion of single family zoning is a major contributing factor to the affordability gap and housing segregation in many places in the United States. The housing crisis has reached the point that we must facilitate housing development at maximum densities everywhere that we have the infrastructure to support it.
4. **Streamline low income permitting, beyond SB 35.** The Housing Panel Meeting from January 25, 202, 0 included many developers who are willing to build very-low income, low income, or moderate-income housing in El Dorado County. However, they cited high permit costs, especially for traffic, as holding them back. This can be shown further in the Annual Element Progress Report where, in 2019, only one application was submitted for streamlining

and no units were constructed using the program. We recommend waiving the traffic permit cost for very low-, low-, and moderate-income development.

5. **Comments on the 2019 Housing Element Implementation from the Annual Element Progress Report.** In the 2013-2021 Housing Element, 45-55 year olds were identified as the largest population in El Dorado County. Now, seven years later, this population will be entering its senior years. Please renew the programs listed in the Housing Element Implementation table which focus on our aging and disabled population.
6. **Tenant protections.** Given the extremely high risk of evictions and homelessness due to the COVID-19 virus, fire disasters, and general housing shortage and high rents, the County should adopt the following tenant protections. We can provide model policies on request.
 - a. **Eviction moratorium.** The statewide Emergency Court Rule moratorium has expired. The County has the authority to adopt its own moratorium, if only on a temporary basis, to prevent severe economic and social impacts of housing loss due to the loss of income.
 - b. **Good cause eviction protections.** The County should adopt a policy prohibiting all landlords from evicting tenants, unless it is based on good cause, such as non-payment of rent or material breach of lease.
 - c. **Rent control.** El Dorado County rents are exceptionally high due to the housing shortage. As identified in past reports-, low- and middle-income households are subject to rent burden and extreme rent burden. Rent stabilization, especially in the area of Mobile Home Parks, would protect tenants, while still allowing landlords to earn an adequate profit. Rent control would also likely decrease the number of evictions in court, as tenants would no longer fall behind on their rent; many tenants move in to housing priced at the top of their budget and cannot afford to pay subsequent increases but have no available places to move.
7. **Density increase requirements.** All new housing projects which receive publicly or privately initiated increases in allowable density through a general plan or community plan amendment, rezoning, or specific plan should be required to provide at least 10 percent affordable units. Increasing density requirements will make building multifamily housing affordable to developers of very low-, low- and moderate-income housing.
8. **Surplus land.** The County should enact policies consistent with the state Surplus Land Act, including future amendments. As such, prior to disposing of surplus land the County should consider the lease, sale, or grant of such land to affordable housing developers for the development of affordable housing.
9. **Expand Transitional Aged Youth (aged 18-24) housing supports.** Our community partners have identified this age group as the hardest to house, mainly because landlords are not willing to work with individuals who have experienced so much trauma. We advise creating incentive or support systems for landlords who are willing to work with transitional aged youths (TAYs).
10. **Consider group homes and shelters.** Now, shelters only exist as nomadic shelters in the winter in El Dorado County. I cannot tell you how many clients of my clients have had to stay in unsafe housing or the streets because there was no place for them to spend the night. Note that some parts of El Dorado County have anti-camping statutes that criminalize homelessness. Having some sort of safe house or temporary housing to receive traumatized individuals would greatly help at-risk adults in El Dorado County.

Online Survey Responses

Using the expertise of the steering committee, attitudes towards development of housing in the County were recorded in this survey. A range of populations were believed to be underserved in terms of housing options available throughout the County. Of these populations thought to be underserved, homeless individuals and persons with physical and cognitive limitations were thought to be the most underserved. However, seniors, farmworkers, and younger adults, including entry-level homebuyers, were thought to be second to homeless individuals as most underserved.

The majority of the steering committee (9 respondents or 82 percent) thought that there are not enough housing options for all residents in the County. One respondent was neutral about enough options being available, and (one respondent) thought there were enough housing options for all residents in the County. When asked about which types of housing the County should focus on planning for, *overall affordability of housing* was named as a top priority. Respondents also named *housing for those who work in the County* and *homeless housing and services* as the next high priorities (below the top priority). Respondents also identified *preserving rural/community character* and *housing for retirees* as lower priorities. The same share of respondents felt that *housing for persons new to the workforce* as a top priority and a low priority, meaning that 10 respondents (33 percent) felt that this category should be the top priority, and 10 respondents felt it should be a low priority; 30 percent (9) respondents felt that *housing for persons new to the workforce* should be a high priority. Other priorities included: more new housing, housing for physical/mentally challenged, and housing allowing persons to age in place.

The Steering Committee respondents identified the largest barriers to providing housing in El Dorado County as *community opposition to new housing development projects*, followed by *building permit fees*. Among those obstacles listed, availability of land, lack of adequate public transit, and housing developments that are located too far from jobs were not identified as obstacles to housing.

The Steering Committee respondents' results showed a mix of housing types that they feel the County should plan for over the next eight years. The majority felt that the County should plan for more townhouses, above all others. Apartments, mixed-use (commercial and residential), and single-family dwellings were the next most popular, followed closely by accessory dwelling units (ADUs). Duplexes/triplexes and mobile home parks were not as popular, and mobile/manufactured homes and permanent farmworker housing were least popular.

Respondents to the survey from the wider community felt that homeless persons, persons with physical and cognitive limitations, and seniors were the most underserved populations in El Dorado County that was selectable on the survey. Over 51 percent of respondents described other populations that were most underserved, citing low-income populations as the most underserved population. In addition, many respondents also felt that those suffering from mental illness were also some of the most underserved persons in the County. The survey also reported that farmworkers and those in the workforce were also most underserved. Only 17 percent of respondents felt that households with five or more individuals were underserved.

Only 6 percent of the community respondents to the survey felt that there were enough housing options for all residents in the County. Of the overwhelming majority of respondents that felt that there are not enough housing options for all residents in the county, 69 percent strongly disagreed with the notion that enough housing exists. The survey offered a neutral position on that notion as well, but no respondents felt that way.

The survey asked about which types of housing the County should prioritize on planning for the next eight years and offered current and popular notions pertaining to El Dorado County. In addition to the choices offered on the survey respondents could also fill in their own notions, which was widely taken advantage of by respondents. Most people (over 77 percent of respondents) felt that it should be the County's top priority to plan for affordability of housing in the County. 65 percent of respondents felt that the top priority for the County to focus on providing homeless housing options and services, and 40 percent of respondents felt that the top priority should be housing for those who work in the County, though this was not a majority. 43 percent of respondents felt that housing for those who work in the County should be a high priority, but not the top priority. Housing for retirees was a low priority for respondents, with 50 percent of respondents indicating that on the survey. Other low priorities included housing for persons new to the workforce, and preserving rural/community character, which was split at 40 percent between a high and low priority. One respondent indicated that "upscale housing developments" should not be priority. Many of the free responses for respondents included housing for supportive and special needs and physical and housing for physical and mental disabilities. One respondent also felt that preserving affordable mobile home rents should be the top priority.

A large majority of community respondents (over 80 percent) felt that the largest barrier to providing housing in El Dorado County is community opposition to new housing development projects. Many of those who filled in their own responses also aligned with this barrier. The second largest barrier that was recorded was building permit fees (57 percent) and building permit processing time (40 percent) in addition to availability of land, cost of land, and cost of construction. Other free responses also aligned with those notions as well. A minority of respondents felt that proximity to jobs, lack of adequate infrastructure (water, sewer, electricity, and internet) or lack of adequate public transit were barriers to providing housing in El Dorado County. Of the 35 total respondents, 12 identified "other" and filled in their own responses for barriers to housing, many of which aligned with notions above as described.

The survey also asked community respondents to describe which housing types El Dorado County should plan for more of over the next eight years; this question also included an area for a free response from respondents. The majority of respondents to the survey (69 percent, respectively) said that El Dorado County should plan for more accessory dwelling units (ADUs) (a.k.a. Granny Flats), apartments, and mixed-use projects. 51 percent of respondents also felt that the County should plan for more duplexes and triplexes, and 46 percent felt that the County should plan for more townhouses. Less popular housing types that respondents felt the County should plan for included mobile and manufactured homes (outside of mobile home parks) (34 percent), mobile home parks (31 percent), and farmworker housing (31 percent). The least popular housing type that respondents felt the County should plan for was single-family homes, garnering only 20 percent or seven of the thirty-five respondents. However, 43 percent (15) respondents listed other housing types that the County should plan for as well. Those housing types included affordable housing developments (both multifamily and single-family homes), co-housing, condominiums, homeless shelters, and tiny houses.

Appendix B – Residential Land Inventory

Table HO-33
Proposed Projects

Project Name	Location	Projected Units	Affordability				Funding
			Very Low	Low	Moderate	Above Moderate	
Creekside Mixed Use Development	Cameron Park	36				36	Private
Cambridge Road Townhomes	Cameron park	12				12	Private
Rancho Tierra Tentative Subdivision/Rezone	Cameron Park	88				88	Private
El Mirage Tentative Subdivision Map	Diamond Springs	13				13	Private
Courtside Manor Phase 2	Diamond Springs	36		36			Private/deed restricted
Dorado Oaks Subdivision	Diamond Springs	374				374	Private
Piedmont Oaks	Diamond Springs	75			8	67	Private/Deed Restricted
Villages at Town Center West	EDH	490				490	Private
Bass Lake North Tentative Subdivision Map	EDH	90				90	Private
Bell Woods	EDH	54				54	Private
Heritage at Carson Creek Specific Plan (Lennar)	EDH	415				415	Private
Cheplick Tentative Subdivision Map, Rezone and Planned Development Permit/	EDH	8				8	Private
Creekside Village Specific Plan	EDH	676				676	Private
Serrano Village A-14 Tentative Subdivision Map and Planned Development	EDH	51				51	Private
Serrano Village J, Lot H Final Map	EDH	41				41	Private
Serrano Village J7 Tentative Subdivision Map/Planned Development	EDH	66				66	Private
Serrano Village M2, Unit 3 Final Map	EDH	29				29	Private
Serrano Village M3, Unit 1 Final Map	EDH	28				28	Private
The Vineyards at El Dorado Hills	EDH	42				42	Private

Project Name	Location	Projected Units	Affordability				Funding
			Very Low	Low	Moderate	Above Moderate	
El Dorado Haven	El Dorado	65 ¹	18	47			TCAC and other applications pending
Sunahara Triplex Residences	Cameron Park	3				3	Private
Total		2,692	18	83	9	2,583	

Source: El Dorado County, January 2021

¹Project has received entitlements and is seeking TCAC and other funding. This project will most likely include units affordable to low-, very low-, and extremely low- income households.

Table HO-34
Vacant Sites, Western Slope

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
109030022			2.3	RM	MFR	13	29	VL/L	Yes (El Dorado Irrigation Dist)	Yes
051461059	6035 Service Dr		10.7	RM	MFR	13	139	VL/L	Yes (El Dorado Irrigation Dist)	Yes
051461067	577 Racquet Way Apt A		4.5	RM	MFR	13	58	VL/L	Yes (El Dorado Irrigation Dist)	Yes
051541003			0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
054321021			1.3	RM	MFR	13	17	VL/L	Yes (El Dorado Irrigation Dist)	Yes
054361011			1.2	RM	MFR	13	15	VL/L	Yes (El Dorado Irrigation Dist)	Yes
054431015	3993 Panther Ln		0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
054431022	3981 Panther Ln		2.2	RM	MFR	13	28	VL/L	Yes (El Dorado Irrigation Dist)	Yes
054431023			2.0	RM	MFR	13	26	VL/L	Yes (El Dorado Irrigation Dist)	Yes
061170025		Georgeto wn	1.2	RM	MFR	13	15	VL/L	Unknown (Georgetown Divide PUD)	Unknown
061170026		Georgeto wn	1.2	RM	MFR	13	15	VL/L	Unknown s (Georgetown Divide PUD)	Unknown
070011002			8.0	RM	MFR	13	104	VL/L	No (El Dorado Irrigation Dist)	Yes
070011003			8.0	RM	MFR	13	104	VL/L	Yes (El Dorado Irrigation Dist)	Yes
071500028	2060 Taurus Dr	Cool	7.2	RM	MFR	13	93	VL/L	Unknown (Georgetown Divide PUD)	Unknown
071500029		Cool	7.1	RM	MFR	13	92	VL/L	Unknown (Georgetown Divide PUD)	Unknown

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
082391002	2580 Country Club Dr		0.6	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082391003	2572 Country Club Dr		0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082401005	2624 Country Club Dr		0.5	RM	MFR	13	6	VL/L	No (El Dorado Irrigation Dist)	Yes
082401006			0.6	RM	MFR	13	7	VL/L	No (El Dorado Irrigation Dist)	Yes
082401009			0.6	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082411004	2545 Greenwood Ln		0.9	RM	MFR	13	11	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082531014	3050 Cambridge Rd		0.6	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082531016	3070 Cambridge Rd		0.6	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082531018	3090 Cambridge Rd		0.6	RM	MFR	13	8	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082532002	3053 Cambridge Rd		0.5	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082543005	3077 Estepa Dr Unit 1		0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
082543007	3120 Cambridge Rd		0.6	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
083151002	3190 United Dr		0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
083151006			0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
083151007	3240 United Dr		0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
083451001			2.5	RM	MFR	13	32	VL/L	Yes (El Dorado Irrigation Dist)	Yes
083455001			1.8	RM	MFR	13	23	VL/L	No (El Dorado Irrigation Dist)	Yes
083465025	3120 Perlett Dr		2.8	RM	MFR	13	36	VL/L	Yes (El Dorado Irrigation Dist)	Yes
090430056			5.9	RM	MFR	13	76	VL/L	Yes (El Dorado Irrigation Dist)	Yes
097020042	4291 Carlson Way		5.2	RM	MFR	13	67	VL/L	Yes (El Dorado Irrigation Dist)	Yes
101141041	5843 Pony Express Trl	Pollock Pines	1.6	RM	MFR	13	20	VL/L	Yes (El Dorado Irrigation Dist)	Yes
101141064		Pollock Pines	1.8	RM	MFR	13	22	VL/L	Yes (El Dorado Irrigation Dist)	Yes
101141076		Pollock Pines	0.7	RM	MFR	13	8	VL/L	Yes (El Dorado Irrigation Dist)	Yes
101141081		Pollock Pines	1.1	RM	MFR	13	13	VL/L	Yes (El Dorado Irrigation Dist)	Yes
101201081	5950 Pony Express Trl	Pollock Pines	2.2	RM	MFR	13	28	VL/L	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
101210037		Pollock Pines	2.0	RM	MFR	13	26	VL/L	Yes (El Dorado Irrigation Dist)	Yes
101302020	2992 Oak St	Pollock Pines	0.6	RM	MFR	13	8	VL/L	Yes (El Dorado Irrigation Dist)	Yes
102110024			3.3	RM	MFR	13	43	VL/L	Yes (El Dorado Irrigation Dist)	Yes
102421001	2621 Hastings Dr		0.7	RM	MFR	13	9	VL/L	Yes (El Dorado Irrigation Dist)	Yes
109030004	3835 Durock Rd		0.8	RM	MFR	13	9	VL/L	Yes (El Dorado Irrigation Dist)	Yes
109030014			1.0	RM	MFR	13	12	VL/L	Yes (El Dorado Irrigation Dist)	Yes
109030021			3.8	RM	MFR	13	49	VL/L	Yes (El Dorado Irrigation Dist)	Yes
109030023			0.9	RM	MFR	13	11	VL/L	Yes (El Dorado Irrigation Dist)	Yes
109410006	4200 Product Dr		0.9	RM	MFR	13	12	VL/L	Yes (El Dorado Irrigation Dist)	Yes
109410007	4210 Product Dr		0.9	RM	MFR	13	11	VL/L	Yes (El Dorado Irrigation Dist)	Yes
116081003	3307 La Canada Dr		0.6	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
116081004	3295 La Canada Dr		0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
116083004			0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
116083006	3278 La Canada Dr		0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
116092015	3394 La Canada Dr		0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes
116312002	3404 Cimmarron Ct		0.6	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
116312003	3405 Cimmarron Ct		0.6	RM	MFR	13	7	VL/L	Yes (El Dorado Irrigation Dist)	Yes
319260062	5344 Mother Lode Dr		5.2	RM	MFR	13	67	VL/L	Yes (El Dorado Irrigation Dist)	Yes
319260063	5376 Mother Lode Dr		0.8	RM	MFR	13	10	VL/L	Yes (El Dorado Irrigation Dist)	Yes
325220056			4.4	RM	MFR	13	57	VL/L	Yes (El Dorado Irrigation Dist)	Yes
325230021	3831 Missouri Flat Rd		0.9	RM	MFR	13	11	VL/L	Yes (El Dorado Irrigation Dist)	Yes
327160047	6400 Runnymede Dr		7.0	RM	MFR	13	90	VL/L	Yes (El Dorado Irrigation Dist)	Yes
327170054			4.4	RM	MFR	13	57	VL/L	Yes (El Dorado Irrigation Dist)	Yes
327170055			1.4	RM	MFR	13	18	VL/L	Yes (El Dorado Irrigation Dist)	Yes
329221032			1.2	RM	MFR	13	15	VL/L	Yes (El Dorado Irrigation Dist)	Yes
329221034			2.2	RM	MFR	13	28	VL/L	Yes (El Dorado Irrigation Dist)	Yes
329290001	1060 Wrangler Rd		3.3	RM	MFR	13	42	VL/L	Yes (El Dorado Irrigation Dist)	Yes
329290007			0.5	RM	MFR	13	6	VL/L	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
329301015			4.1	RM	MFR	13	53	VL/L	Yes (El Dorado Irrigation Dist)	Yes
329301015			4.1	RM	MFR	13	53	VL/L	Yes (El Dorado Irrigation Dist)	Yes
329301020			4.9	RM	MFR	13	63	VL/L	Yes (El Dorado Irrigation Dist)	Yes
331030008			2.5	RM	MFR	13	33	VL/L	Yes (El Dorado Irrigation Dist)	Yes
331030035			1.7	RM	MFR	13	21	VL/L	Yes (El Dorado Irrigation Dist)	Yes
331142002			0.8	RM	MFR	13	9	VL/L	Yes (El Dorado Irrigation Dist)	Yes
331221034			8.2	RM	MFR	13	106	VL/L	Yes (El Dorado Irrigation Dist)	Yes
331301017			4.7	RM	MFR	13	60	VL/L	Yes (El Dorado Irrigation Dist)	Yes
Very Low- and Low-Income			175.4				2,210			
072151004		Georgetown	0.52	R1	HDR	7	1	Mod	Yes (Georgetown Divide PUD)	Unknown
072151030		Georgetown	1.05	R1	HDR	7	1	Mod	Yes (Georgetown Divide PUD)	Unknown
072062017	1470 American River Trl	Georgetown	0.67	R1	HDR	7	1	Mod	Yes (Georgetown Divide PUD)	Unknown
072103008	1629 Digger Tree Ct	Georgetown	0.53	R1	HDR	7	1	Mod	Yes (Georgetown Divide PUD)	Unknown
041724002		Grizzly Flat	0.72	R1	HDR	7	1	Mod	Yes (Grizzly Flat CSD)	No
041653004	4935 Coralaine Dr	Grizzly Flat	0.59	R1	HDR	7	1	Mod	Yes (Grizzly Flat CSD)	No
115370007		Rescue	4.99	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
115430007	1041 Bridger Dr	Rescue	0.54	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110471008			0.56	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110482002			0.53	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110513009			0.65	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110551006			0.57	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110460018			1.00	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051550048			3.34	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051550051			4.20	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
072062025			0.60	R1	HDR	7	1	Mod	Yes (Georgetown Divide PUD)	Unknown

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
009260054			0.89	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120730001			1.67	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120730001			2.16	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
089251014	1240 Gold Rush Ln		0.66	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
089251009	1265 Gold Rush Ln		0.51	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110521010	1541 Toro Ct		0.64	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009260013	2834 Forebay Rd		1.79	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030028	3075 Woodleigh Ln		5.00	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
082294001	3402 Surry Ln		1.52	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110502002	520 Torero Way		0.60	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009260052	5678 Eastwood Ln		0.78	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009260051	5690 Eastwood Ln		0.98	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110513010	616 Torero Way		0.59	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009381018	6441 Mountain View Ct		0.63	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051550040			5.10	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009270033			0.57	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009270038			1.05	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009270042			1.30	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317071007			0.53	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317102006			1.30	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325110006			2.59	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325062016			0.53	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325110008			0.50	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325440013			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325440017			3.18	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325450023			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325450022			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325450021			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
110010036			1.32	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
124311003			1.64	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327170027			1.14	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327170004			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327170005			1.01	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329050011			0.50	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329050012			0.50	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329050013			0.53	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329050041			3.75	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329081004			4.48	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329091012			0.75	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329081003			1.29	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329191007			2.96	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098070028			1.44	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097070058			3.55	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097070058			3.55	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097070059			0.73	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097070044			1.58	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097070018			0.94	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098160049			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090122008			0.78	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090151010			0.60	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090410002			1.29	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090320005			1.08	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090320015			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090320006			1.01	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090330006			2.08	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090320041			0.93	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
329050049			4.18	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090440049			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329221031			6.10	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329100027			1.72	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329100026			1.48	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325220052			4.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325220054			3.02	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051180024			0.91	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109060044			1.04	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
043050045			3.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
043050046			3.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
043050047			3.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329181066			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070510002			7.54	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070510003			6.82	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070510004			7.72	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
049010083	1774 Karen Way		3.66	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
043380009	3124 Meyers Rd		4.40	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325450020	3392 Koala Ln		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090390022	3512 Highbury Ln		6.66	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070230013	3600 East View Dr		0.51	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325220051	3600 Missouri Flat Rd		4.03	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329162009	4400 Panorama Dr		0.50	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109060018	4434 Benton Way		2.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329201053	4462 Forni Rd		1.10	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090300052	4515 Hillwood Dr		1.24	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109100017	4621 South Shingle Rd		0.75	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090320003	4621 Trotter Ln		1.49	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
098060024	4701 Ringold Rd		0.94	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098130002	4712 Oak Hill Rd		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090250016	4882 Old French Town Rd		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
006470037	582 State Hwy 49		3.07	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329050017	6143 Mother Lode Dr		1.14	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009270041	6980 Stacy Ln		1.25	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009270040	6990 Stacy Ln		1.21	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009270058	7079 Stacy Ln		1.01	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009270050	7120 Stacy Ln		1.01	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097122020	791 North Circle Dr		2.06	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070520001	8132 Bridger Ln		1.04	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
074172007		Garden Valley	0.55	R1A	HDR	1	1	Mod	Yes (Georgetown Divide PUD)	Unknown
104250086		Georgetown	0.91	R1A	MDR	1	1	Mod	Yes (Georgetown Divide PUD)	Unknown
041883005	5601 Squirrel Hill Dr	Grizzly Flat	1.06	R1A	MDR	1	1	Mod	Yes (Grizzly Flat CSD)	No
041882006	5719 Wildrose Dr	Grizzly Flat	1.02	R1A	MDR	1	1	Mod	Yes (Grizzly Flat CSD)	No
041882004	5747 Wildrose Dr	Grizzly Flat	1.00	R1A	MDR	1	1	Mod	Yes (Grizzly Flat CSD)	No
041882020	5980 Wildberry Ct	Grizzly Flat	1.21	R1A	MDR	1	1	Mod	Yes (Grizzly Flat CSD)	No
069340014	3001 Sabre Ct	Rescue	0.95	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009260037			3.91	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329191019			5.02	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119280009			1.41	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120610001			3.62	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
319260081	4940 Kingvale Rd		1.98	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
009340023	7014 Pony Express Trl		1.20	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
329191010			6.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329191011			5.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
323040025			2.35	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
323610007			3.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
323610006			3.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
323050024			0.84	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
049110008			4.98	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
048121002			3.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
048121003			2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
048360010			2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069101010			1.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069040013			5.52	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051100039			5.13	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051100040			2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051470043			2.53	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
124311001			2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097130002			2.36	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097020056			2.16	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097160007			2.90	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
078190048			2.04	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329070011			1.33	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
078200058			2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097150041			2.90	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097150012			1.27	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097150013			2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097081009			1.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097081006			2.19	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070240027			2.08	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
090400021			2.74	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090320036			2.66	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092161001			2.09	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092161016			2.03	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092282002			2.08	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092312002			2.04	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092321001			2.22	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092331003			2.65	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092343005			2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069302013			2.45	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
048121072			4.47	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109060042			2.13	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097180024	1065 North Circle Dr		5.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097180003	1885 Great View Ln		7.27	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069272015	2311 Oakvale Dr		2.17	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069312001	2531 Sleepy Hollow Dr		2.60	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069313005	2660 Sleepy Hollow Dr		2.82	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
096020030	3931 Nugget Ln		2.16	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051441026	3960 Forty Niner Trl		2.02	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070240037	4095 Panadero Dr		2.55	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097020054	4301 Joseph Ln		2.05	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090400020	4489 Creekside Dr		2.60	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090102003	4520 Lakeshore Ct		2.53	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069251006	4692 Mossy Glen Ct		4.31	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
042280033	4890 Rainbow Ct		2.14	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092304001	7094 Crystal Blvd		2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092301005	7141 Crystal Blvd		2.65	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092301006	7161 Crystal Blvd		2.86	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
097150033	791 West View Ct		1.14	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
074100003		Garden Valley	3.47	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
074100009		Garden Valley	2.53	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
074131009		Garden Valley	1.69	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
074131010		Garden Valley	2.23	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088261005		Garden Valley	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088271001		Garden Valley	3.28	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
074100084		Garden Valley	2.86	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
074131002	4000 Main St	Garden Valley	2.09	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088223023	5447 Whitney Ct	Garden Valley	1.98	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088223012	5531 Rainer Dr	Garden Valley	1.96	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088272016	6286 Pikes Peak Cir	Garden Valley	2.02	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088281001	6362 Pikes Peak Cir	Garden Valley	1.74	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088282002	6389 Pikes Peak Cir	Garden Valley	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088281018	6412 Pikes Peak Cir	Garden Valley	2.45	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088281006	6426 Pikes Peak Cir	Garden Valley	2.61	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
088271003	6921 Tamalpais Rd	Garden Valley	2.54	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
072202019		Georgetown	5.93	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
071490009		Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071500019		Georgeto wn	3.94	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071100013		Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071100010		Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071100005		Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071100014		Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071100008		Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071100011		Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071490016	120 Iliohae Ct	Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071191003	1371 Hamblen Way	Georgeto wn	3.75	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
072172001	2836 Pointed Rocks Trl	Georgeto wn	2.00	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071142005	3201 Cherry Acres Rd	Georgeto wn	2.52	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071193006	3434 Overton Rd	Georgeto wn	2.06	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071231002	3470 Cherry Acres Rd	Georgeto wn	3.82	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071231013	3545 Overton Rd	Georgeto wn	2.53	R2A	MDR	0.5	1	Mod	Yes (Georgetown Divide PUD)	Unknown
085131003		Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085172006		Mosquito	2.06	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085692004		Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085702001		Mosquito	2.02	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085706006		Mosquito	2.02	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
085713009		Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085383009		Mosquito	2.09	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085705005	2572 Immerville Dr	Mosquito	2.12	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085703001	2601 Immerville Dr	Mosquito	2.91	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085701003	2629 Shilo Dr	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085701007	2691 Shilo Dr	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085113006	2727 Buckboard Rd	Mosquito	2.10	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085691002	2735 Dyer Way	Mosquito	2.61	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085706005	2740 Gold Trl	Mosquito	2.03	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085113005	2751 Buckboard Rd	Mosquito	2.21	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085704006	2751 Gold Trl	Mosquito	2.02	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085112005	2752 Buckboard Rd	Mosquito	2.04	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085706004	2760 Gold Trl	Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085691004	2765 Dyer Way	Mosquito	2.25	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085692003	2768 Dyer Way	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085100002	2771 Dyer Way	Mosquito	3.03	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085706003	2780 Gold Trl	Mosquito	2.09	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085691007	2801 Dyer Way	Mosquito	2.20	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085113002	2811 Buckboard Rd	Mosquito	2.11	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085706001	2820 Gold Trl	Mosquito	2.12	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085112008	2828 Buckboard Rd	Mosquito	2.13	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085692001	2828 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085714004	2848 Lawyer Dr	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085681011	2860 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085701010	2870 Buckboard Rd	Mosquito	2.17	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085681010	2884 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085133015	2885 Highgrade St	Mosquito	2.09	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085133014	2919 Highgrade St	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
085681008	2928 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085715003	2934 Lawyer Dr	Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085672006	2941 Dyer Way	Mosquito	2.16	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085681007	2942 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085715002	2950 Lawyer Dr	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085682004	3018 Buckboard Rd	Mosquito	2.13	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085681015	3025 Buckboard Rd	Mosquito	2.08	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085716001	3030 Lawyer Dr	Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085672002	3030 Stope Dr	Mosquito	2.26	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085671002	3081 Stope Dr	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085672019	3086 Stope Dr	Mosquito	2.13	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085711004	3093 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085711005	3107 Dyer Way	Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085712010	3113 Buckboard Rd	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085671004	3117 Stope Dr	Mosquito	2.16	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085712003	3124 Dyer Way	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085713006	3126 Buckboard Rd	Mosquito	2.02	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085712002	3140 Dyer Way	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085711003	3150 Nugget Dr	Mosquito	2.04	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085711008	3151 Dyer Way	Mosquito	2.36	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085251002	3218 Stope Dr	Mosquito	3.95	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085251006	3372 Stope Dr	Mosquito	2.19	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085383007	3801 Dogwood Ln	Mosquito	2.60	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085383008	3819 Dogwood Ln	Mosquito	2.46	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085172003	6661 Mosquito Rd	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085112003	6895 Mosquito Rd	Mosquito	2.07	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085291012	7120 Maidu Dr	Mosquito	2.29	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
085381001	7140 Maidu Dr	Mosquito	2.84	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
070030079		Rescue	2.20	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070030080		Rescue	2.10	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070030081		Rescue	2.35	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070160050	3000 Sierrama Ct	Rescue	2.01	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126040031			3.10	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
323610008			3.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
048340015			5.01	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110020016			5.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317211015			3.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317221007			3.54	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317211009			1.18	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327070023			6.62	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327080004			7.13	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327090008			9.18	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329230002			5.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
319292010			1.13	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090390027			3.50	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090310023			5.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090330002			4.26	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090420002			5.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090320008			3.17	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317203008			3.05	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317202005			2.70	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
089230004	1200 Wilkinson Ct		3.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
089230007	1401 Wallace Rd		3.11	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110020017	1899 Lakehills Dr		5.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
323200004	2440 Coolwater Creek Rd		2.02	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
329040058	4136 El Dorado Rd		3.01	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109060019	4436 Benton Way		4.30	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090420003	4660 Hart Dr		4.92	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092060041	5330 China Hill Rd		5.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
074161015		Garden Valley	5.00	R3A	MDR	0.33	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071280035	2141 Ranch Creek Rd	Georgeto wn	3.00	R3A	MDR	0.33	1	Mod	Yes (Georgetown Divide PUD)	Unknown
331450026			5.00	RE-10	LDR	0.1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119030005			10.00	RE-10	LDR	0.1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
089202074			2.05	RE-10	LDR	0.1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119110033			9.00	RE-10	LDR	0.1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126250042	1901 Salmon Falls Rd		10.00	RE-10	LDR	0.1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119110010	4101 Marble Ridge Rd		10.00	RE-10	LDR	0.1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
071370021		Georgeto wn	5.12	RE-10	LDR	0.1	1	Mod	Yes (Georgetown Divide PUD)	Unknown
061550013	2331 Georgia Slide Rd	Georgeto wn	5.18	RE-10	LDR	0.1	1	Mod	Yes (Georgetown Divide PUD)	Unknown
105190020			10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126051022			7.19	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
319060024			8.50	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327020013			5.02	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
077070010			2.29	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
077070006			3.51	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
096130056			5.52	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051550023			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051550005			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327080002			1.32	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099120006			0.81	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099120001			0.68	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
070150005			9.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099120002			0.51	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099120003			0.70	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099120005			0.60	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098021007			9.81	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098021018			3.12	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
078060004			2.38	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098021059			6.29	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
078060008			2.27	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
078260066			5.02	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100033			8.53	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099051002			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098021063			4.89	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100020			9.90	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099100036			5.56	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099100048			4.94	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100067			10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100012			8.59	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099051032			3.46	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100056			7.20	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100054			5.46	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100065			3.35	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099190029			10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099190030			8.65	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099060028			3.25	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098110021			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099060027			6.20	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099080024			1.60	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
099080023			1.50	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099080034			5.02	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098090003			4.51	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098090004			4.52	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099080016			6.56	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098180003			5.75	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046250028			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046250033			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097110018			4.70	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046250029			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046250032			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070090044			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097110020			4.70	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046250031			8.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046280003			5.13	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046260053			5.85	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046250030			5.60	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092080026			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092580003			5.52	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109250043			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109250040			5.02	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109350004			5.92	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092122003			5.85	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092122002			5.71	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109010004			10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092132006			5.31	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109010006			10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109010007			5.32	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
092143005			5.07	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092141003			5.16	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092143003			5.03	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092231020			5.02	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092070062			5.71	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
319210054			2.06	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070210059			6.43	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100086			5.11	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327060004			2.50	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109010018			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317240037			7.99	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070200038			5.01	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097030008			3.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109350028			5.26	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126660001			8.88	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126660006			7.19	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
006470022			2.30	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
049110032			4.98	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
049110012			5.19	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
048340016			7.85	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051350009			5.20	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051350010			6.09	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051140033			0.87	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051140055			0.75	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
051140066			1.77	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
124311008			5.60	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
078030033			3.41	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
078190044			4.02	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
329222004			10.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097150038			1.15	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098110008			0.86	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098180005			0.95	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090420001			10.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090320004			10.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110430001			6.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110430003			5.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097030064			6.67	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097030065			8.47	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097030066			5.81	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070230022			2.62	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098021034			4.50	RE-5	OS	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092080003	1027 First Right Rd		3.42	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097110019	1247 Heartland Rd		4.70	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
089100028	1320 Los Robles Rd		3.19	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105190017	1443 Old Ranch Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046100053	1701 Dayton Ln		5.94	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110020036	1783 Lakehills Dr		5.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098110020	1919 Lisanne Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317190037	2105 Du Ponte Dr		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
319400002	2140 Landes Ln		5.04	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317273004	2179 Mulberry Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069200022	2601 North Shingle Rd		6.07	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092540016	3108 Breeze Hill Ct		5.09	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099070034	3220 Wilderness Ct		2.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109350019	3255 Native Ln		7.18	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327020010	3260 Sundance Trl		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
070090009	3390 East View Dr		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
319220002	3433 North Shingle Rd		6.20	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109171011	3680 Lariat Dr		4.91	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
077050002	3960 Fort Jim Rd		2.48	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
077050006	3992 Fort Jim Rd		1.01	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092570018	4418 Mira Vista		4.79	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100050	4528 Pretty Good Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090300024	4545 Hart Dr		10.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100051	4545 Pretty Good Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100048	4560 Pretty Good Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098100055	4578 Pretty Good Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090300023	4605 Holly Dr		9.98	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098021010	4611 Northbend Rd		3.25	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098120009	4761 Honeybee Ln		1.23	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099051004	4848 Cedar Ravine Rd		5.13	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099051053	4885 China Camp Dr		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
331450002	4901 Patterson Dr		2.09	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099070029	5030 Irish Oak Ln		2.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099070032	5031 Irish Oak Ln		2.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046260041	5060 Lents Hill Dr		5.42	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099100049	5111 Raven Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109250042	5170 Flying C Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099190008	5200 Cottonwood Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
046230022	5239 Oak Hill Rd		3.86	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317352007	5345 Prairie Loop		5.17	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317351015	5400 Prairie Loop		4.73	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317272001	5480 Meesha Ln		5.01	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317271003	5495 Meesha Ln		4.70	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
092580002	5567 Sierra Real		5.04	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092580006	5632 Sierra Real		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
317180019	5681 Meesha Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109460001	5800 Milton Ranch Rd		5.02	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092132004	5860 Quartz Dr		5.39	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327060003	6141 Echo Ln		1.87	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092221005	6700 Monitor Rd		4.93	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
092430011	6865 Sodalite St		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
331620032	7076 Shinn Ranch Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
331620009	850 Fine Ct		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097110014	920 Goldenwood Glen		5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
089050016	947 Cumorah Ct		2.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
077800014	Unassigned		5.08	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
071370083		Georgeto wn	10.00	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071430006		Georgeto wn	2.00	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071430007		Georgeto wn	2.11	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071410013		Georgeto wn	5.04	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071370090		Georgeto wn	6.34	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071430018		Georgeto wn	2.00	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071100012		Georgeto wn	2.00	RE-5	MDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071310035		Georgeto wn	3.07	RE-5	MDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071310033	1682 Indian Rock Rd	Georgeto wn	1.91	RE-5	MDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
071470031	2141 Terrace View Ct	Georgeto wn	5.66	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071461040	3200 Bird Haven Loop	Georgeto wn	5.00	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071410012	3240 Niegel Ln	Georgeto wn	5.02	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071410015	3305 Niegel Ln	Georgeto wn	7.02	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071470027	4261 Meadowview Acres Rd	Georgeto wn	6.89	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071470013	4400 Meadowview Acres Rd	Georgeto wn	5.10	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071461020	4770 Meadowview Acres Ct	Georgeto wn	5.00	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
071461032	5067 Majestic View Rd	Georgeto wn	5.06	RE-5	LDR	0.2	1	Mod	Yes (Georgetown Divide PUD)	Unknown
041250026	5032 Sciaroni Rd	Grizzly Flat	3.00	RE-5	MDR	0.2	1	Mod	Yes (Grizzly Flat CSD)	No
105230059		Rescue	4.95	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105230060		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105230062		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105230061		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105310022		Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105230050		Rescue	5.02	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105310017		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105250016		Rescue	8.04	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105250061		Rescue	6.30	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105250061		Rescue	6.30	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105250043		Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105300024		Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105300020		Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105280042		Rescue	5.11	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
105290040		Rescue	5.40	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105290031		Rescue	5.15	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
102220013		Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126231030		Rescue	5.27	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126231042		Rescue	1.26	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
115072015		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070131028		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070210058		Rescue	5.65	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
115051012		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070210060		Rescue	6.04	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070490002		Rescue	5.12	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105230023	1250 Burnt Shanty Creek Rd	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105160060	1250 Crooked Mile Ct	Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105230039	1325 Lower Lake Ct	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105250007	1448 Arrowbee Dr	Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105250008	1456 Arrowbee Dr	Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105340040	1565 Hidden Lake Dr	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105280078	1820 Red Fox Rd	Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105280079	1840 Red Fox Rd	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126231017	1991 East Green Springs Rd	Rescue	6.53	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126231013	2051 East Green Springs Rd	Rescue	5.37	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
115051007	2201 Deer Valley Rd	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126231023	2251 Ethel Dr	Rescue	1.84	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126231008	2311 Ethel Dr	Rescue	5.18	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126231027	2350 Clarksville Rd	Rescue	8.68	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126231005	2354 East Green Springs Ct	Rescue	5.10	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
126231019	2610 Clarksville Rd	Rescue	1.51	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070490003	3052 Carlson Dr	Rescue	5.20	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070490001	3070 Carlson Dr	Rescue	6.05	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070140014	4107 Bunker Hill Rd	Rescue	0.97	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070131022	4130 Carlson Ct	Rescue	5.02	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105280006	4301 Rossler Rd	Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105280026	4403 Alazan Rd	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
105280069	4525 Meadow Creek Rd	Rescue	5.04	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
089202005			5.00	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
115430014	5005 Pryor Dr	Rescue	0.54	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
102260043		Rescue	6.61	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110572004			0.84	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110581008			0.70	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110460017			1.46	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030009			5.09	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030010			5.18	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030026			5.00	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030031			5.00	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
121022012			4.44	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116040031			2.81	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116040033			5.00	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116040025			5.00	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116040024			5.01	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116040022			5.00	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120070001			7.50	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070450041			4.26	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
118100036			1.33	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
083141026			1.34	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329310011			6.38	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120710020			1.33	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120501007	1512 Barcelona Dr		0.74	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120501008	1520 Barcelona Dr		0.59	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120501011	1540 Barcelona Dr		1.21	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120501012	1546 Barcelona Dr		0.67	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120501014	1580 Barcelona Dr		0.77	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120504003	1601 Los Altos Ct		0.98	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
331342008	206 Sandy Ct		0.65	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
125564005	2064 Moonstone Cir		0.72	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126292014	2101 New York Creek Ct		0.81	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
124352009	2510 Lakeridge Oaks Dr		4.72	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
082372009	2657 Country Club Dr		0.50	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
082281015	2789 Knollwood Dr		0.58	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
083101004	2836 Montebello Way		0.54	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
082123006	2915 Knollwood Dr		0.51	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030030	3087 Woodleigh Ln		5.00	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
082322016	3102 Oakwood Rd		1.01	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
083171013	3167 Fairway Dr		1.02	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
083173008	3217 Boeing Rd		0.60	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
121022006	3230 Woedee Dr		0.60	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
083151009	3249 Baron Ct		0.54	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
083241002	3264 Sky Ct		0.97	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119072004	3328 Covello Cir		1.24	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119072005	3340 Covello Cir		0.95	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119072009	3380 Covello Cir		0.56	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
120630011	3462 Park Dr		0.62	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120630009	3482 Park Dr		0.73	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120630008	3494 Park Dr		0.78	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120123001	3588 Mesa Verdes Dr		0.51	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
082153003	3599 Montclair Rd		0.51	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
082341007	3641 Hampton Ct		0.75	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
082341008	3642 Hampton Ct		0.94	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120422028	3652 Roble Ct		0.94	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
125512004	4161 Hensley Cir		0.56	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
125500003	4217 Hensley Cir		1.23	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
125500002	4251 Hensley Cir		1.67	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120451004	482 Montridge Way		0.76	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120452005	487 Montridge Way		0.75	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120451003	500 Montridge Way		0.69	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120452006	501 Montridge Way		0.84	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119320002	512 Crazy Horse Ct		0.66	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120452009	527 Montridge Way		0.82	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
119320025	558 Crazy Horse Ct		0.66	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110491006	571 Guadalupe Dr		0.77	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120261005	588 Powers Dr		0.74	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110511003	631 Guadalupe Dr		0.80	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120392004	870 Mt Ranier Way		0.64	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120740081	Unassigned		1.14	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
124353034			2.29	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329141010			0.53	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329141013			0.52	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
124010013			1.52	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329162069			3.62	R1	HDR	7	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
110633011			2.22	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110633009			1.11	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110604012			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110604009			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327213019			1.50	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329111018			1.01	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327180079			1.50	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
102260038			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327180012			0.85	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327260019			1.18	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097160006			0.82	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097063021			1.55	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098040034			2.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097061011			1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
117030031			1.40	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325430001			4.05	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090290046			2.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097064023			1.71	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
117040018	1030 Berkshire Dr		1.03	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110633010	1076 La Sierra Dr		1.04	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110633004	1120 Clearview Dr		1.13	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110633007	1166 Clearview Dr		1.14	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110460057	120 Guadalupe Dr		3.27	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110604002	1224 Clearview Dr		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
117030015	1236 Manchester Dr		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110450007	1301 Lomita Ct		8.04	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
098050019	1413 Pleasant Valley Rd		1.39	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
110460032	18 Guadalupe Dr		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110460042	190 Ravenna Way		1.02	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110631007	1900 Shoreview Dr		1.84	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110631003	1946 Shoreview Dr		0.99	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110631001	1986 Shoreview Dr		1.05	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110631014	2021 River Canyon Ln		1.14	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110590057	2027 River Canyon Ln		1.73	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110590058	2029 River Canyon Ln		1.37	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110590059	2031 River Canyon Ln		0.75	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126271021	2188 Loch Way		0.75	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126284011	2280 Loch Way		0.55	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325410007	2300 Fieldstone Dr		0.93	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420015	2326 Fieldstone Dr		0.88	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420004	3296 Morel Way		0.50	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420006	3301 Morel Way		1.03	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420028	3308 Morel Way		0.68	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420007	3317 Morel Way		1.61	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420008	3335 Morel Way		1.48	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420009	3361 Morel Way		1.03	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420024	3386 Morel Way		0.88	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325420022	3390 Morel Way		1.36	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325230031	3511 Suncrest Dr		0.60	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090462006	3815 North Star Ct		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327160006	4073 El Dorado Rd		0.87	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097020066	4301 Carlson Way		7.41	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090050032	4340 Mother Lode Dr		5.05	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
090380020	4456 Galaxy Ct		2.63	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110460087	45 Guadalupe Dr		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
124150026	5000 Coronado Dr		1.01	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110621001	780 Castec Way		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110601012	787 Fitch Way		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110621002	806 Castec Way		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110601013	825 Castec Way		1.03	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110621007	841 Villa Del Sol		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110621006	859 Villa Del Sol		1.00	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
069060099	Unassigned	Rescue	8.76	R1A	MDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
331160017			1.11	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030007			5.35	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070040051			3.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030024			5.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030034			5.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030035			5.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030033			5.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116030036			5.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116040008			4.72	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
116040007			5.07	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070040081			3.04	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
319260095			2.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120700002	1007 Via Treviso		1.29	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120720001	1014 Via Treviso		0.52	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120700006	1022 Via Treviso		1.04	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120700001	1025 Via Treviso		1.09	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650032	1444 Tiburon Way		0.56	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650037	1450 Tiburon Way		0.71	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650036	1470 Tiburon Way		0.64	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650013	1506 Casa Vista Way		0.88	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
120650030	1541 Casa Vista Way		0.96	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650028	2524 Via Fiori		0.61	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650001	2525 Via Fiori		0.67	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650005	2563 Via Fiori		0.51	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650025	2570 Via Fiori		1.27	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650006	2571 Via Fiori		0.53	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650024	2584 Via Fiori		1.70	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650023	2596 Via Fiori		1.69	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650022	2604 Via Fiori		0.91	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650021	2616 Via Fiori		1.16	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650020	2626 Via Fiori		1.20	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650019	2640 Via Fiori		0.97	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650018	2650 Via Fiori		0.85	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650012	2671 Via Fiori		0.64	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120650015	2680 Via Fiori		0.59	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120660003	2744 Via Fiori		0.53	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120660001	2756 Via Fiori		0.60	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680001	3028 Vista Le Fonti		1.50	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680002	3040 Vista Le Fonti		1.73	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680004	3060 Vista Le Fonti		1.70	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680006	3088 Vista Le Fonti		1.07	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680007	3100 Vista Le Fonti		0.85	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680015	3115 Vista Le Fonti		1.21	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680009	3120 Vista Le Fonti		1.33	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680014	3129 Vista Le Fonti		0.98	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680010	3132 Vista Le Fonti		1.38	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680013	3135 Vista Le Fonti		1.03	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120680011	3140 Vista Le Fonti		1.26	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
120680012	3141 Vista Le Fonti		1.00	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
120700003	993 Via Treviso		1.10	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
102260071	Unassigned		3.32	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
126220006			5.95	R1A	HDR	1	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
327250004			3.58	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
124301039			2.50	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
097030026			2.56	R2A	MDR	0.5	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
110020047	1112 Lakehills Ct		3.32	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329060034	4400 Worcester Way		2.00	R3A	MDR	0.33	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
325070008			5.04	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109181028			0.85	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
070200037			5.48	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329181014			5.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
331270018			4.18	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
331270019			4.16	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
124311014	2221 Hillview Dr		5.62	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109161031	3101 Lariat Dr		4.84	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109161032	3181 Lariat Dr		6.04	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109161007	3461 Strolling Hills Rd		5.42	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
329201033	4610 Blanchard Rd		8.00	RE-5	MDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109181017	4680 Cameron Rd		6.32	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
099080020	5070 Taxi Ln		6.98	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
109161015	5151 Cameron Rd		5.55	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
115062001		Rescue	6.77	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
115062002		Rescue	6.25	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
115061002	2700 Clarksville Rd	Rescue	5.03	RE-5	LDR	0.2	1	Mod	Yes (El Dorado Irrigation Dist)	Yes
Moderate Income			2,391				757			

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water Capacity ²	Sewer Capacity ²
Above-Moderate Income										
Multiple APNs			200	R1/R1A	AP	1	175	Above Mod	Yes	Yes

Source: El Dorado County, January 2020.

Note: Sites with bolded APNs were included in the two previous Housing Element inventories and thus are subject to requirements outlined in Government Code section 65583.2(c).

¹ The County has assumed a realistic capacity of 13 units per acre. The MFR land use designation allows for a maximum density of 24 units per acre and projects could develop at this density.

² A total of 8 parcels with a potential of 104 units do not currently have water access or have unknown water access. A total of 64 parcels with a potential of 275 units have unknown sewer capacity and 7 parcels with a capacity of 7 units, do not currently have sewer access. However, this inventory provides sufficient sites to meet the County's RHNA target without these sites...

Table HO-35
Vacant Sites, Tahoe Basin

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
034270030		1.47	MAP-1	AP	20 ¹	29	29	VL/L	Yes (South Tahoe PUD)
034270021		0.50	MAP-1	AP	20 ¹	10	10	VL/L	Yes (South Tahoe PUD)
034331024	3107 US Hwy 50	0.92	MAP-1	AP	20 ¹	18	18	VL/L	Yes (South Tahoe PUD)
034335003	1034 Navahoe Dr	0.46	MAP-1	AP	20 ¹	9	9	VL/L	Yes (South Tahoe PUD)
034341010		0.72	MAP-1	AP	20 ¹	14	14	VL/L	Yes (South Tahoe PUD)
034331031	3161 US Hwy 50	0.57	MAP-1	AP	20 ¹	11	11	VL/L	Yes (South Tahoe PUD)
034342007		0.74	MAP-1	AP	20 ¹	14	14	VL/L	Yes (South Tahoe PUD)
034335002	1036 Navahoe Dr	0.46	MAP-1	AP	20 ¹	9	9	VL/L	Yes (South Tahoe PUD)
015410001		1.62	RM	AP	12	19	19	VL/L	Yes (Tahoe City PUD)
Very Low- and Low-Income		7				133	133		
033223006	1450 Boca Raton Dr	3.33	CC	AP	11	36	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017021016	242 Four Ring Rd	1.70	R1	AP	7	11	1	Mod/Abv Mod	Yes (Tahoe City PUD)
033565007	953 Forest Mountain Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033524001	750 Angora Creek Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033781002	940 Washoan Blvd	0.58	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033160004		0.99	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034123007	1525 Sitka Cir	0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034183001	1358 Apache Ave	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
035161001	2271 Chiapa Dr	0.54	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016524003		0.45	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
034132027	1858 Mohican Dr	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033552002	1209 Mountain Meadow Dr	0.70	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021190007		4.07	R1	AP	7	28	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033561013	991 Granite Mountain Cir	0.78	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021301010	910 Fallen Leaf Rd	1.56	R1	AP	7	10	1	Mod/Abv Mod	Yes (South Tahoe PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
017041023		5.26	R1	AP	7	36	1	Mod/Abv Mod	Yes, with Infrastructure Improvements (Tahoe City PUD)
034654003	1866 Osage Cir	1.32	R1	AP	7	9	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036491005	3680 Grass Lake Rd	1.06	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017061006		5.26	R1	AP	7	36	1	Mod/Abv Mod	Yes, with Infrastructure Improvements (Tahoe City PUD)
017061003		6.50	R1	AP	7	45	1	Mod/Abv Mod	Yes, with Infrastructure Improvements (Tahoe City PUD)
018090055		1.45	R1	AP	7	10	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018090056		0.91	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
030370006		7.18	R1	AP	7	50	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050017		6.26	R1	AP	7	43	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050013		3.13	R1	AP	7	21	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050014		3.13	R1	AP	7	21	1	Mod/Abv Mod	Yes (South Tahoe PUD)
014310009		3.25	R1	AP	7	22	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033090016		2.71	R1	AP	7	18	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017021030		3.50	R1	AP	7	24	1	Mod/Abv Mod	Yes (Tahoe City PUD)
018340001		4.01	R1	AP	7	28	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018320019	2291 Cascade Rd	5.21	R1	AP	7	36	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017041033	291 Paradise Flat Ln	3.40	R1	AP	7	23	1	Mod/Abv Mod	Yes (Tahoe City PUD)
032060014	350 Glenmore Way	11.19	R1	AP	7	78	1	Mod/Abv Mod	Yes (South Tahoe PUD)
015264001	7227 Third Ave	0.72	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016300023		0.69	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016590005		0.45	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016300003	301 Drum Rd	0.80	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016521005	584 Lakeridge Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016151031	376 Sierra Dr	1.29	R1	AP	7	9	1	Mod/Abv Mod	Yes (Tahoe City PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
016181006	466 Sierra Dr	0.67	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016284001	8697 Rubicon Dr	0.58	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016251008	8921 Rubicon Dr	0.75	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
018281005	2047 Cascade Rd	0.66	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018281011		1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018281012		1.21	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018292005	2095 Sugar Pine Rd	0.55	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018281010	2019 Cascade Rd	1.00	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018191009	2189 Cascade Rd	0.68	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
029320004		0.82	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018090073		11.81	R1	AP	7	82	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018300007		0.81	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025520022		1.15	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025520021		1.71	R1	AP	7	11	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025601003	2375 Del Norte St	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050055		1.11	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025793001		0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050071		0.50	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025621002	2275 Del Norte St	0.90	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050073		0.50	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050074		0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021311002	849 Fallen Leaf Rd	0.49	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033781001	926 Washoan Blvd	0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033784002	929 Tabira Ct	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033784001	945 Washoan Blvd	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
080050010	2015 Jicarilla Dr	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033682014	1331 Acoma Ct	0.48	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033720022		1.01	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
033623012	1045 Lamor Ct	0.72	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033678001	1260 Acoma Cir	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033652002	1847 Hekpa Dr	1.18	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033644001	1815 Hekpa Dr	1.02	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033631007	1636 Hekpa Dr	0.55	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033160014		0.48	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033504006	1259 Mountain Meadow Dr	0.76	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033160003		1.65	R1	AP	7	11	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033504004	1271 Mountain Meadow Dr	0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
014310008		1.19	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081142013	1608 Busch Way	0.45	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033180009		2.22	R1	AP	7	15	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033494018	1597 Grizzly Mountain Dr	0.83	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081071003	1526 Skyline Dr	0.48	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033732005	1592 Boca Raton Dr	0.54	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081103017	1541 Oflyng Dr	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081103018	1531 Oflyng Dr	0.48	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034733019	1663 Canienaga St	1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034344001		1.84	R1	AP	7	12	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034350005	1130 Navahoe Dr	0.49	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
035151007	2370 Taos Ct	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
035171008	2311 Chiapa Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
020041019		1.10	R1	AP	7	7	1	Mod/Abv Mod	Unknown
036350027	2851 South Upper Truckee Rd	1.20	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036431014	2776 Blitzen Rd	0.49	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036431005	2820 Blitzen Rd	1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036431012		0.72	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036380022	2978 State Hwy 89	0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
036530020		1.00	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036573006	1000 Ermine Ct	0.57	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036391007		1.42	R1	AP	7	9	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036501004	3628 Grass Lake Rd	1.15	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036462007		0.58	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018191024		0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033613007		0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018340002		1.04	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036530026		0.58	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033882017	1948 Jicarilla Dr	1.38	R1	AP	7	9	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018340003		0.85	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016251013		1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (Tahoe City PUD)
025271059	1414 Black Bart Ave	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021031033	627 Lemmon Ln	1.44	R1	AP	7	10	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021201017	223 Fallen Leaf Rd	2.34	R1	AP	7	16	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016300062	255 Drum Rd	1.09	R1	AP	7	7	1	Mod/Abv Mod	Yes (Tahoe City PUD)
018300027		1.11	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036563015	3325 South Upper Truckee Rd	1.90	R1	AP	7	13	1	Mod/Abv Mod	Yes (South Tahoe PUD)
015370027	7153 State Hwy 89	0.98	R1	AP	7	6	1	Mod/Abv Mod	Yes (Tahoe City PUD)
034591018	830 West San Bernardino Ave	1.04	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034112003	1889 Bella Coola Dr	0.45	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033402024	896 Kiowa Dr	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032362002	301 Glenmore Way	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033682013	1330 Acoma Ct	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036462002	3703 Memory Ln Temp	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033703002	919 Muskwaiki Dr	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034441001	1951 Delaware St	0.49	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081051005	1428 Skyline Dr	0.55	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
016321006		0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
080061009	1814 Jicarilla Dr	0.54	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034121006	1576 Plumas Cir	0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016461001		0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
021301006	929 Emigrant Rd	0.61	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025442011		0.61	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033662019	1204 Acoma Cir	0.65	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033443006	1302 Mt Rainier Dr	0.65	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016202020	8800 Rubicon Dr	0.66	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
033882003	1995 Susquehana Dr	0.73	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016151040		0.69	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
036530012	3008 Reindeer Way	0.76	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016522017	620 Sunrise Ave	0.76	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
033720019		1.01	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033720029		1.00	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036433002		1.01	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034591004	770 West San Bernardino Ave	1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018300021		1.16	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034654002	1876 Osage Cir	1.36	R1	AP	7	9	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018130032		2.38	R1	AP	7	16	1	Mod/Abv Mod	Yes (South Tahoe PUD)
NP1481098		0.51	R1	AP	7	3	1	Mod/Abv Mod	Unknown (South Tahoe PUD)
NP1482000		0.72	R1	AP	7	5	1	Mod/Abv Mod	Unknown (Tahoe City PUD)
NP1482001		0.84	R1	AP	7	5	1	Mod/Abv Mod	Unknown (Tahoe City PUD)
015331029	7101 Wilson Ave	0.75	CC	AP	10	7	1	Mod/Abv Mod	Yes (Tahoe City PUD)
034391007		1.12	IL	AP	4	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
014244013		0.50	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
014247005		0.72	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016554004		0.61	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016561003		0.69	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016561002		0.82	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016561001		0.61	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016181018	410 Sierra Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016181017	416 Sierra Dr	0.56	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016421005	8905 Woodland Dr	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
025451023		0.83	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025442021		0.68	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025442010		0.64	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025442004		0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025601002	2365 Del Norte St	0.74	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033542011	858 Angora Creek Dr	0.87	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033542010	864 Angora Creek Dr	0.88	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033542012	1160 View Cir	1.01	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033524002		0.87	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033644010	1470 Pioneer Trl	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034020006		1.28	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034622007	621 West San Bernardino Ave	1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036582013	3131 Egret Way	3.83	RF-H	AP	0.01	1	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033191006	1374 Boca Raton Dr	1.15	RF-L	AP	0.03	1	1	Mod/Abv Mod	Yes (South Tahoe PUD)
Moderate-Income		229					171³		

Source: El Dorado County, January 2020.

Note: Sites with bolded APNs were included in the two previous Housing Element inventories and thus are subject to requirements outlined in Government Code section 65583.2(c).

¹ Assumes 20/acre based on the maximum density for the Meyers Area Plan (MAP-1).

² In the Tahoe area, publicly available Public Utility District planning documents were consulted to estimate potential service capacity.

³ It is assumed that 25% (45 units) of the 171 units will accommodate the moderate income RHNA and 75% (136 units) will accommodate the above moderate income RHNA.

Figure HO-7
Western Slope – Vacant Sites Map

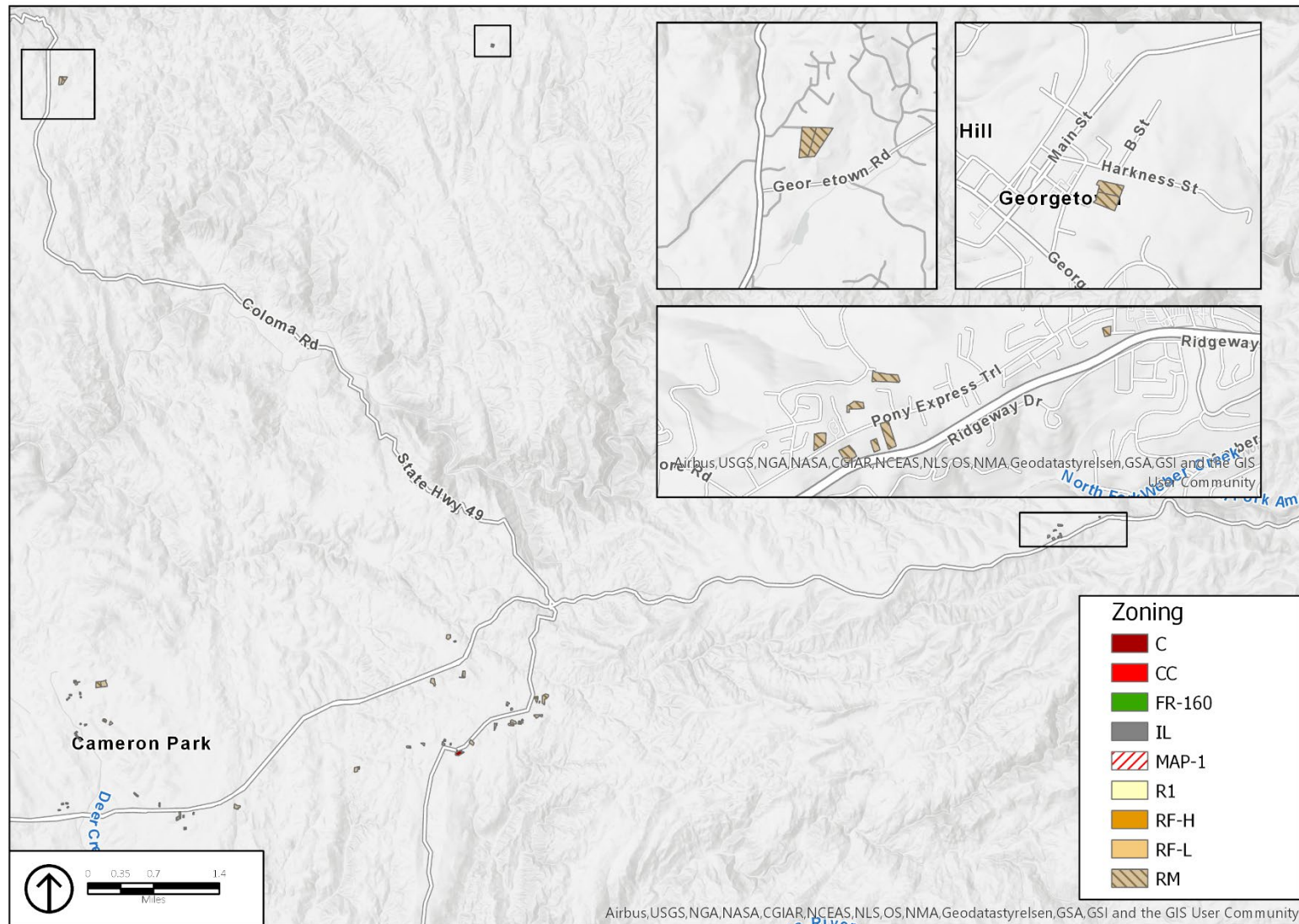
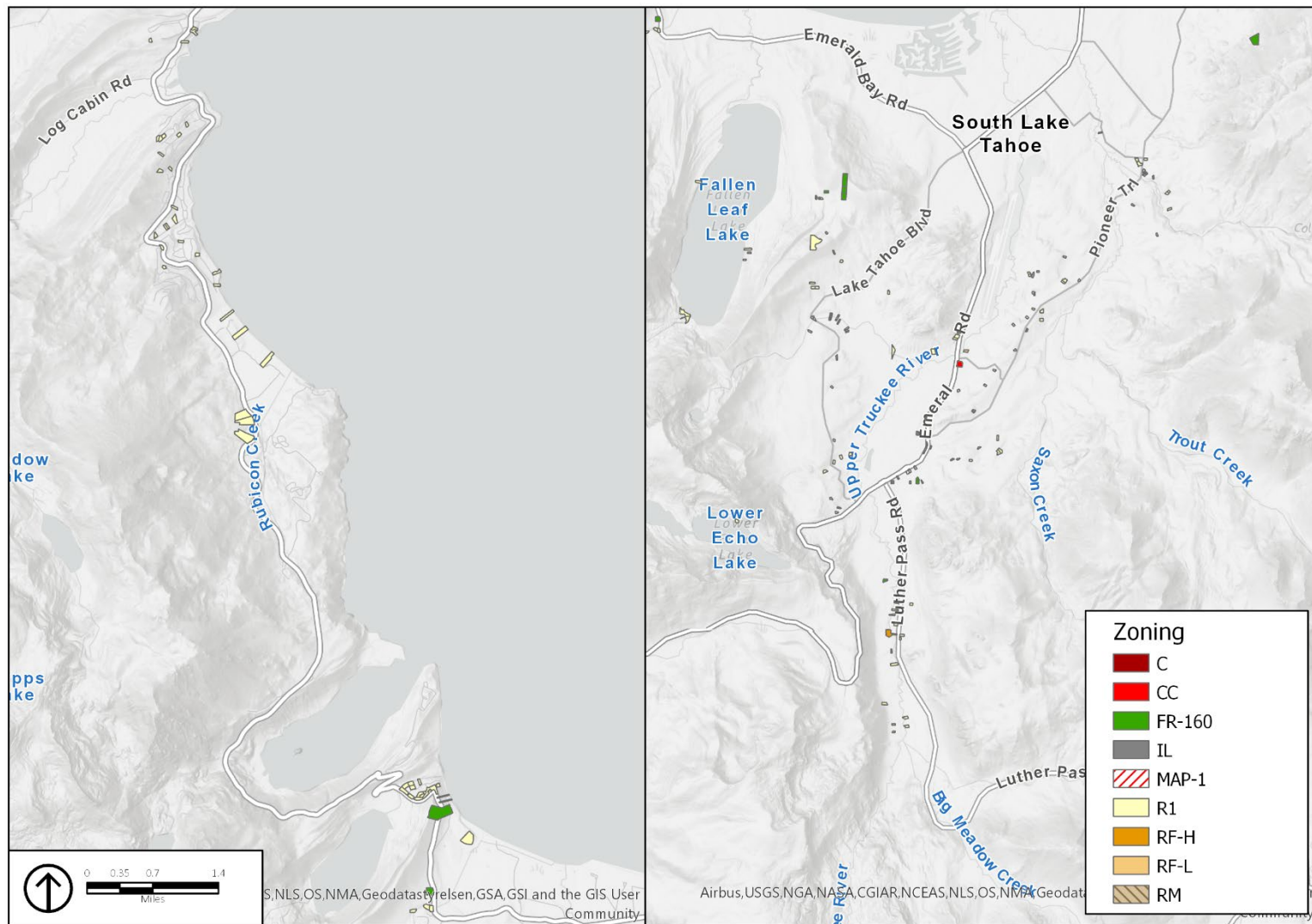
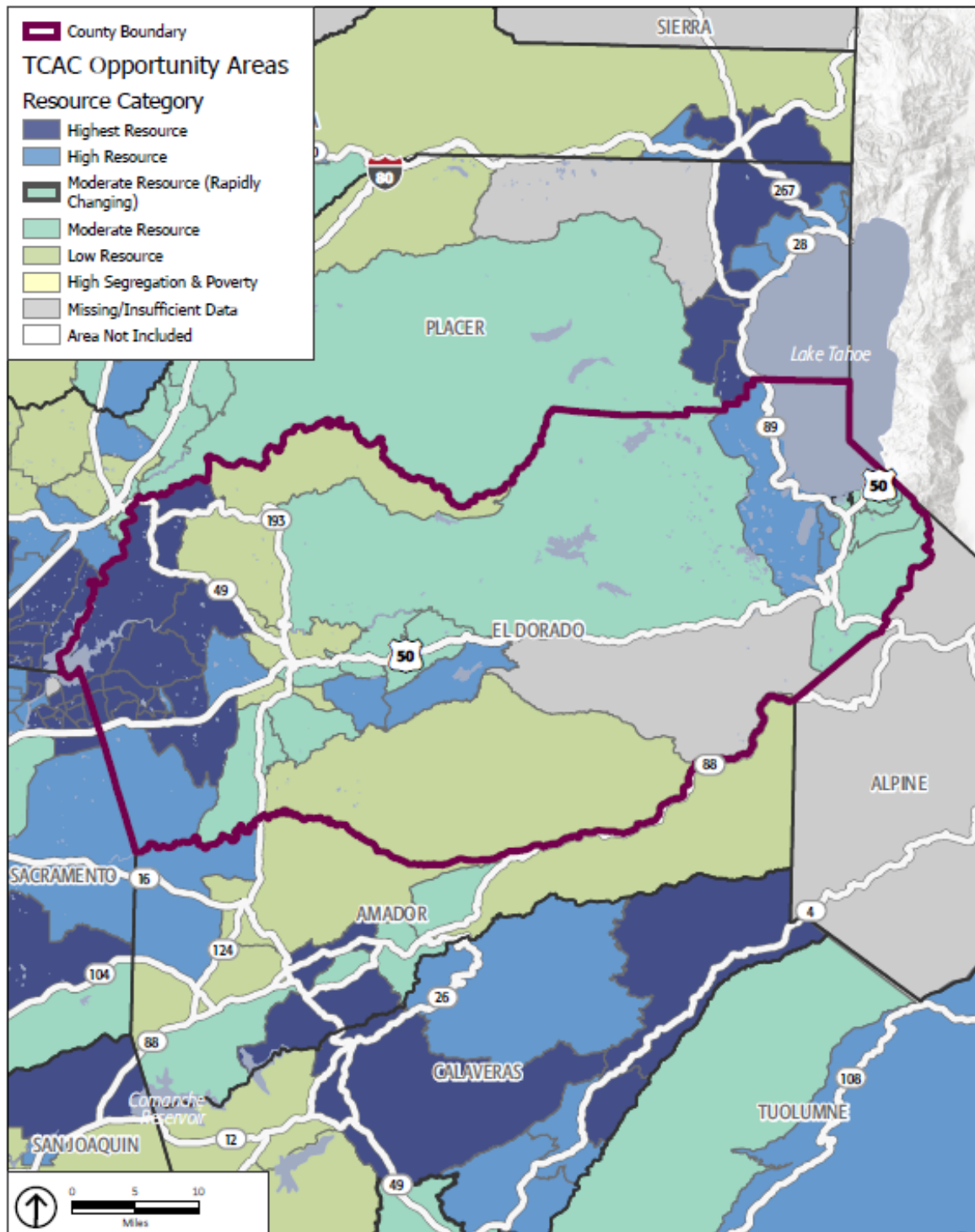


Figure HO-8
Tahoe Basin – Vacant Sites Map



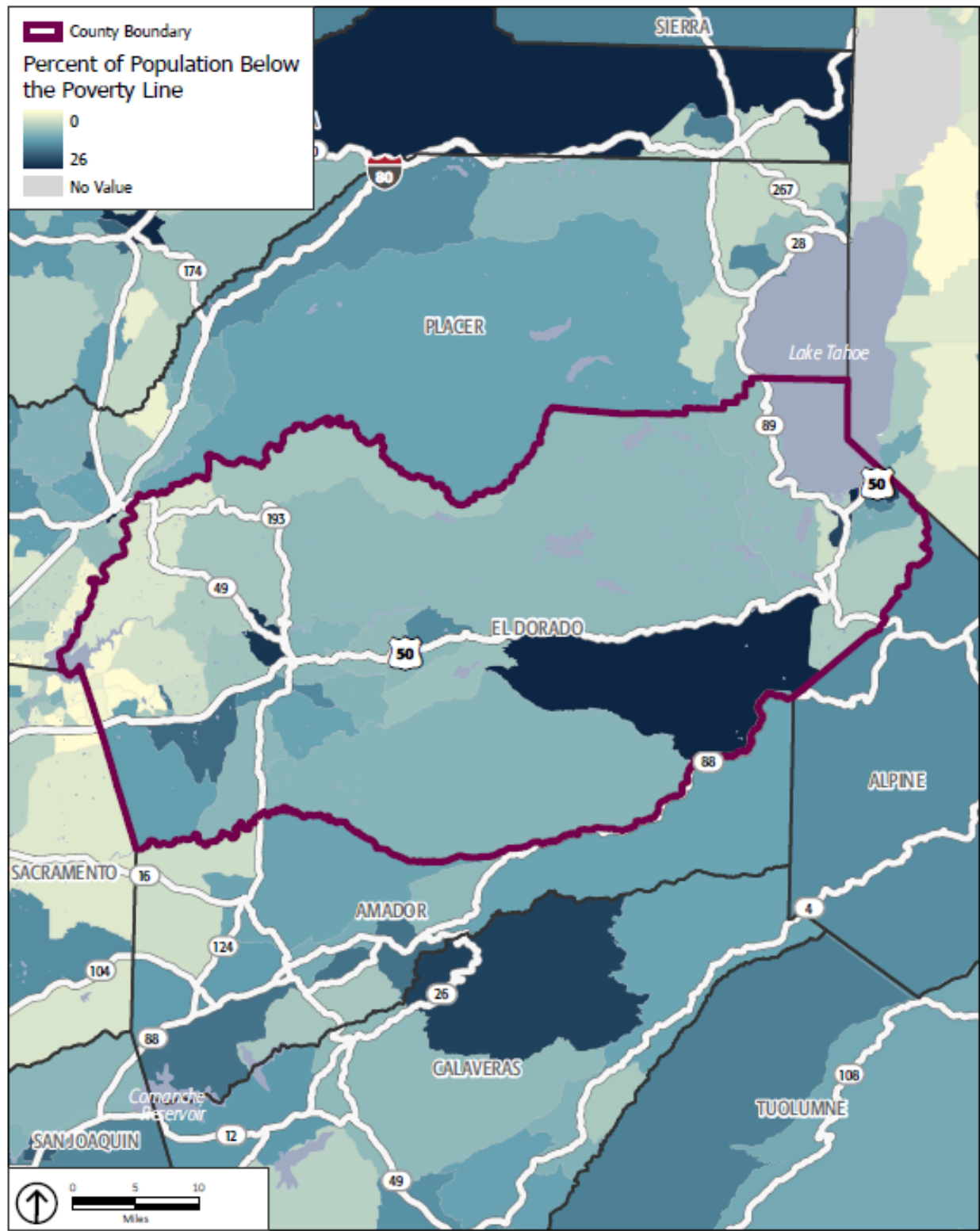
Appendix C – Fair Housing Assessment Maps

Figure HO-9
TCAC/HCD 2020 Opportunity Areas



Source: Esri; PlaceWorks, 2021.

Figure HO-10
Population Below the Poverty Line, 2014



Source: Esri, 2010-2014 ACS.

Figure HO-11
Population Below the Poverty Line, 2019

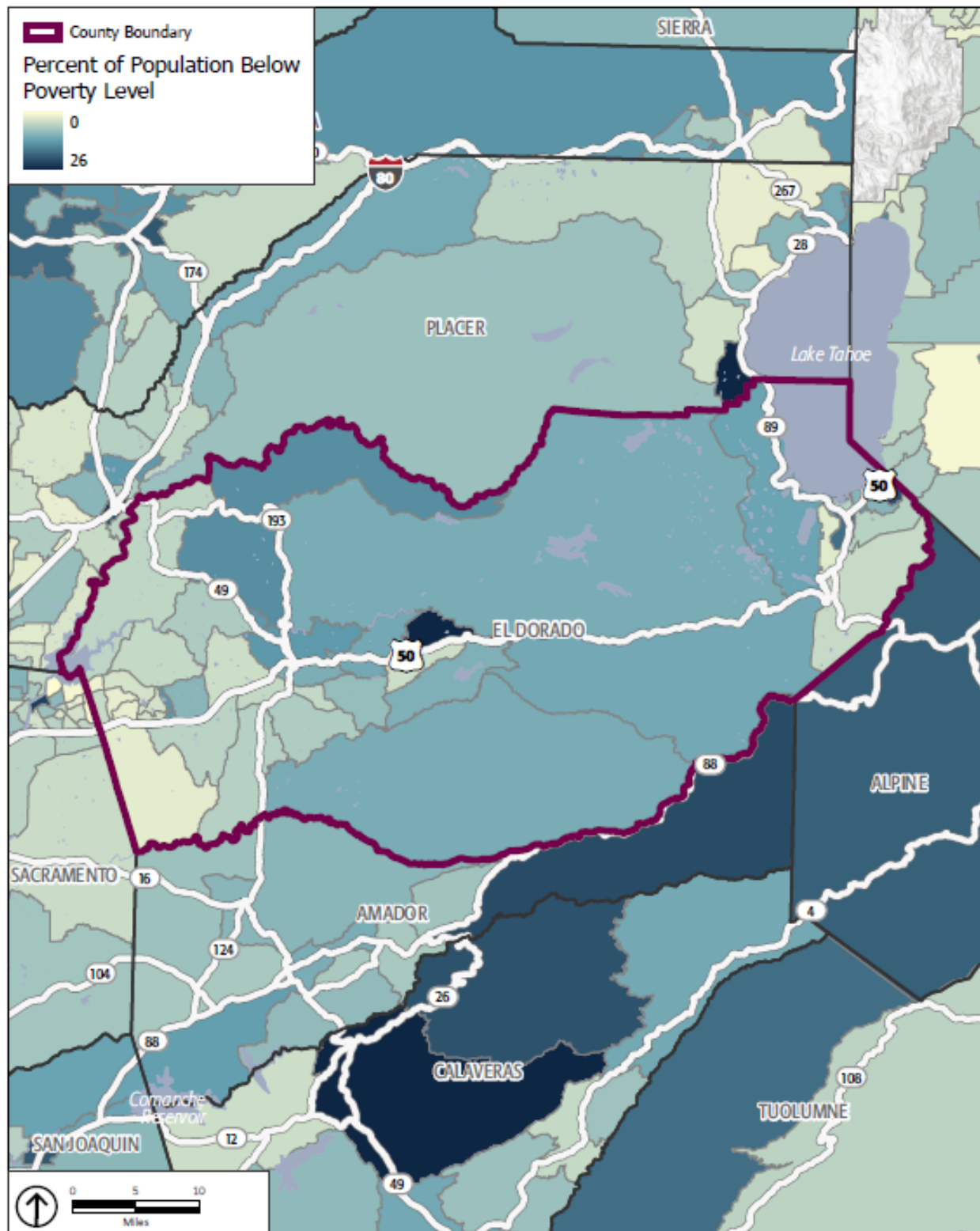


Figure HO-12
2018 Diversity Index

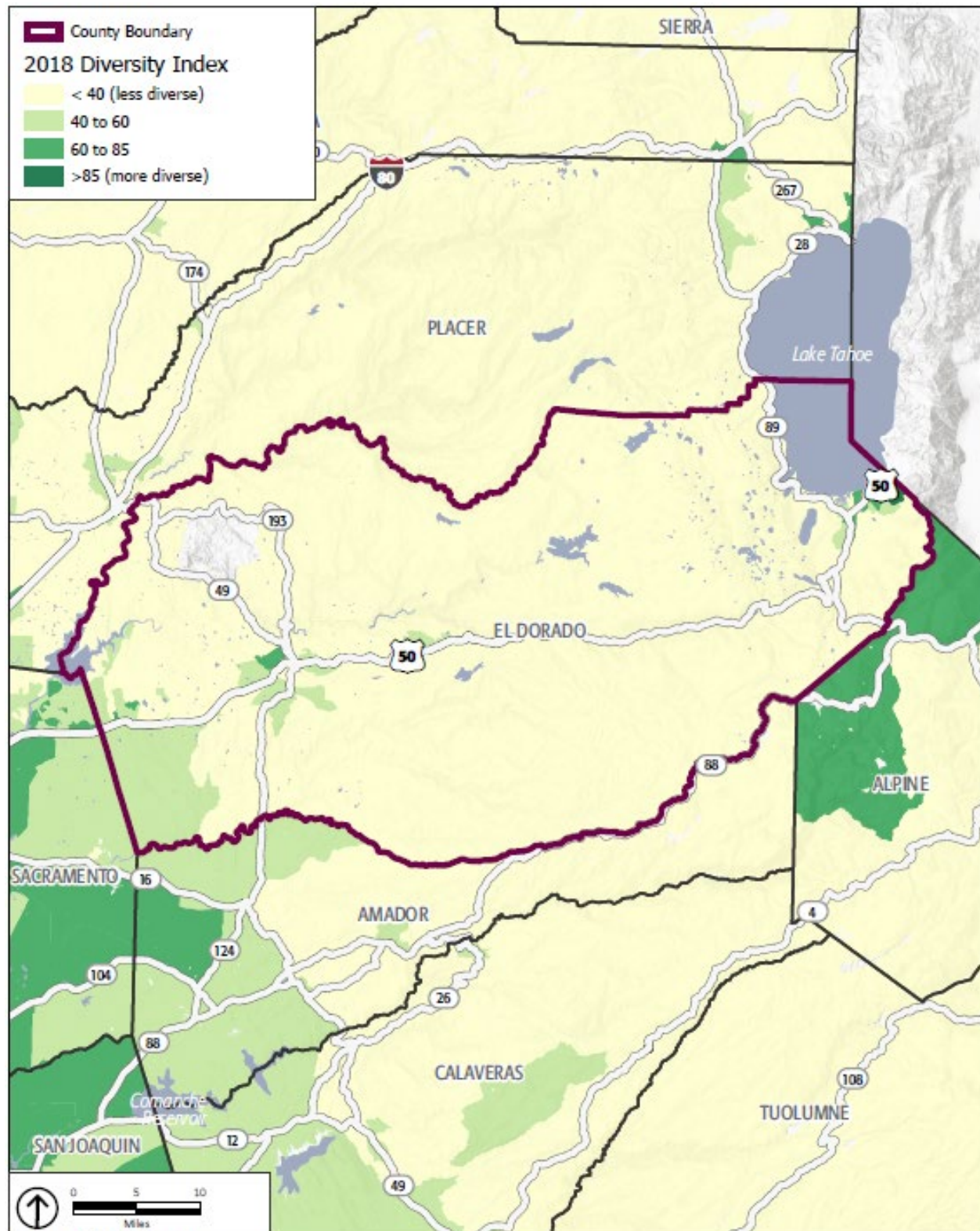


Figure HO-13
**Proximity to
Jobs**

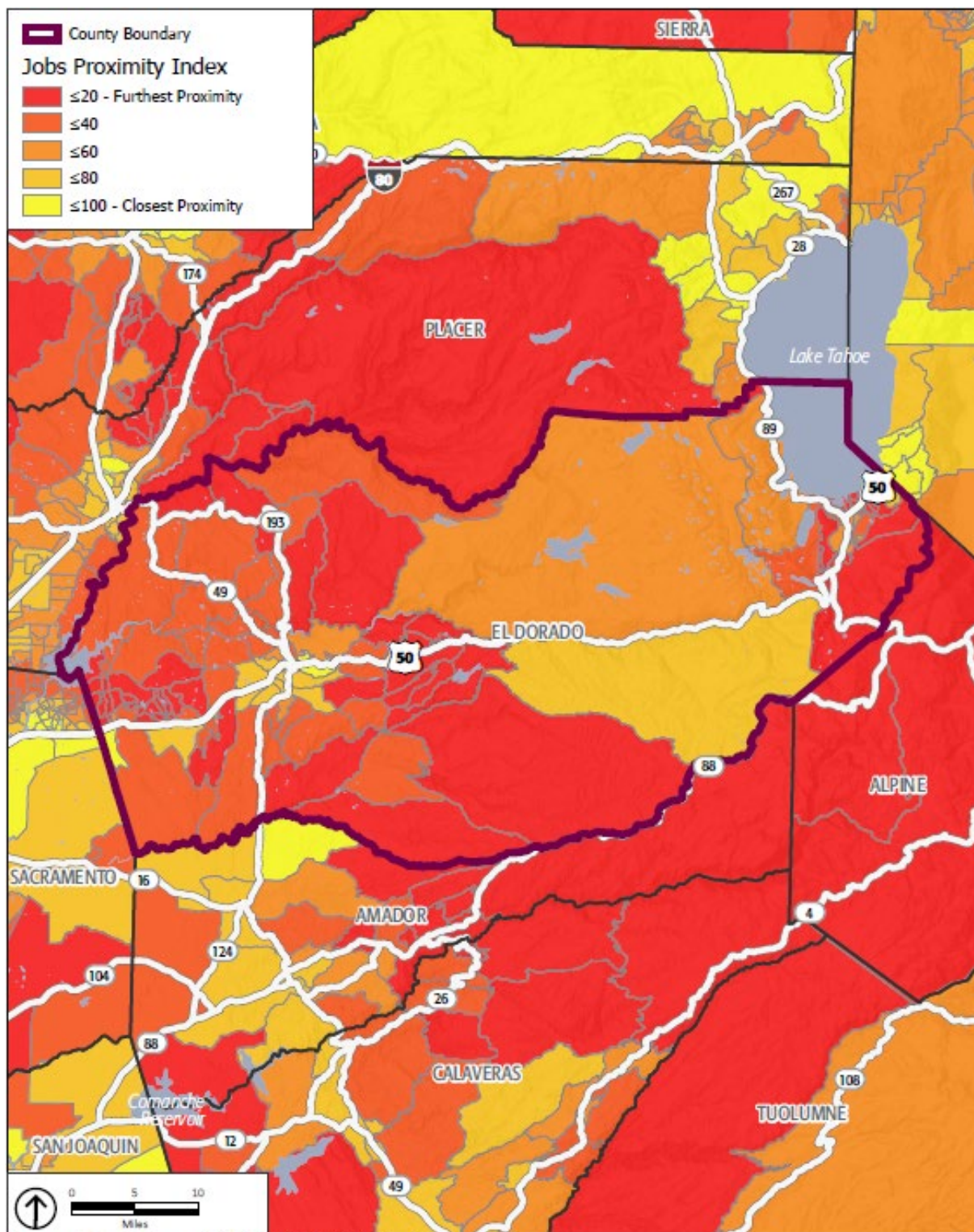


Figure HO-14
Access to Schools

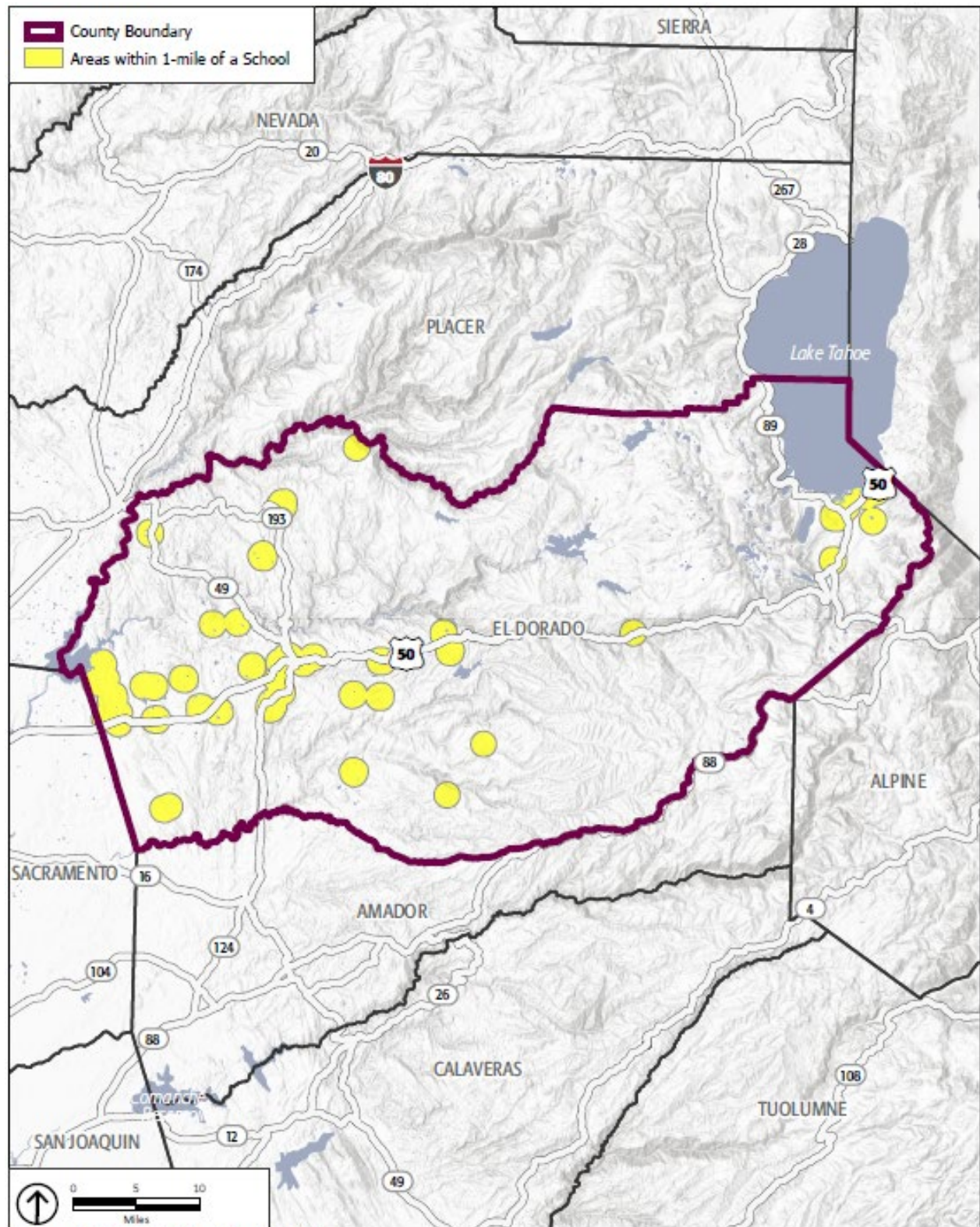


Figure HO-15
Owners Overpaying for Housing,
2019

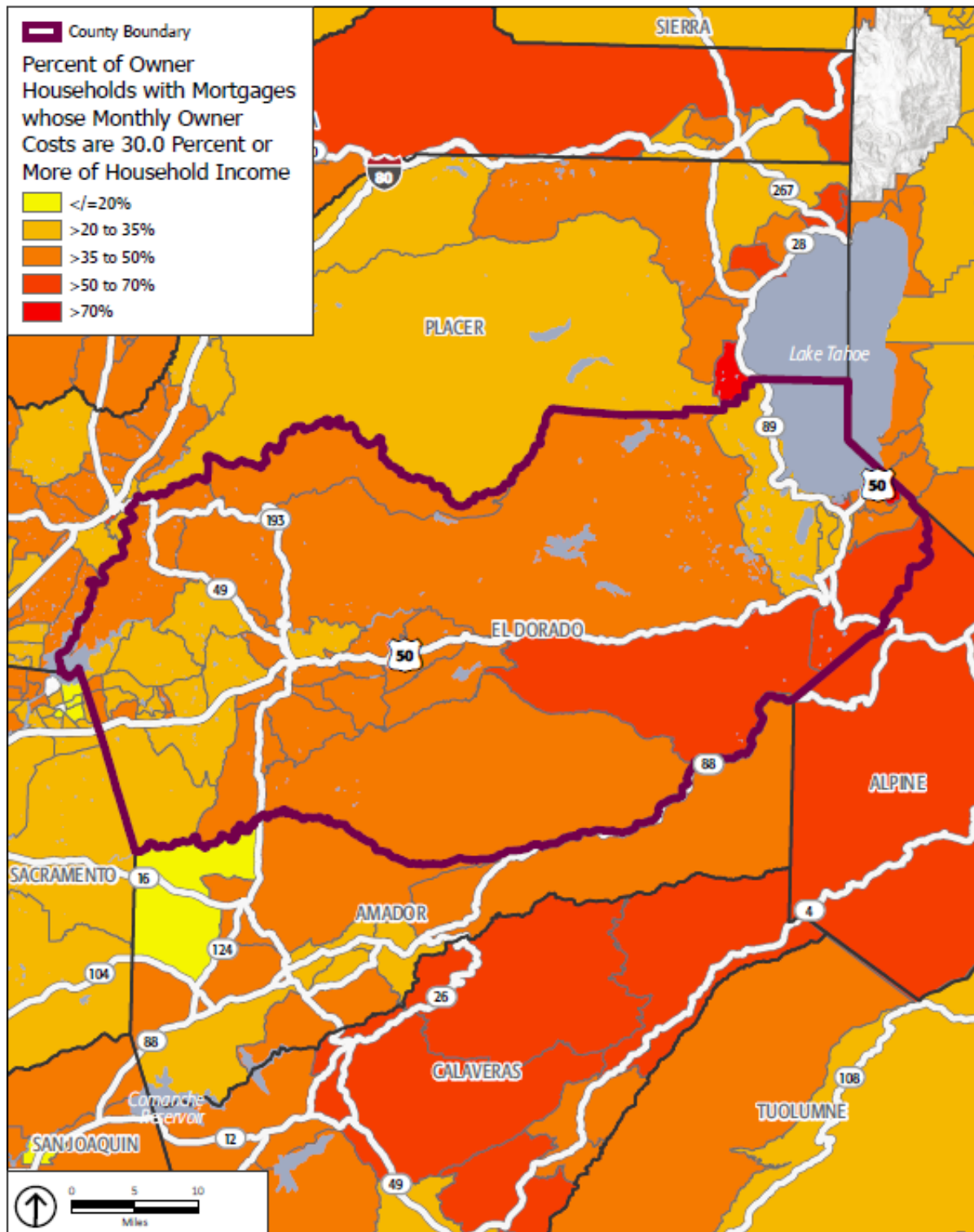
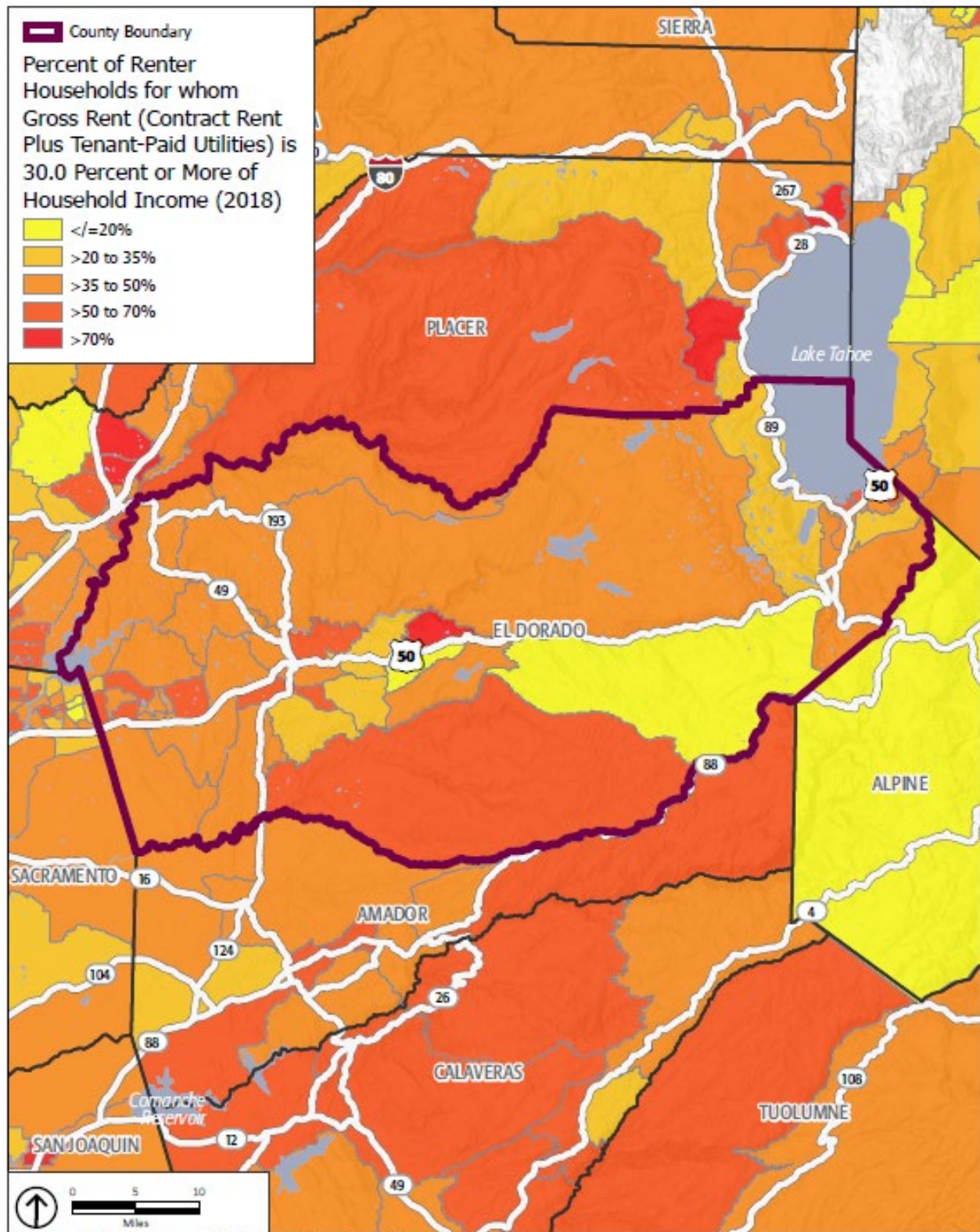
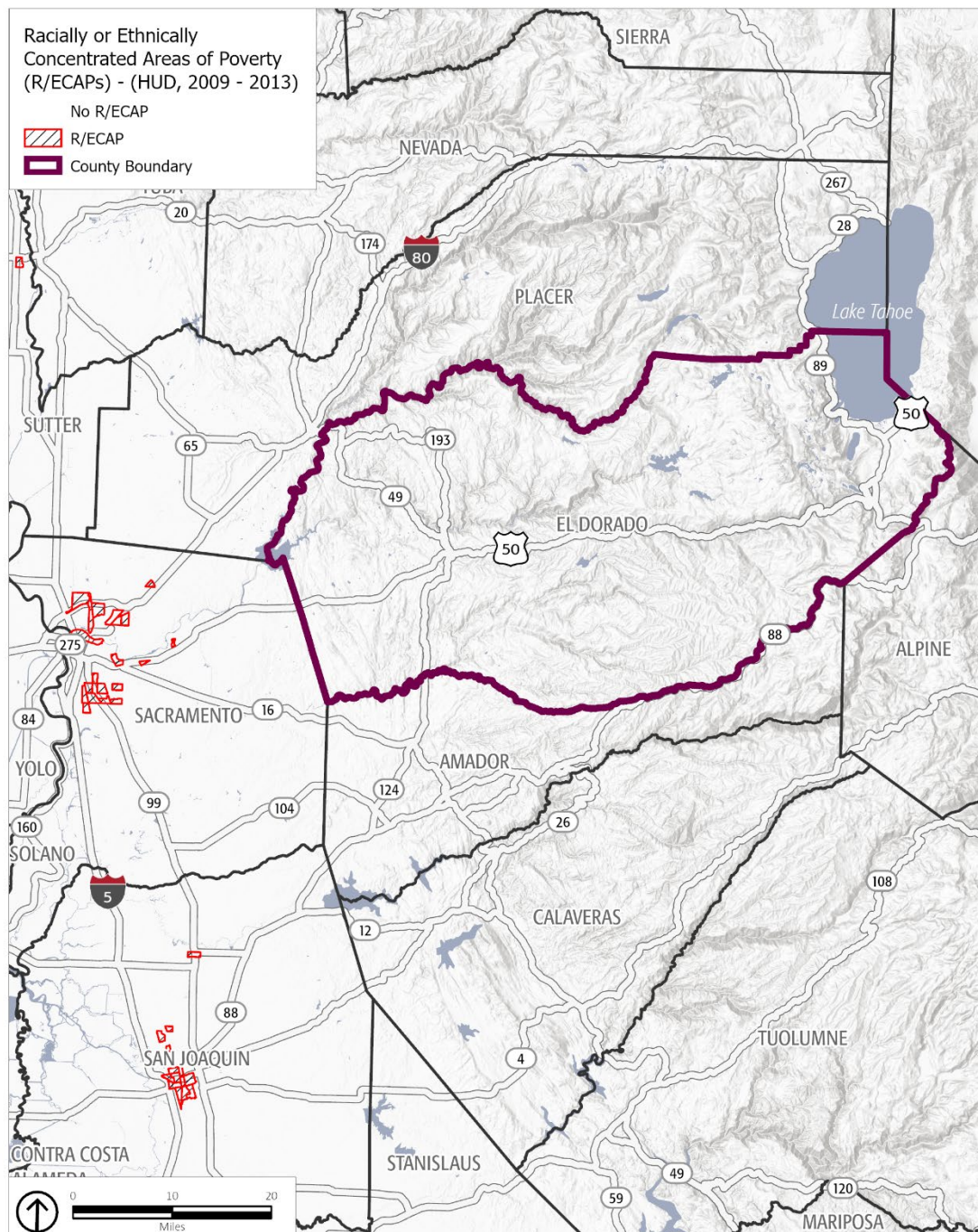


Figure HO-16
Renters Overpaying for Housing, 2019



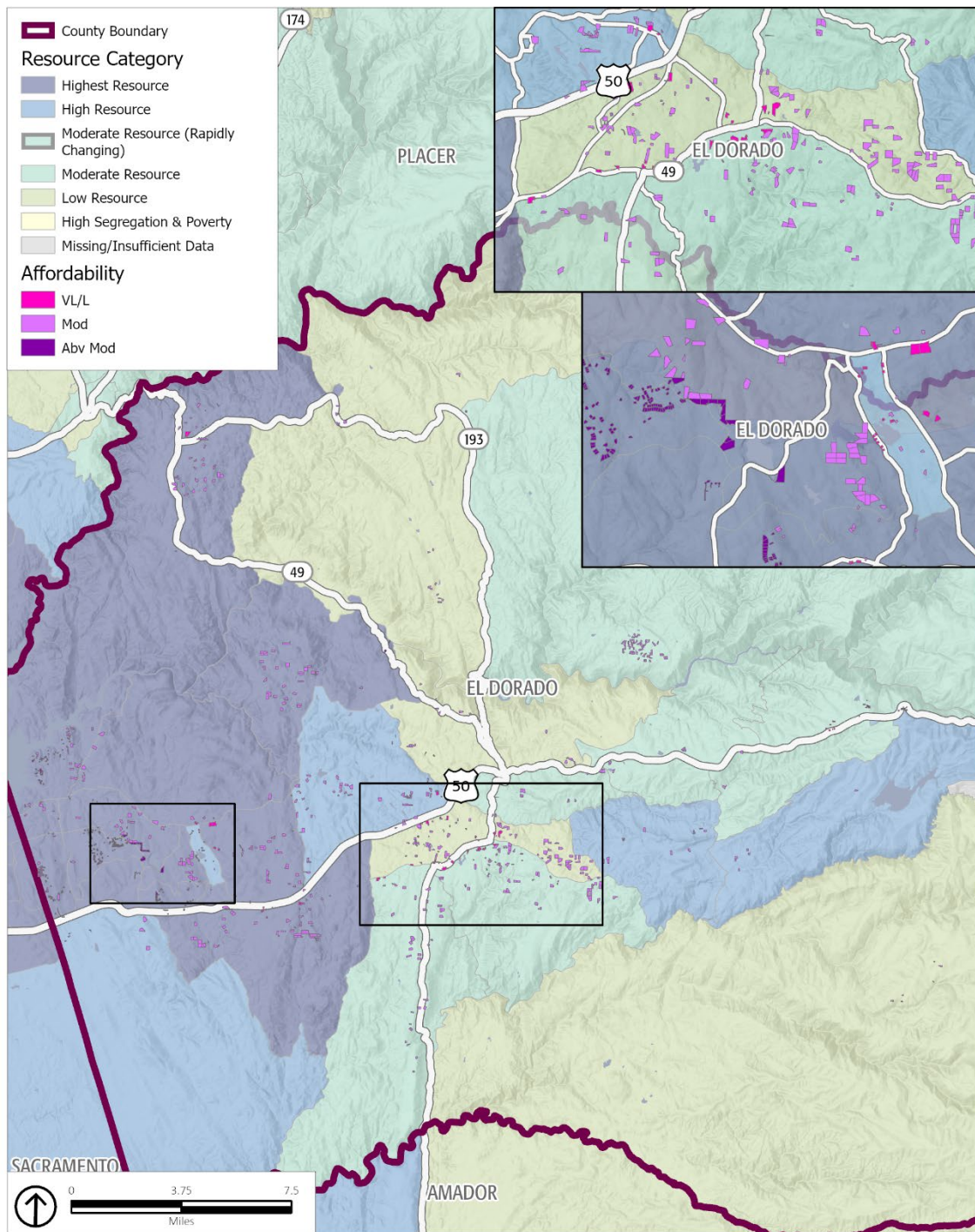
Source: Esri; US Census (2018); PlaceWorks, 2021.

Figure HO-17
Racially or Ethnically Concentrated
Areas of Poverty



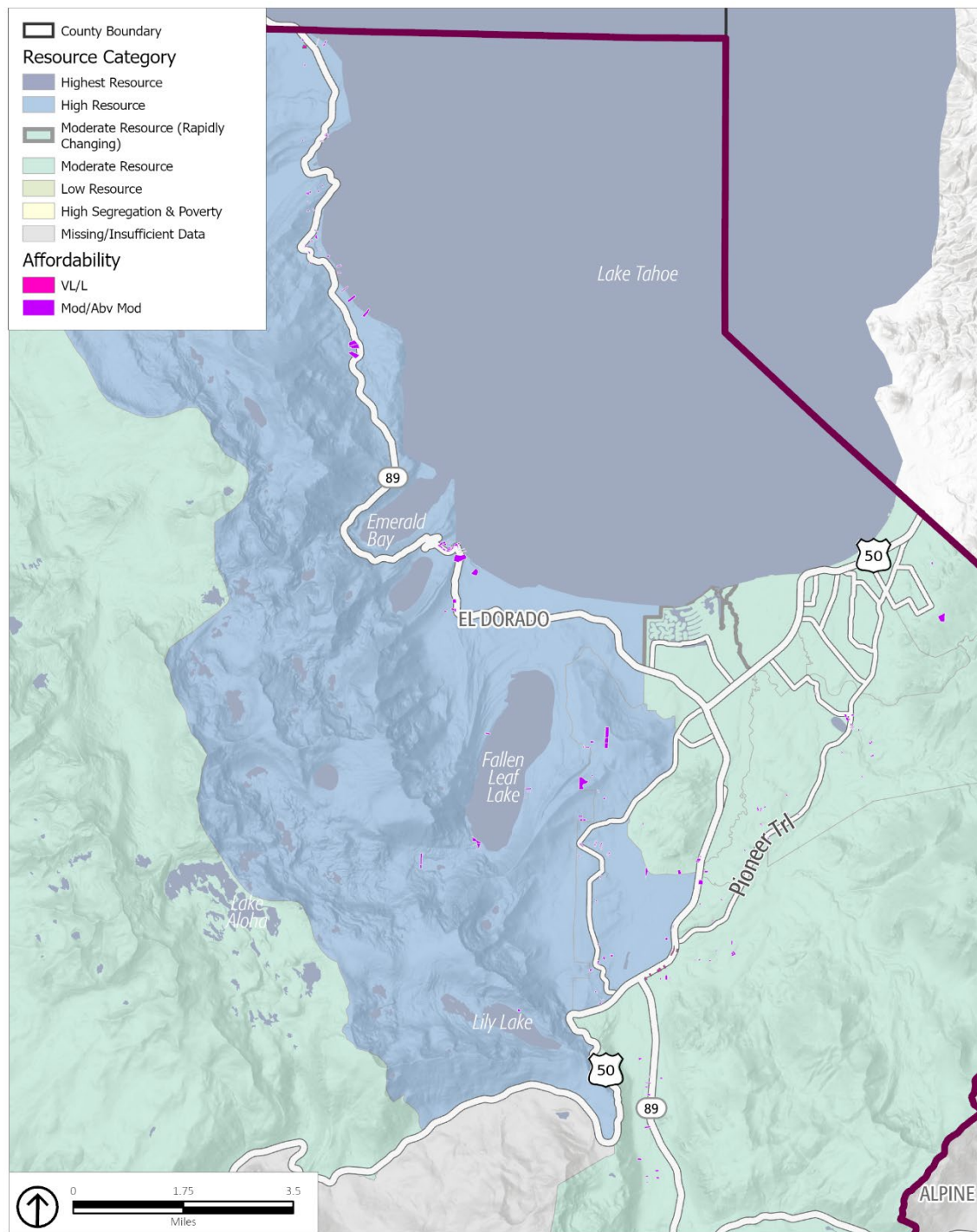
Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

Figure HO-18
**TCAC Opportunity Area – Site Inventory,
 Western Slope**



Sites Inventory and TCAC Opportunity Areas, West Slope

Figure HO-19
TCAC Opportunity Area – Site Inventory,
Tahoe Basin



Sites Inventory and TCAC Opportunity Areas, Tahoe Basin



EL DORADO COUNTY GENERAL PLAN PUBLIC SERVICES AND UTILITIES ELEMENT

PRINCIPLE

The Plan must identify the types of governmental services which are necessary to meet residents' needs and provide a fiscally responsible approach for ensuring that these service needs are met.

INTRODUCTION

Although the Public Services and Utilities Element, as a separate and distinct element, is not required by State law, the subjects addressed here are critical to the County's future growth and development. The rapid rate of growth experienced by El Dorado County over the last decade has left many of the County's public services straining to meet demand. Many of the public services are currently operating close to or exceeding capacity level. The purpose of the Public Services and Utilities Element is to promote a pattern of development which maximizes the use of existing services while minimizing the costs of providing new facilities and services.

The subjects discussed in this element include those which would be addressed in both mandatory and optional elements. Section 65302(d) of the Government Code requires the preparation of an element for the conservation, development, and utilization of natural resources including water. This element must be developed in coordination with the County Water Agency and with all districts and agencies which have developed, served, controlled, or conserved water for any purpose. Government Code Section 65302(a) requires the designation of lands used for solid waste facilities, education, and public buildings and grounds. The remaining subject areas of this element are authorized by Section 65303 of the Government Code. This section states that "The general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county. . . ."

RELATIONSHIP TO OTHER ELEMENTS

This element is directly related to the Land Use, Conservation and Open Space, Parks and Recreation, and Public Health, Safety, and Noise Elements of the General Plan. Additionally, the Circulation Element has some relation to this element.

ORGANIZATION OF THE ELEMENT

The Public Services and Utilities Element includes many subject areas because of their relation to the provision of basic services required by all types and densities of development. The element is divided into nine sections including provision of public services, water supply, wastewater collection and treatment, storm drainage, solid waste, utility services, emergency services, schools, and library services, and cultural facilities.

POLICY SECTION

PROVISION OF PUBLIC SERVICES

GOAL 5.1: PROVISION OF PUBLIC SERVICES

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

OBJECTIVE 5.1.1: PLANNING

Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost effective manner.

Policy 5.1.1.1 The County, in cooperation with other affected service providing agencies, shall develop long-range facilities plans for public services and utilities including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, and schools. The Capital Improvement Program (CIP) for the County road system shall be coordinated with the infrastructure plan of the above services and utilities.

Policy 5.1.1.2 The County shall review the Capital Improvement Plans of all public service and infrastructure entities to ensure coordination with the General Plan in order to maintain an adequate level of service.

OBJECTIVE 5.1.2: CONCURRENCY

Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire protection, police protection, and ambulance service are provided concurrent with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate

provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service.

Policy 5.1.2.1 Prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.

Policy 5.1.2.2 Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1.

The following Levels of Service shall apply to the review of discretionary projects.

TABLE 5-1 MINIMUM LEVELS OF SERVICE		
	Community Region	Rural Center and Rural Region
Public water source	As determined by purveyor	As determined by purveyor, when applicable
Private wells	Environmental Management	Environmental Management
Public water treatment capacity	As determined by purveyor	As determined by purveyor
Public sewer treatment capacity	As determined by purveyor	As determined by purveyor
On-site sewage disposal	Environmental Management	Environmental Management
Storm drainage	Department of Transportation	Department of Transportation
Solid waste	Environmental Management	Environmental Management
County and State road circulation system	E	D
Schools	As determined appropriate by the school districts	As determined appropriate by the school districts
Parks	Specific plan for new communities or Quimby Fee/dedication program for tentative maps	Quimby Fee/dedication program for tentative maps
Fire district response	8-minute response to 80% of the population	15 to 45-minute response
Sheriff	8-minute response to 80% of the population	No standard
Ambulance	10-minute response to 80% of the population	20-minute response in Rural Regions and “as quickly as possible” in wilderness areas*
*In accordance with State standards		

Policy 5.1.2.3 New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated on the General Plan land use map to the extent allowed by State law.

Policy 5.1.2.4 Service standards for public services and emergency services in Rural Centers and Rural Regions are different than in Community Regions based on lower intensity and density of land use.

OBJECTIVE 5.1.3: EFFICIENT DEVELOPMENT PATTERN

Promote a development pattern that permits the efficient delivery of public services in a cost-effective manner.

Policy 5.1.3.1 Growth and development and public facility expenditures shall be primarily directed to Community Regions and Rural Centers.

Policy 5.1.3.2 The Capital Improvements Plan (CIP) of the County and other service purveyors shall emphasize capacity in providing infrastructure in Community Regions and Rural Centers. The CIP shall emphasize health and safety improvements over capacity in Rural Regions.

WATER SUPPLY

GOAL 5.2: WATER SUPPLY

The development or acquisition of an adequate water supply consistent with the geographical distribution or location of future land uses and planned developments.

OBJECTIVE 5.2.1: COUNTY-WIDE WATER RESOURCES PROGRAM

Establish a County-wide water resources development and management program to include the activities necessary to ensure adequate future water supplies consistent with the General Plan.

Policy 5.2.1.1 The El Dorado County Water Agency shall support a County-wide water resources development and management program which is coordinated with water purveyors and is consistent with the demands generated by the General Plan land use map.

Policy 5.2.1.2 An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

- Policy 5.2.1.3 All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects may be required to connect to public water systems if reasonably available when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.
- Policy 5.2.1.4 Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.
- Policy 5.2.1.5 Approval of development projects requiring annexations to water districts in Rural Regions may only occur if groundwater sources are not available to serve, or are unable to continue serving, the development, or if existing infrastructure abuts the property and sufficient water is available to serve the annexed area.
- Policy 5.2.1.6 Priority shall be given to discretionary developments that are infill or where there is an efficient expansion of the water supply delivery system.
- Policy 5.2.1.7 In times of declared water shortages, the Board of Supervisors shall give priority within the affected water district to approving affordable housing and non-residential development projects.
- Policy 5.2.1.8 The preparation and approval of specific plans may occur without the availability of water guarantees. The timing for water guarantees shall be established within the policies of each specific plan consistent with Policy 5.2.1.4.
- Policy 5.2.1.9 In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared the County must (a) find that by the time the first grading or building permit is issued in connection with the approval, the water supply from existing water supply facilities will be adequate to meet the highest projected demand associated with the approval on the lands in question; and (b) require that before the first grading permit or building permit is issued in connection with the approval, the applicant will have received a sufficient water meters or a comparable supply guarantee to provide adequate water supply to meet the projected demand associated with the entire approval. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20-year projection will meet

the highest projected demand associated with the approval, in addition to existing and 20-year projected future uses within the area served by the water supplier, including but not limited to, fire protection, agricultural, and industrial uses, 95% of the time, with cutbacks calculated not to exceed 20% in the remaining 5% of the time.

- Policy 5.2.1.10 The County shall support water conservation and recycling programs and projects that can reduce future water demand consistent with the policies of this General Plan. The County will develop and implement a water use efficiency program for existing and new residential, commercial/industrial, and agricultural uses. The County will also work with each of the county's water purveyors to develop a list of the type of uses that must utilize reclaimed water if feasible. The feasibility of using reclaimed water will be defined with specific criteria developed with public input and with the assistance of the El Dorado Irrigation District (EID), and will be coordinated with their ongoing reclaimed water (also referred to as recycled water) planning and implementation process. The County shall encourage all water purveyors to implement the water conservation-related Best Management Practices already implemented by EID and in compliance with the related criteria established by USBR.
- Policy 5.2.1.11 The County shall direct new development to areas where public water service already exists. In Community Regions, all new development shall connect to a public water system. In Rural Centers, all new development shall connect either to a public water system or to an approved private water system.
- Policy 5.2.1.12 The County shall work with the El Dorado Irrigation District (EID) to support the continued and expanded use of recycled water, including wet-season use and storage, in new subdivisions served by the Deer Creek and El Dorado Hills Wastewater Treatment Plants. To avoid the construction impacts of installing recycled water facilities, the County shall encourage the construction of distribution lines at the same time as other utilities are installed. Facilities to consider are recycled water lines for residential landscaping, parks, schools, and other irrigation needs, and if feasible, wet-irrigation-season storage facilities.
- Policy 5.2.1.13 The County shall encourage water purveyors to design water supply and infrastructure projects in a manner that avoids or reduces significant environmental effects to the maximum extent feasible in light of the water supply objectives of a given project.
- Policy 5.2.1.14 The County, in cooperation with the Water Agency and water purveyors, shall collect and make available information on water supply and demand.

- Policy 5.2.1.15 The County shall support the efforts of the County Water Agency and public water providers to retain existing and acquire new surface water supplies for planned growth and existing and planned agricultural uses within El Dorado County. New surface water supplies may include wastewater that has been reclaimed consistent with state and federal law.

OBJECTIVE 5.2.2: COMMUNITY WATER SYSTEMS WITHIN RURAL CENTERS

Within Rural Centers, allow for development based upon private or community water systems.

- Policy 5.2.2.1 Community water systems and/or package water treatment plants may be considered an acceptable alternative to public water service within Rural Centers.

OBJECTIVE 5.2.3: GROUNDWATER SYSTEMS

Demonstrate that water supply is available for proposed groundwater dependent development and protect against degradation of well water supplies for existing residents.

- Policy 5.2.3.1 The County Well Ordinance and/or other County requirements regulate the installation of new private wells.
- Policy 5.2.3.2 New private wells shall be tested pursuant to the County Well Ordinance and/or other County requirements to ensure a safe and reliable water supply.
- Policy 5.2.3.3 The County shall develop and maintain a map and database of private well water production and other appropriate information.
- Policy 5.2.3.4 All applications for divisions of land and other discretionary or ministerial land uses which rely on groundwater for domestic use, or any other type of use, shall demonstrate that groundwater is adequate as part of the review and approval process. The County shall not approve any discretionary or ministerial projects unless the County finds, based on evidence provided by the applicant, or other evidence that may be provided, that the groundwater supply for the project in question is adequate to meet the highest demand associated with the approval in question.
- Policy 5.2.3.5 The average residential density shall not be greater than one dwelling unit per five acres in proposed groundwater dependent developments except in areas known to have groundwater supply limitations. In those areas, a minimum parcel size of ten acres or larger may be required if it is demonstrated such larger parcels are necessary to limit the impact on groundwater supply in the area.

- Policy 5.2.3.6 The County shall assess and analyze the well data gained since the permit process started in 1990. Such data should be used to identify areas of likely groundwater supply limitations. At the completion of this analysis period, the County should determine if the General Plan uses within the areas of water supply limitation are compatible with identifiable supply limitations and modify the General Plan uses, if necessary.
- Policy 5.2.3.7 The Environmental Management Department shall compile and make available information regarding typical water demands associated with rural residential development that is dependent upon groundwater. The information shall be posted on the Department's Internet website and available in hard copy format at the Development Services Public Counter.

WASTEWATER SYSTEMS

GOAL 5.3: WASTEWATER COLLECTION AND TREATMENT

An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.

OBJECTIVE 5.3.1: WASTEWATER CAPACITY

Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multifamily, high-, and medium-density residential areas, and commercial and industrial areas.

- Policy 5.3.1.1 High-density and multifamily residential, commercial, and industrial projects may be required to connect to public wastewater collection facilities if reasonably available as a condition of approval. In the Rural Centers of Camino/Cedar Grove/Pollock Pines, the long term development of public sewer service shall be encouraged.
- Policy 5.3.1.2 The creation of lots less than five acres in size in Medium-Density Residential areas relying on on-site septic systems shall only occur when a public water supply is available for domestic use. If public water is not available, such lots shall not be less than five acres.
- Policy 5.3.1.3 In Rural Centers, the County may allow community wastewater systems and other alternative solutions as an acceptable option to traditional wastewater treatment for mobile home parks, commercial and industrial centers, and multifamily residential. The applicant must prove and the County must find that the proposed system will be adequately and safely operated and can accommodate the highest possible demand of the project.

- Policy 5.3.1.4 Public community wastewater collection and on-site disposal systems in remote areas may be considered where the geology may not be conducive to constructing individual sewage disposal systems.
- Policy 5.3.1.5 On-site septic systems for second dwellings and temporary units occupied for more than six months shall be upgraded to meet current standards and be expanded to accommodate the increased capacity as may be required by Environmental Management.
- Policy 5.3.1.6 The County shall encourage the wastewater treatment operators to design and implement future wastewater treatment capacity expansions in a manner that avoids or minimizes associated environmental impacts to the extent feasible.
- Policy 5.3.1.7 In Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.

OBJECTIVE 5.3.2: RURAL SEWAGE DISPOSAL/ALTERNATIVE WASTEWATER SYSTEMS

Ensure the development of efficient and environmentally safe individual sewage disposal systems in rural areas while encouraging and promoting alternative and innovative wastewater treatment.

- Policy 5.3.2.1 Promote and support programs to educate homeowners on the care and maintenance of individual sewage disposal systems.
- Policy 5.3.2.2 Alternative rural wastewater systems should be reviewed by Environmental Management to determine applicability in El Dorado County. Any applicable systems shall be included in the County Zoning Ordinance.
- Policy 5.3.2.3 Consider private community wastewater collection and on-site disposal systems and/or package wastewater treatment plants as an acceptable alternative to traditional wastewater treatment if managed by a public entity.
- Policy 5.3.2.4 The Environmental Management Department (EMD) shall develop a septic system monitoring program.

STORM DRAINAGE

GOAL 5.4: STORM DRAINAGE

Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.

OBJECTIVE 5.4.1: DRAINAGE AND FLOOD MANAGEMENT PROGRAM

Initiate a County-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.

- Policy 5.4.1.1 Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.
- Policy 5.4.1.2 Discretionary development shall protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining the aesthetic qualities of the drainage way.
- Policy 5.4.1.3 The County will evaluate the funding requirements for a maintenance, operation, and infrastructure replacement program for regionally effective storm water drainage management.

WASTE MANAGEMENT

GOAL 5.5: SOLID WASTE

A safe, effective and efficient system for the collection and processing of recyclable and transformable materials and for the disposal of residual solid wastes which cannot otherwise be recycled or transformed.

OBJECTIVE 5.5.1: INTEGRATED WASTE MANAGEMENT PROGRAM

Comply with El Dorado County Integrated Waste Management program which complies with the intent and requirements of the California Public Resources Code, Division 30, Waste Management.

OBJECTIVE 5.5.2: RECYCLING, TRANSFORMATION, AND DISPOSAL FACILITIES

Ensure that there is adequate capacity for solid waste processing, recycling, transformation, and disposal to serve existing and future users in the County.

- Policy 5.5.2.1 Concurrent with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation, and disposal of solid waste.
- Policy 5.5.2.2 Facility sites shall be protected from the encroachment of sensitive and/or incompatible land uses.
- Policy 5.5.2.3 The County shall adopt a Construction and Demolition Debris Diversion Ordinance requiring that a minimum of 50 percent of the debris from construction and demolition projects be reused or recycled. The County shall encourage a higher rate of diversion.

UTILITY SERVICES**GOAL 5.6: GAS, ELECTRIC, AND OTHER UTILITY SERVICES**

Sufficient utility service availability consistent with the needs of a growing community.

OBJECTIVE 5.6.1: PROVIDE UTILITY SERVICES

Community Regions shall be provided with adequate and reliable utility services such as gas, electricity, communication facilities, satellite and/or cable television, and water distribution facilities, while recognizing that levels of service will differ between Community Regions, Rural Centers, and Rural Regions.

- Policy 5.6.1.1 Promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing overhead power lines within scenic areas and existing Community Regions and Rural Centers.
- Policy 5.6.1.2 Reserve adequate rights-of-way to facilitate expansion of services in a timely manner.
- Policy 5.6.1.3 *intentionally blank*
- Policy 5.6.1.4 Special use permits shall be required for the installation of community telecommunication facilities (e.g., microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are considered.

Policy 5.6.1.5 The County shall encourage the coordination between utilities constructing powerlines and school districts to avoid placement of powerlines in close proximity to schools.

OBJECTIVE 5.6.2: ENCOURAGE ENERGY-EFFICIENT DEVELOPMENT

Encourage development of energy-efficient buildings, subdivisions, development, and landscape designs.

Policy 5.6.2.1 Require energy conserving landscaping plans for all projects requiring design review or other discretionary approval.

Policy 5.6.2.2 All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

EMERGENCY SERVICES

GOAL 5.7: EMERGENCY SERVICES

Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.

OBJECTIVE 5.7.1: FIRE PROTECTION (COMMUNITY REGIONS)

Ensure sufficient emergency water supply, storage, and conveyance facilities are available, and that adequate access is provided for, concurrent with development.

Policy 5.7.1.1 Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

OBJECTIVE 5.7.2: FIRE PROTECTION (RURAL REGIONS AND RURAL CENTERS)

Sufficient emergency water supply, storage, and conveyance facilities for fire protection, together with adequate access are available, or are provided for, concurrent with development.

Policy 5.7.2.1 Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development.

Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

OBJECTIVE 5.7.3: LAW ENFORCEMENT

An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

- Policy 5.7.3.1 Prior to approval of new development, the Sheriff's Department shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

OBJECTIVE 5.7.4: MEDICAL EMERGENCY SERVICES

Adequate medical emergency services available to serve existing and new development recognizing that levels of service may differ between Community Regions, and Rural Centers and Regions.

- Policy 5.7.4.1 Prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available and that adequate emergency vehicle access will be provided concurrent with development.
- Policy 5.7.4.2 Prior to approval of new development, the Emergency Medical Services Agency shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

SCHOOLS

As a part of the General Plan update, the County examined a countywide average student yield. It is recognized that there is a range in student yield that varies by region. For example the Tahoe and Pollock Pines districts are currently in decline, whereas the Buckeye, Rescue, and Latrobe districts are experiencing growth. It is the County's intent to work cooperatively with the various school districts to understand and recognize differences between districts, and to plan for future school facility needs by district, including appropriate locations for new schools.

GOAL 5.8: SCHOOL SERVICES

An adequate, high-quality school system consistent with the needs of current and future residents.

OBJECTIVE 5.8.1: SCHOOL CAPACITY

Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.

Policy 5.8.1.1 School districts affected by a proposed development shall be relied on to evaluate the development's adverse impacts on school facilities or the demand therefor. No development that will result in such impacts shall be approved unless:

1. To the extent allowed by State law, the applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to school facilities; or
2. The impacts to school facilities resulting from the development are mitigated, through conditions of approval, to the greatest extent allowed by State law.

Policy 5.8.1.2 Collaborate with County school districts for the exchange of data and the preparation of coordinated student enrollment projections.

Policy 5.8.1.3 Whenever feasible, develop joint (shared) school facilities, recreational facilities, and educational and service programs between school districts and other public agencies.

Policy 5.8.1.4 *intentionally blank*

Policy 5.8.1.5 *intentionally blank*

Policy 5.8.1.6 The County will coordinate with the school districts as to the development of additional land use and zoning to address the provision of educational services.

OBJECTIVE 5.8.2: LAND FOR SCHOOL FACILITIES

Support the identification and acquisition of land for the purpose of siting new school facilities to serve existing and future residents.

Policy 5.8.2.1 Where feasible, elementary schools shall be centrally located within the communities they serve.

- Policy 5.8.2.2 The affected school district shall be relied upon to review development applications to determine the ability of the district to serve the new development. The level of educational services shall not be reduced below acceptable levels as a consequence of new development to the extent permitted by State law.
- Policy 5.8.2.3 Explore the potential for expanding both public and private higher education and continuing education opportunities including attracting a four-year college or university to the County.
- Policy 5.8.2.4 Specific plans for Planned Communities shall identify and set aside land for new schools approvable under Title 5 Standards to serve new communities. A funding mechanism for site acquisition and construction shall be provided. School site dedication shall be considered as part of the funding mechanism.
- Policy 5.8.2.5 The County shall cooperate with the school districts in identifying the potential location of new school sites. All new public school sites shall be reviewed for General Plan consistency.

OBJECTIVE 5.8.3: CHILD AND OTHER CARE AND DAY CARE PROGRAMS

Encourage and promote opportunities for child care and extended day care programs.

- Policy 5.8.3.1 Child day care facilities shall be allowed by right in commercial/office projects, in multiple family housing developments, in mixed use developments in specific plans, in employment centers, and near transit facilities.

LIBRARIES AND CULTURAL FACILITIES

GOAL 5.9: LIBRARY SERVICES AND CULTURAL FACILITIES

A quality County library system and other cultural facilities consistent with the needs of current and future residents.

OBJECTIVE 5.9.1: LIBRARY FACILITIES

Maintain existing library facilities and locate new libraries to serve existing and new communities throughout the County.

- Policy 5.9.1.1 Allow flexibility in the placement of libraries.
- Policy 5.9.1.2 New libraries shall be funded through Community Services Districts, assessment districts, zones of benefits, or other sources.

OBJECTIVE 5.9.2: COMMUNITY PARTICIPATION IN CULTURAL EVENTS

Promote community participation in art and cultural events and the establishment of art and cultural facilities including the visual and performing arts.

Policy 5.9.2.1 El Dorado County shall support efforts by the Sierra Cultural Arts Center Association in the development of performing arts centers.

Policy 5.9.2.2 The County shall provide incentives to encourage indoor and outdoor art to be incorporated into the development of new multiple family, commercial, and industrial projects, and in all civic projects.

IMPLEMENTATION PROGRAM**MEASURE PS-A**

Establish a means, either through formal agreement or through the identification of formal contacts, for various County agencies and departments to communicate with the following non-County public service and utility providers regarding planning for the provision of services and its relationship to the General Plan and the County's long range or capital improvement programs:

- A. Water Providers
- B. Wastewater Treatment Providers
- C. Solid Waste Disposal and Recycling Providers
- D. Private Emergency Service Providers
- E. Arts and Cultural Activity Providers
- F. Public School Districts
- G. Utility Providers (e.g., electricity)

[Policies 5.1.1.1, 5.1.1.2, 5.1.3.2, and 5.2.1.6]

Responsibility:	Environmental Management and Planning Department
Time Frame:	Establish mechanism within five years of General Plan adoption.

MEASURE PS-B

Review the County Code to identify revisions that could accomplish the following:

- A. Require and specify the nature of findings to be made by the approving body that a proposed project is consistent with the long range and capital improvement plans of County and other service providers or, if not consistent, the conditions under which the project can be approved [Policy 5.1.1.2]; and

- B. Require and specify the nature of findings to be made by the approving body that a proposed project meets minimum standards for the provision of emergency services, including emergency water supply and conveyance and emergency access, and emergency service facilities. [Policy 5.1.2.1]

Responsibility:	Planning Department
Time Frame:	Revise County Code within five years of General Plan adoption.

MEASURE PS-C

Develop and regularly update an infrastructure fee program. [Policy 5.1.2.3]

Responsibility:	Planning Department, Department of Transportation, and Environmental Management
Time Frame:	Initiate fee study within two years of plan adoption. Adopt fee(s) within three years.

MEASURE PS-D

Develop a program to improve and promote appropriate sewage disposal systems in areas of the county that do not have public sewage disposal service available [Policies 5.1.2.4, 5.3.2.1, 5.3.2.2, and 5.3.2.3].

Responsibility:	Planning Department and Environmental Management
Time Frame:	Develop and implement program within five years of General Plan adoption.

MEASURE PS-E

Work with the Water Agency and public water providers to establish a water resources development and management program. [Objective 5.2.1 and 5.2.3]

Responsibility:	Planning Department
Time Frame:	Develop plan within one year of General Plan adoption.

MEASURE PS-F

Work with the Water Agency and water service providers to establish a process to review ministerial and discretionary project applications reliant upon surface or groundwater for the ability to be adequately served by the proposed water system. Process to include:

- A. Water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development [Policies 5.2.1.2, 5.2.1.3, 5.2.1.4, 5.2.1.6, 5.2.1.8, 5.2.1.9, and 5.2.3.4]; and
- B. Utilization of the Well Ordinance and development of a database of well production [Policies 5.2.3.1 and 5.2.3.3].

Responsibility:	Environmental Management and Planning Department
Time Frame:	Establish process and procedure within three years of General Plan adoption.

MEASURE PS-G

The County will encourage water purveyors to design water supply and infrastructure projects in a manner that avoids or reduces significant environmental effects to the maximum extent feasible in light of the water supply objectives of a given project. [Policy 5.3.1.6]

Responsibility:	Board of Supervisors
Time Frame:	Ongoing

MEASURE PS-H

Work with the Water Agency and water service providers to develop and implement a water use efficiency program for application to existing and new residential, commercial/industrial, and agricultural water users for those areas not served by a water purveyor with an existing water use efficiency program. The program shall include identification of the types of programs that must utilize reclaimed water and address the feasibility of such use, consistent with Policy 5.2.1.10. Amend the County Code to include water use efficiency requirements, which may include:

- Water-conserving design and equipment in new construction, including single-family residential developments;
- Water-conserving landscaping and other conservation measures for new residential development;
- Retrofitting existing development with water conserving devices;
- Water-conserving agricultural irrigation practices; and
- Provide information/educational materials regarding water usage and conservation to the public.

[Policies 8.2.1.1 and 5.2.1.12]

Responsibility:	Planning Department, Building Department, and Department of Agriculture
Time Frame:	Develop and implement program within eight years of General Plan adoption.

MEASURE PS-I

Work with the Water Agency to develop and implement a program to identify areas having groundwater limitations. [Policy 5.2.3.6]

Responsibility:	Planning Department and Environmental Management
Time Frame:	Develop and implement program within five years of General Plan adoption.

MEASURE PS-J

Establish a process to review discretionary permit applications reliant upon any non-public community wastewater treatment system for the ability to be adequately served by the proposed system. Process to include development of wastewater treatment standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed treatment method. [Policies 5.3.1.1, 5.3.1.2, 5.3.1.3, 5.3.1.5]

Responsibility:	Environmental Management
Time Frame:	Establish process and procedure within two years of General Plan adoption.

MEASURE PS-K

Develop and implement a monitoring program for septic systems. The program shall include guidelines for inspection of experimental systems, known or suspected problem areas, countywide spot site inspections, and remediation of operational problems identified during monitoring. [Policy 5.3.2.4]

Responsibility:	Environmental Management
Time Frame:	Develop and implement program within three years of General Plan adoption.

MEASURE PS-L

Develop and implement a countywide drainage management program, consistent with state and federal regulations. The program should address the following:

- Development standards and preferred Best Management Practices for the maintenance of drainage and drainageways; and

- Funding for maintenance and operation of regional drainage facilities.

[Objectives 5.4.1 and 7.3.4 and Policies 7.3.1.1, 7.3.2.1, and 7.3.2.3]

Responsibility:	Department of Transportation
Time Frame:	Develop program within three years of General Plan adoption.

MEASURE PS-M

Prepare a Construction and Demolition Debris Diversion Ordinance for inclusion in the County Code. [Policy 5.5.2.3]

Responsibility:	Environmental Management
Time Frame:	Present ordinance to Board of Supervisors within five years of General Plan adoption.

MEASURE PS-N

Establish a means, either through formal agreement or through the identification of formal contacts, to coordinate a long-term planning process with private utility providers regarding the location and types of future utility delivery facilities, including the following:

- Undergrounding of utilities [Policy 5.6.1.1];
- Reservation of rights-of-way [Policy 5.6.1.2];
- Use of open space/greenbelts for transmission lines [Policy 5.6.1.3]; and
- Appropriate distances from school sites. [Policy 5.6.1.5]

Responsibility:	Planning Department, Department of Transportation, and Environmental Management
Time Frame:	Establish agreement or contacts within two years of General Plan adoption.

MEASURE PS-O

Develop standards for energy-efficient site development and construction. [Policies 5.6.2.1 and 5.6.2.2]

Responsibility:	Planning Department, Department of Transportation, and Building Department
Time Frame:	Develop standards within four years of General Plan adoption.

MEASURE PS-P

Establish a working group to develop and oversee implementation of minimum countywide standards for emergency response times, emergency access, emergency water supply and conveyance, and staffing ratios. Development of the minimum standards will not preclude emergency service providers from developing and implementing stricter standards for individual service areas. [Policies 5.7.1.1, 5.7.2.1, 5.7.4.1, 5.7.4.2, and 6.2.3.1]

Responsibility:	Fire Protection Districts, Emergency Medical Services Agency, and Sheriff's Department
Time Frame:	Develop and begin implementing standards within three years of General Plan adoption. Meet standard requirements within seven years of General Plan adoption.

MEASURE PS-Q

Establish a procedure for and the conditions under which coordination of the planning efforts of the County and the school districts will take place. [Policies 5.8.1.2, 5.8.1.3, 5.8.1.6, 5.8.2.2, and 5.8.2.5]

Responsibility:	Planning Department
Time Frame:	Establish agreement within five years of General Plan adoption.

MEASURE PS-R

Develop program for attracting a four-year college or university to the county. [Policy 5.8.2.3]

Responsibility:	Chief Administrative Officer, Office of Economic Development, and Planning Department
Time Frame:	Establish program within five years of General Plan adoption; ongoing thereafter.

MEASURE PS-S

Provide support for the development of a performing arts center. [Policy 5.9.2.1]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Ongoing

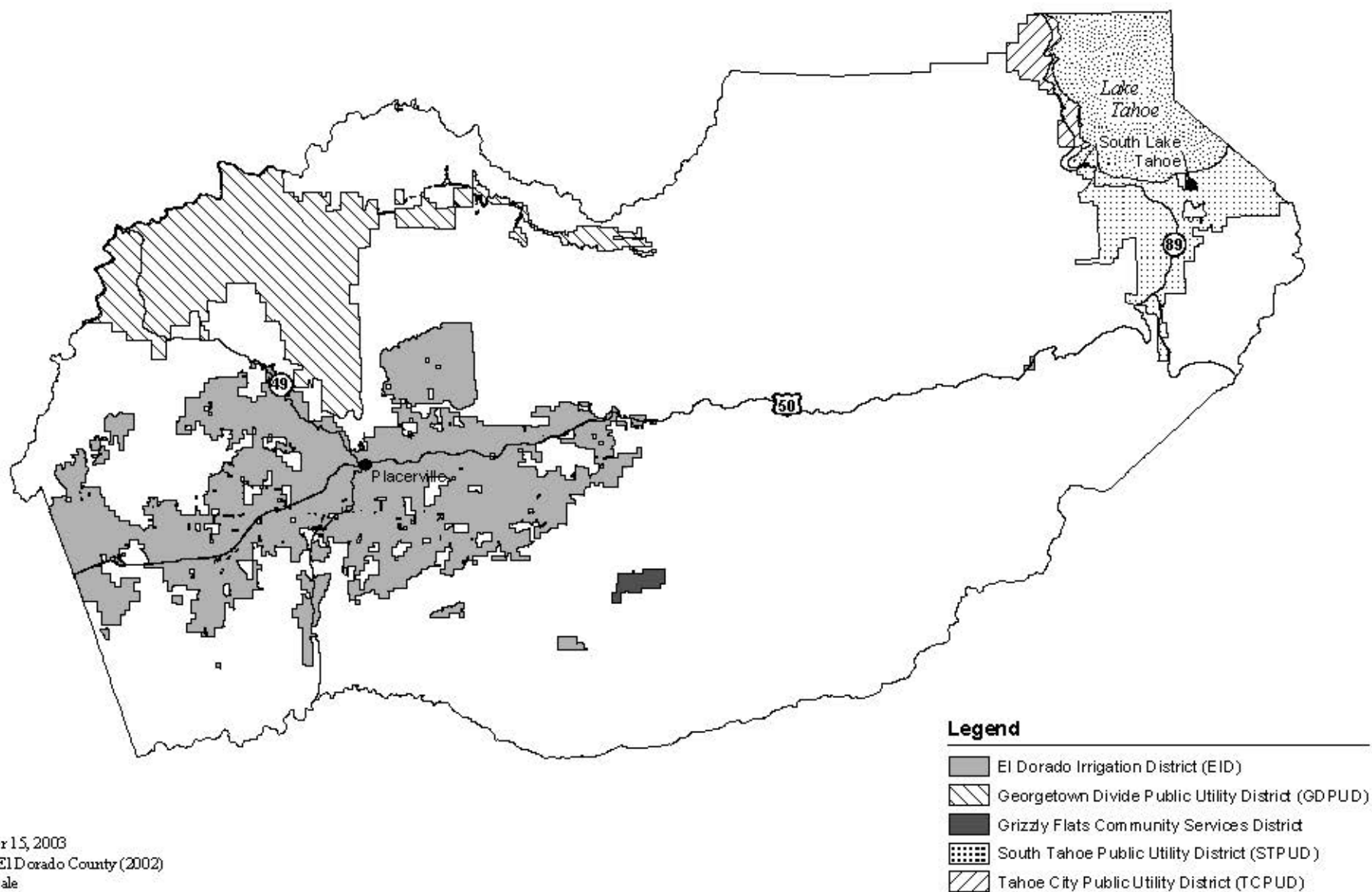
MEASURE PS-T

The County shall compile and make available information regarding typical water demands associated with rural residential development that is dependent upon groundwater. The information shall be posted on the Department's Internet website and available in hardcopy format at the Development Services Public Counter.

Responsibility:	Environmental Management Department
Time Frame:	Develop and implement program within three years of General Plan adoption.

Figure PS-1

Service Areas of El Dorado County Public Water Providers



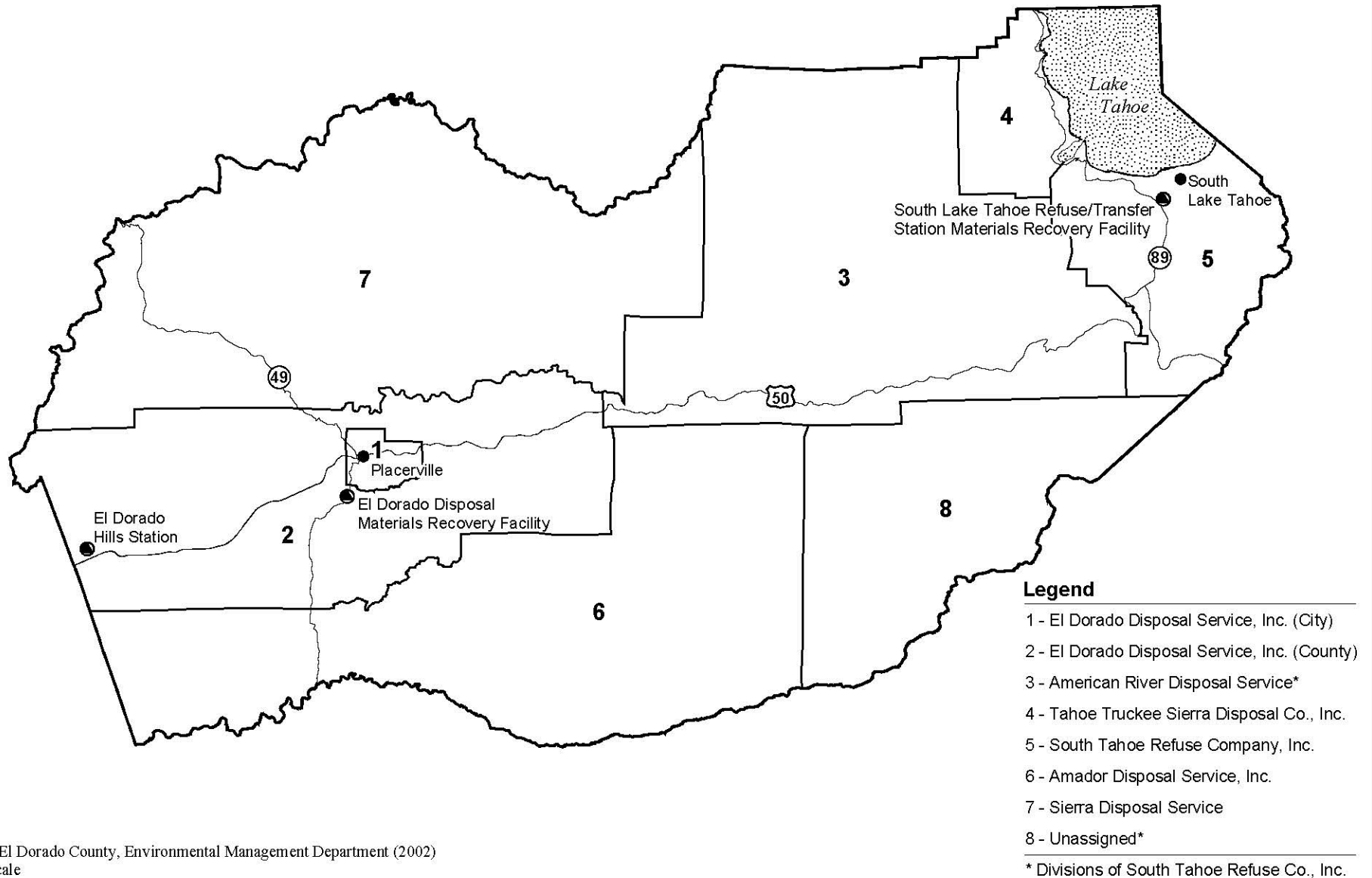
December 15, 2003

Source: El Dorado County (2002)

Not to Scale

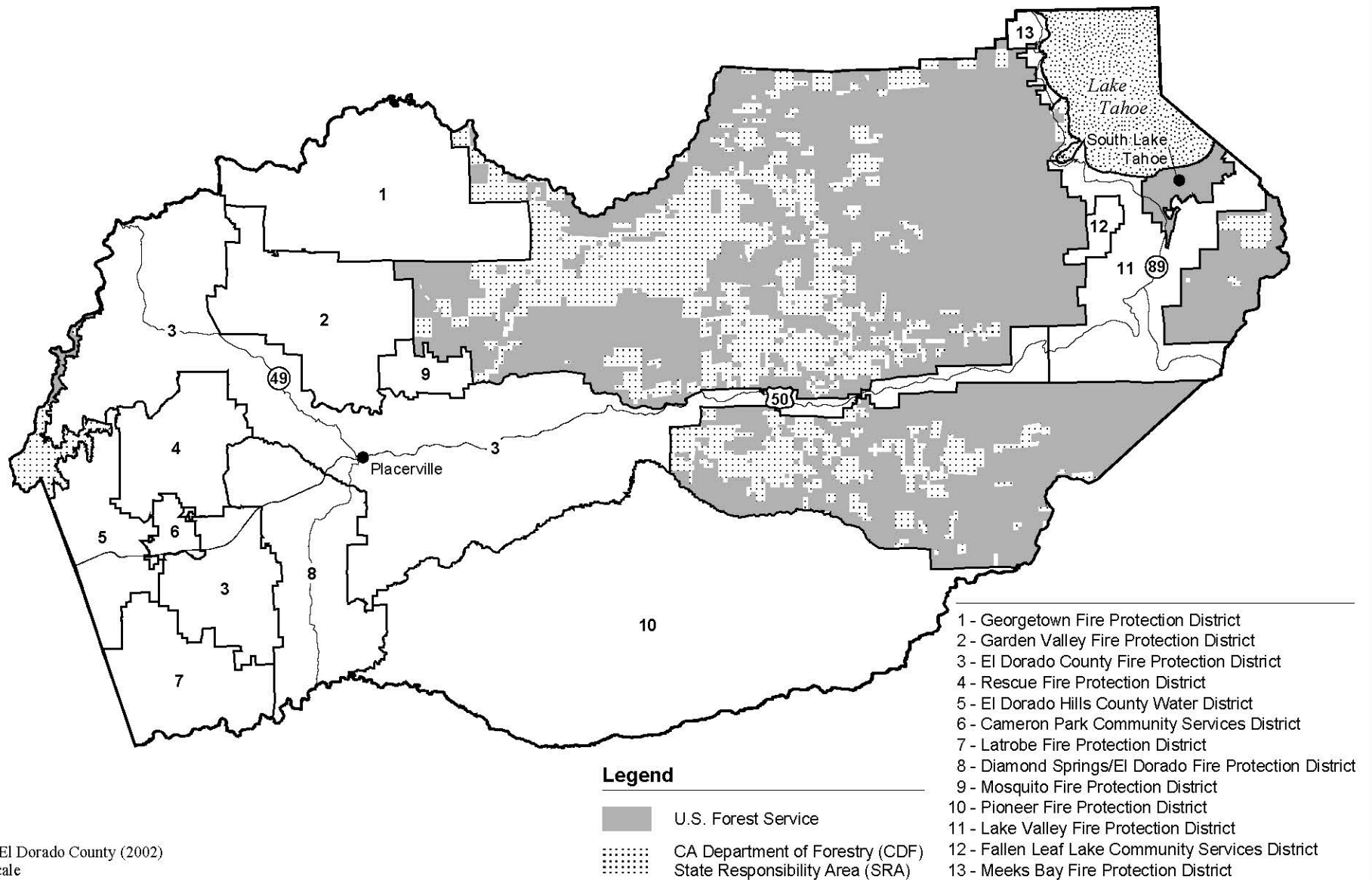
Figure PS-2

El Dorado County's Solid Waste Franchise Areas and Permanent Collection Centers



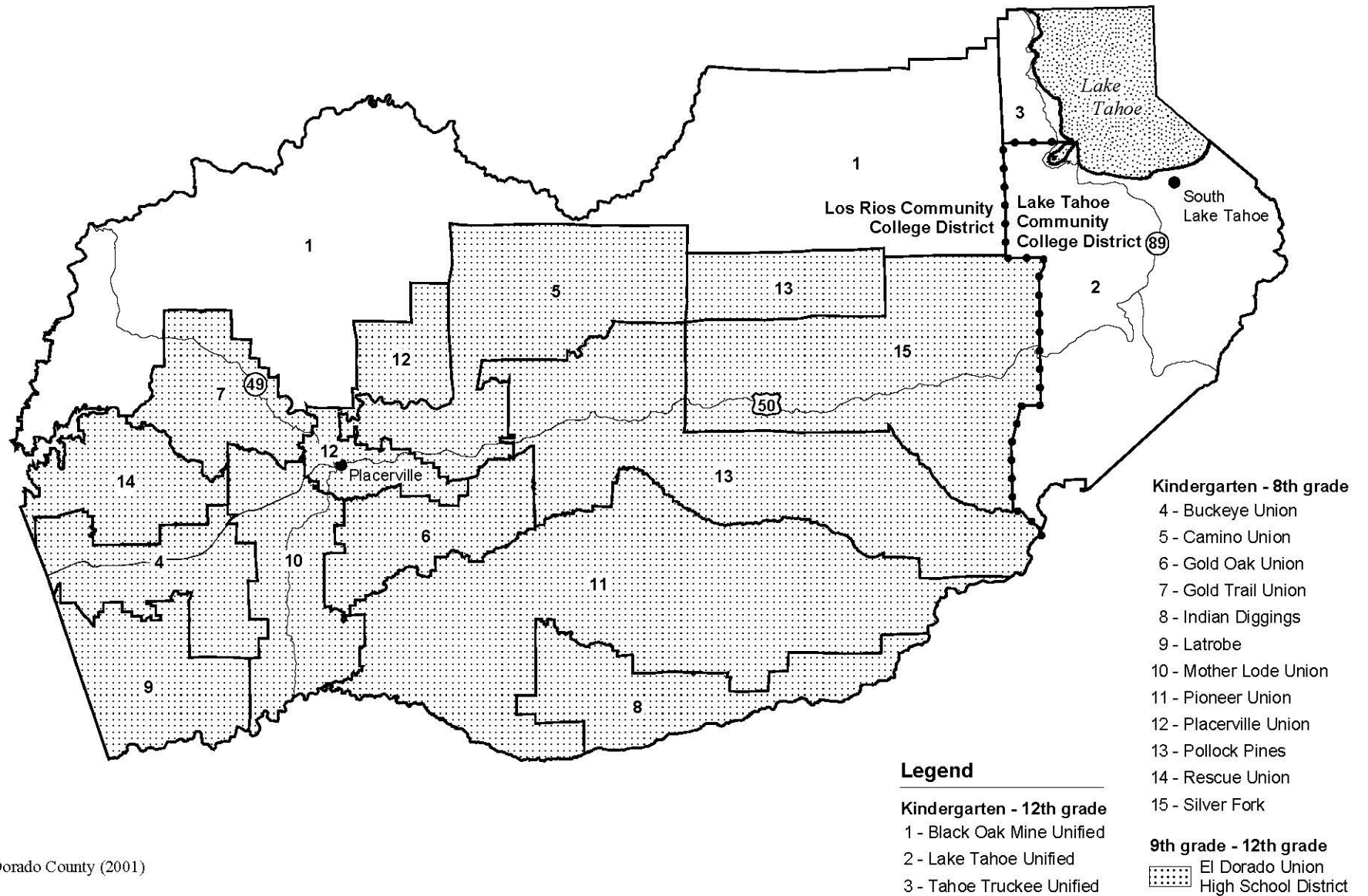
Source: El Dorado County, Environmental Management Department (2002)
Not to Scale

Figure PS-3
Fire Districts in El Dorado County



Source: El Dorado County (2002)
Not to Scale

Figure PS-4
Public School Districts in El Dorado County



Source: El Dorado County (2001)
Not to Scale



EL DORADO COUNTY GENERAL PLAN PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

INTRODUCTION

The Public Health, Safety, and Noise Element is consistent with the requirements set forth in the California Government Code Section 65302 and other applicable sections. Specifically, California Government Code Section 65302(g) requires communities to identify “any reasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.” The Public Health, Safety, and Noise Element shall include “mapping of known seismic and other geologic hazards.” It shall also address “evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.”

The Public Health, Safety, and Noise Element addresses community noise problems, in accordance with Government Code Section 65302(f). The noise contour maps required by that statute are found in Appendix E. Additionally, this element satisfies the State mandated requirements for the safety general plan element.

REGULATORY FRAMEWORK

This element addresses two of the required General Plan elements: Noise and Safety. In 1971, the State of California mandated that county and city general plans include a noise element. A noise element must contain the following information:

1. Identification of major noise sources which affect the county;
2. Mapping of noise contours for major noise producers, including roadways;
3. Policies and programs which address existing and foreseeable noise problems and minimize the exposure of community residents to excessive noise.

The Safety Element meets the requirements of Government Code Section 65302(g). A Safety Element must contain the following information:

1. Unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.

2. Mapping of known seismic and other geologic hazards.
3. Evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.
4. Identify information regarding flood hazards, including, but not limited to, the following:
 - Flood hazard zones. As used in this subdivision, “flood hazard zone” means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency (FEMA). The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.
 - National Flood Insurance Program maps published by FEMA.
 - Information about flood hazards that is available from the United States Army Corps of Engineers.
 - Designated floodway maps that are available from the Central Valley Flood Protection Board.
 - Dam failure inundation maps prepared pursuant to Section 6161 of the Water Code that are available from the Department of Water Resources.
 - Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.
 - Maps of levee protection zones.
 - Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.
 - Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.
 - Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.
 - Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.
5. Establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding, including, but not limited to:
 - Avoiding or minimizing the risks of flooding to new development.
 - Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.
 - Maintaining the structural and operational integrity of essential public facilities during flooding.
 - Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations,

- emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.
- Establishing cooperative working relationships among public agencies with responsibility for flood protection.
 - Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established.
6. Risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177. This review shall consider the advice included in the Office of Planning and Research's most recent publication of "Fire Hazard Planning, General Plan Technical Advice Series." Information regarding fire hazards, including, but not limited to, all of the following:
- Fire hazard severity zone maps available from the Office of the State Fire Marshal.
 - Any historical data on wildfires available from local agencies or a reference to where the data can be found.
 - Information about wildfire hazard areas that may be available from the United States Geological Survey.
 - General location and distribution of existing and planned uses of land in very high fire hazard severity zones and in state responsibility areas, including structures, roads, utilities, and essential public facilities. The location and distribution of planned uses of land shall not require defensible space compliance measures required by state law or local ordinance to occur on publicly owned lands or open space designations of homeowner associations.
 - Local, state, and federal agencies with responsibility for fire protection, including special districts and local offices of emergency services.
7. A set of goals, policies, and objectives for the protection of the community from the unreasonable risk of wildfire.
8. A set of feasible implementation measures designed to carry out the goals, policies, and objectives including, but not limited to, all of the following:
- Avoiding or minimizing the wildfire hazards associated with new uses of land.
 - Locating, when feasible, new essential public facilities outside of high fire risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in a state responsibility area or very high fire hazard severity zone.
 - Designing adequate infrastructure if a new development is located in a state responsibility area or in a very high fire hazard severity zone, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression.
 - Working cooperatively with public agencies with responsibility for fire protection.

- If a city or county has adopted a fire safety plan or document separate from the general plan, an attachment of, or reference to, a city or county's adopted fire safety plan or document that fulfills commensurate goals and objectives.
9. A vulnerability assessment that identifies the risks that climate change poses to the local jurisdiction and the geographic areas at risk from climate change impacts, including, but not limited to, an assessment of how climate change may affect the risks related to flooding and wildfires. Information that may be available from federal, state, regional, and local agencies that will assist in developing the vulnerability assessment and the adaptation policies and strategies, but not limited to, all of the following:
- Information from the internet-based Cal-Adapt tool.
 - Information from the most recent version of the California Adaptation Planning Guide.
 - Information from local agencies on the types of assets, resources, and populations that will be sensitive to various climate change exposures.
 - Information from local agencies on their current ability to deal with the impacts of climate change.
 - Historical data on natural events and hazards, including locally prepared maps of areas subject to previous risk, areas that are vulnerable, and sites that have been repeatedly damaged.
 - Existing and planned development in identified at-risk areas, including structures, roads, utilities, and essential public facilities.
 - Federal, state, regional, and local agencies with responsibility for the protection of public health and safety and the environment, including special districts and local offices of emergency services.
10. A set of feasible implementation measures designed to carry out the goals, policies, and objectives, including, but not limited to, all of the following:
- Feasible methods to avoid or minimize climate change impacts associated with new uses of land.
 - The location, when feasible, of new essential public facilities outside of at-risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in at-risk areas.
 - The designation of adequate and feasible infrastructure located in an at-risk area.
 - Guidelines for working cooperatively with relevant local, regional, state, and federal agencies.
 - The identification of natural infrastructure that may be used in adaptation projects. Where feasible, the plan shall use existing natural features and ecosystem processes, or the restoration of natural features and ecosystem processes, when developing alternatives for consideration. For purposes of this clause, "natural infrastructure" means using natural ecological systems or processes to reduce vulnerability to

climate change related hazards, or other related climate change effects, while increasing the long-term adaptive capacity of coastal and inland areas by perpetuating or restoring ecosystem services. This includes, but is not limited to, the conservation, preservation, or sustainable management of any form of aquatic or terrestrial vegetated open space, such as beaches, dunes, tidal marshes, reefs, seagrass, parks, rain gardens, and urban tree canopies. It also includes systems and practices that use or mimic natural processes, such as permeable pavements, bioswales, and other engineered systems, such as levees that are combined with restored natural systems, to provide clean water, conserve ecosystem values and functions, and provide a wide array of benefits to people and wildlife.

11. Identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.
12. Identify evacuation routes and their capacity, safety, and viability and evacuation locations under a range of emergency scenarios.
13. Review and revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every eight years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element.

A complete list of acronyms used in this document is included in Appendix A. This element, in addition to a Background Information Report, included as Appendix B, meets the requirements of Government Code Section 65302(g). The Climate Vulnerability Assessment (CVA), included as Appendix C, contains detailed information regarding the existing conditions related to climate change vulnerabilities and climate change adaptation. Appendix D contains the dam inundation maps. Appendix E includes the noise contour maps.

The County Safety Element incorporates the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update, which will identify specific hazard mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities which will further support community safety and resilience. The MJHMP is incorporated by reference into the General Plan Public Health, Safety, and Noise Element and forms the basis for many of the policies in this element. This plan alignment ensures the County follows a coordinated approach to public safety and makes the County eligible for additional funding opportunities consistent with California Government Code Section 65302.6. The MJHMP update can be found on the County's website at [https://www.edcgov.us/Government/sheriff/Support/Pages/office_of_emergency_services_\(oes\).aspx](https://www.edcgov.us/Government/sheriff/Support/Pages/office_of_emergency_services_(oes).aspx). The County Safety Element acknowledges the California State Hazard Mitigation Plan.

The County Safety Element also incorporates the Greater Placerville Wildfire Evacuation Preparedness, Community Safety, and Resiliency Study for the County. The study focuses on identifying major evacuation routes and assessing their performance under various scenarios, such as estimating evacuation times and identifying potential bottlenecks using simulations. It also includes evaluating evacuation strategies and projects aimed at enhancing community safety and resilience in anticipation of future wildfire events. The Greater Placerville Wildfire

Evacuation Preparedness, Community Safety, and Resiliency Study is incorporated by reference into the General Plan Public Health, Safety, and Noise Element, serving as a foundation for many wildfire and evacuation accessibility policies within this document. This alignment ensures a cohesive and coordinated County-wide approach to public safety measures, and compliance with Government Code Section 65302.15.

RELATIONSHIP TO OTHER ELEMENTS

Issues set forth in this element are closely linked to the Land Use, Conservation and Open Space, Circulation, and Public Services and Utilities elements. The focus of the Public Health, Safety, and Noise Element is to provide guidelines for protecting the residents from existing and potential hazards in El Dorado County. Table HS - 1 includes policies from other elements that address existing and potential hazards in the County, demonstrating consistency between the elements of this General Plan.

Table HS - 1	
Policies in Other Elements Addressing Adaptation and Resiliency	
Land Use Element	
Policy 2.1.1.7	Development within Community Regions
Policy 2.2.7.2	Coordination with Incorporated Cities
Policy 2.3.1.1	Topography and Native Vegetation
Transportation and Circulation Element	
Policy TC-1a	Unified Countywide Road and Highway System
Policy TC-1w	New Development Standards and Vehicular Safety
Policy TC-Xa	Traffic Impact Mitigation
Policy TC-2f	Provision of Paratransit Services and Facilities
Policy TC-8b	Sustainable Communities Strategy Consistency
Housing Element	
Policy HO-1.3	Development Standards
Policy HO-5.2	Energy and Water Efficiency in New Land Use Development
Public Services and Utilities Element	
Policy 5.1.1.1	Development of Long-Range Plans for Services Including Water Supply
Policy 5.1.2.1	Authorization of New Development Requiring Public Services and Utilities
Policy 5.1.2.2	Prevention of Reduction of Service Standards
Policy 5.2.1.1	Water Resources Development and Management Program
Policy 5.2.1.2	Adequate Water for All Uses
Policy 5.2.1.7	Development Projects During Water Shortage
Policy 5.2.1.9	Water Supply Assessments for Building Permits
Policy 5.2.1.10	Water Conservation and Recycling Programs
Policy 5.2.1.12	Recycled Water Collaboration with El Dorado Irrigation District
Policy 5.2.1.13	Reduction of Environmental Effects of Infrastructure Projects
Policy 5.2.1.15	Acquisition of New Surface Water Sources
Conservation and Open Space Element	
Policy 7.1.2.1	Development Standards for Slopes
Policy 7.1.2.2	Minimization of Erosion and Sedimentation
Policy 7.1.2.3	Grading Ordinance Provisions

Policy 7.1.2.4	Cooperation with Resource Conservation Districts to Prevent Soil Erosion
Policy 7.1.2.5	Cooperation with Department of Transportation to Maintain Road Surfaces
Policy 7.1.2.7	Agricultural Grading Permits
Policy 7.3.1.1	Best Management Practices in Watershed Lands
Policy 7.3.1.2	Establishment of Water Conservation Programs
Policy 7.3.1.3	Domestic Gray Water Use
Policy 7.3.2.1	Protection of Stream and Lake Embankments
Policy 7.3.2.2	Grading Permits and Erosion Control Programs
Policy 7.3.2.3	Separation of Storm Drainage
Policy 7.3.3.1	Protection of Wetlands
Policy 7.3.3.4	Riparian and Wetland Setbacks
Policy 7.3.5.1	Drought Tolerant Plant Species
Policy 7.3.5.2	Indigenous Drought Tolerant Materials
Policy 7.3.5.4	Efficient Water Conveyance Systems in New Construction
Policy 7.3.5.5	Water Reuse Programs
Agriculture and Forestry Element	
Policy 8.2.1.3	Pursuit of New Agricultural Water Supplies
Policy 8.2.1.5	Adequate Water Supplies for Agricultural Uses
Economic Development Element	
Policy 10.1.4.1	Integration of Economic Health and Environmental Enhancement
Policy 10.2.4.4	Road and Drainage Funding

ORGANIZATION OF THE ELEMENT

Consistent with the County MJHMP, this element sets forth planning strategies for fire hazards, seismic hazards, flood hazards, drought and water supply hazards, evacuation accessibility, agriculture/forestry disease and tree mortality hazards, extreme heat, human-health hazards, high wind, severe weather, and climate change adaptation.

The Public Health, Safety, and Noise Element identifies and assesses a range of natural and human-caused hazards, air quality impacts, and noise hazards in the County and establishes goals, policies, and implementation measures to reduce those hazards and impacts to an acceptable level. The natural and human-caused hazards addressed in the element are consistent with the County's MJHMP. This element also sets forth planning strategies in the element for the following topics:

- Fire Hazards
- Geologic and Seismic Hazards
- Flood Hazards
- Noise
- Hazardous Materials
- Air Quality
- Aviation-Related Hazards
- Highway Safety
- Drought and Water Supply
- Evacuation Accessibility
- Agriculture and Forestry Disease and Tree Mortality Hazards
- Extreme Heat
- Human-Health Hazards
- High Winds
- Severe Weather
- Climate Adaptation and Resiliency

POLICY SECTION

GENERAL

GOAL 6.1: COORDINATION

A coordinated approach to hazard and disaster response planning.

OBJECTIVE 6.1.1: IMPLEMENT THE EL DORADO COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

The El Dorado County Multi-Jurisdictional Hazard Mitigation Plan shall serve as the implementation program for this Goal.

- Policy 6.1.1.1 The El Dorado County MJHMP shall serve as the implementation program for the coordination of hazard planning and disaster response efforts within the County and is incorporated by reference to this Element. The County will ensure that the MJHMP is updated regularly to keep pace with the growing population.

OBJECTIVE 6.1.2: Expand community resilience to support effective emergency response and recovery during and after emergency events.

- Policy 6.1.2.1 Support an emergency mass evacuation and sheltering plan that prioritizes the needs of at-risk, vulnerable, and disadvantaged people and individuals with disabilities, access and functional needs, and other special needs by providing meaningful opportunities in emergency planning efforts.

FIRE SAFETY

GOAL 6.2: FIRE HAZARDS

Minimize fire hazards and risks in both wildland and developed areas.

OBJECTIVE 6.2.1: DEFENSIBLE SPACE

All existing and new development and structures shall meet “defensible space” requirements to minimize wildland fire hazards.

- Policy 6.2.1.1 Implement Fire Safe ordinance to attain and maintain defensible space through conditioning of tentative maps and in new development at the final map and/or building permit stage.
- Policy 6.2.1.2 Coordinate with the local Fire Safe Councils, California Department of Forestry and Fire Protection (CAL FIRE), and federal and state agencies having land use jurisdiction in El Dorado County in the development of a countywide fuels management strategy.

- Policy 6.2.1.3 Require all existing and new residential development in State Responsibility Areas (SRAs) and/or very high Fire Hazard Severity Zones (VHFHSZs) to enforce fire-resistant landscaping and defensible space requirements that meet or exceed Title 14, Code of California Regulations (CCR), Division 1.5, Chapter 7, Subchapter 2, Articles 1-5 (commencing with Section 1270) (State Minimum Fire Safe regulations) and Subchapter 3, Article 3 (commencing with Section 1299.01) (Fire Hazard Reduction around Buildings and Structures Regulations). Adequate compliance with these requirements shall be determined by the local Fire Protection Districts (FPDs) or other local fire agencies, as appropriate.
- Policy 6.2.1.4 Require consistency with fire code and development standards that ensure adequate defensible space clearance around all existing and new structures in compliance with the California Fire Code, Public Resources Code Section 4291 (ember-resistant zone), Government Code Section 51175-51188, CCR Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299.03, and in the County Code of Ordinances Chapter 8.09.
- Policy 6.2.1.5 Maintain and enforce the County Defensible Space Ordinance and Fire Prevention Programs and Plans in coordination with local the VHFHSZs and other fire agencies and continue to support related fire prevention programs associated with defensible space inspections as detailed in County Code of Ordinances Chapter 8.09, fire development standards, and public education.

OBJECTIVE 6.2.2: LIMITATIONS TO DEVELOPMENT

Regulate development in areas of high and very high fire hazard as designated by the California Department of Forestry and Fire Protection Fire Hazard Severity Zone (FHSZ) Maps.

- Policy 6.2.2.1 FHSZ Maps shall be consulted in the review of all projects so that standards and mitigation measures appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard.
- Policy 6.2.2.2 The County shall preclude development, including public facilities and essential services (see definition in the Background Information Report in Appendix B), in areas of high and very high wildland fire hazard or in areas identified as Wildland Urban Interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18, 2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local FPD having jurisdiction and/or CAL FIRE. (Resolution 124- 2019, August 6, 2019)
- Policy 6.2.2.3 In the event of a major fire (defined as greater than 500 acres), the County

shall evaluate redevelopment within the impacted fire areas to comply with current Fire Safe Regulations and related County standards. All development shall meet or exceed the County's Building Code, and conform to the State Fire Safe Regulations through application of the Fire Code and wildfire development standards pertaining to fuel modification and defensible space, Public Resources Code 4290, and Title 14 California Code of Regulations 1270-1276.04 referenced on the County's Building Services webpage, in addition to any applicable updates required at the state level, except where alternative building codes apply pursuant to County ordinance.

OBJECTIVE 6.2.3: ADEQUATE FIRE PROTECTION

Application of uniform fire protection standards to development projects by fire districts.

- Policy 6.2.3.1 As a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible FPD that, concurrent with development, adequate emergency and peak load water supply, water flow, fire access, and firefighting personnel and equipment will be available in accordance with applicable State and local fire district standards to support fire suppression efforts.
- Policy 6.2.3.2 As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.
- Policy 6.2.3.3 Day care centers shall be subject to conformance with all applicable sections of Title 19 of the Fire Code.
- Policy 6.2.3.4 All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements.
- Policy 6.2.3.5 Identify actions to ensure noncompliant development meets current fire safe standards and road standards as defined in Title 14 CCR, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5, SRA Fire Safe Regulations through the WUI Fire Safe Plan review process and through collaboration with the FPDs and local fire agencies when reviewing Fire Protection Plans and provisions for new development.
- Policy 6.2.3.6 All new development within an SRA or very high (VHFHSZs) shall prepare a Fire Protection Plan that complies with established fire safety standards. Ingress and egress to the new development will be constructed utilizing the most current State Fire Safe Regulations, Fire Code, and/or County Code that meets these minimum requirements. Key components of a Fire Protection Plan include:
1. risk analysis;
 2. fire response capabilities;

3. fire safety requirements – defensible space, infrastructure, and building ignition resistance;
4. mitigation measures and design considerations for non-conforming fuel modification;
5. wildfire education, maintenance, and limitations; and
6. evacuation planning.

Existing development within an SRA or VHFHSZ can meet these requirements through retro-fitting and home hardening.

- Policy 6.2.3.7 Enforce the most recent California Uniform Building Code Fire Code to safeguard life and property from the hazards of fires and explosions; dangerous conditions arising from the storage, handling, and use of hazardous materials and devices; and hazardous conditions in the use or occupancy of building or premises.

OBJECTIVE 6.2.4: AREA-WIDE FUEL MANAGEMENT PROGRAM

Reduce fire hazard through cooperative fuel management activities.

- Policy 6.2.4.1 Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development.
- Policy 6.2.4.2 The County shall cooperate with CAL FIRE and local FPDs to identify opportunities for fuel breaks in zones of high and very high fire hazard either prior to or as a component of project review and will support the FPDs in tracking grants to fund fire breaks and their long-term maintenance.
- Policy 6.2.4.3 Require fuel modification around homes and subdivision developments in SRAs or VHFHSZs by assisting the local FPDs and other local fire agencies.
- Policy 6.2.4.4 Continue to work cooperatively and promote advocacy efforts with the US Forest Service, CAL FIRE, local FPDs, and other local fire agencies in managing wildfire hazards.
- Policy 6.2.4.5 The County shall encourage other entities in their efforts to utilize biomass and expand biomass facilities as a way to reduce forest fuel loads and wildfire hazard risk.

OBJECTIVE 6.2.5: FIRE PREVENTION EDUCATION

Inform and educate homeowners regarding fire safety and prevention.

- Policy 6.2.5.1 The County shall cooperate with the U.S. Forest Service, CAL FIRE, local FPDs, and other local fire agencies in fire prevention education programs.

OBJECTIVE 6.2.6: FIRE PREPAREDNESS AND EVALUATION**Ensure fire preparedness and response through inter-agency and multi-governmental cooperation.**

Policy 6.2.6.1 To ensure coordinated wildfire planning and response, applicable Community Wildfire Protection Plans (CWPPs) shall be implemented and consulted for all wildfire planning and disaster response within the County. The CWPPs listed in Table HS - 2 cover sections of both the incorporated and unincorporated County and will be incorporated by reference to the Safety Element.

Table HS - 2 El Dorado County CWPPs	
CWPP(s)	Fire Protection District
Western El Dorado County CWPP	Cameron Park Fire Department Diamond Springs/El Dorado Fire Protection District El Dorado County Fire District El Dorado Hills Fire Department Garden Valley Fire Protection District Georgetown Fire Protection District Mosquito Fire Protection District Pioneer Fire Protection District Rescue Fire Protection District
Lake Tahoe Basin CWPP	Fallen Leaf Fire Department Lake Valley Fire Protection District Meeks Bay Fire Protection District South Lake Tahoe Fire Department

Policy 6.2.6.2 Partner with local fire agencies, state and federal agencies, and other local agencies and organizations within the County to regularly update and implement the Western El Dorado County and Tahoe Basin CWPPs.

Policy 6.2.6.3 All County-area FPDs, the County Sheriff's Department, and Office of Emergency Services, Office of Wildfire Preparedness and Resilience (OWPR), and other emergency services and response staff shall attend regular inter-agency training programs to effectively coordinate and provide multi-agency mutual aid in the event of a wildfire or other hazard occurrence.

Policy 6.2.6.4 Prepare future conditions studies which are comprehensive assessments of projected demographic, infrastructure, and environmental factors at smaller scales in unincorporated parts of the County that may be susceptible to evacuation constraints. These studies will aim to evaluate the specific viability and capacity of the local road and street networks serving existing and new residential developments.

Policy 6.2.6.5 Routinely evaluate the ability of the County's essential fire and law enforcement facilities to function after a major disaster and as part of new development review to ensure adequate access for future emergency needs.

GEOLOGIC AND SEISMIC HAZARDS

GOAL 6.3: GEOLOGIC AND SEISMIC HAZARDS

Minimize the threat to life and property from seismic and geologic hazards.

OBJECTIVE 6.3.1: BUILDING AND SITE STANDARDS

Adopt and enforce development regulations, including building and site standards, to avoid social dislocations, which refer to the disruption or displacement of communities, and protect against seismic and geologic hazards.

- Policy 6.3.1.1 The County shall require that all discretionary projects and all projects requiring a grading permit, or a building permit that would result in earth disturbance, that are located in areas likely to contain naturally occurring asbestos (based on mapping developed by the California Department of Conservation [DOC]) comply with the Air Quality Management District (AQMD) Rules 223, 223-1 and 223-2 requirements. The Department of Transportation and the AQMD shall consider the requirement of posting a warning sign at the work site in areas likely to contain naturally occurring asbestos based on the mapping developed by the DOC.
- Policy 6.3.1.2 The County shall establish a mandatory disclosure program, where potential buyers and sellers of real property in all areas likely to contain naturally occurring asbestos (based on mapping developed by DOC) are provided information regarding the potential presence of asbestos subject to sale. Information shall include potential for exposure from access roads and from disturbance activities (e.g., landscaping).
- Policy 6.3.1.3 The County Environmental Management Department shall report annually to the Board of Supervisors regarding new information on asbestos and design an information outreach program.
- Policy 6.3.1.4 Enforce the California Uniform Building Code and general building design and construction requirements related to life safety to address seismic risks associated with ground shaking.
- Policy 6.3.1.5 Prohibit the construction of buildings near active faults in Earthquake Fault Zones unless a geologic investigation is performed to delineate hazards associated with surface fault ruptures and appropriate mitigation actions, based on the investigation, are included in the project design.
- Policy 6.3.1.6 Require that linear projects, including roads, streets, highways, electrical transmission and distribution corridors, water facilities, and underground oil and gas facilities avoid intersecting active faults to the extent possible. When such locations are unavoidable, the project design shall include measures to minimize the effects of fault movement.

OBJECTIVE 6.3.2: COUNTY-WIDE SEISMIC HAZARDS

Continue to evaluate seismic related hazards such as liquefaction, landslides, avalanche, and seiche, particularly in the Tahoe Basin.

- Policy 6.3.2.1 Maintain updated geologic, seismic and avalanche hazard maps, and other hazard inventory information in cooperation with the State Office of Emergency Services, California Department of Conservation--Division of Mines and Geology, U.S. Forest Service, Caltrans, Tahoe Regional Planning Agency, and other agencies as this information is made available. This information shall be incorporated into the El Dorado County Operational Area Multi-Hazard Functional Emergency Operations Plans.
- Policy 6.3.2.2 Future subdivision in the area around Fallen Leaf Lake shall be precluded.
- Policy 6.3.2.3 An avalanche overlay zone shall be established and applied to all residential areas subject to avalanche. All new structures located within avalanche susceptible areas shall be designed to withstand the expected forces of such an event.
- Policy 6.3.2.4 Applications for development of habitable structures shall be reviewed for potential hazards associated with steep or unstable slopes, areas susceptible to high erosion, and avalanche risk. Geotechnical studies shall be required when development may be subject to geological hazards. If hazards are identified, applicants shall be required to mitigate or avoid identified hazards as a condition of approval. If no mitigation is feasible, the project will not be approved.
- Policy 6.3.2.5 Require geotechnical reports that demonstrate adequate slope stability and construction methods for buildings and road improvements that are on slopes greater than 50 percent pursuant to the California Building Code (CBC) Appendix J: Grading Section 108.1-3 on setbacks.
- Policy 6.3.2.6 Development in mapped high landslide susceptibility and debris flow hazard areas shall require a geotechnical investigation and shall incorporate appropriate mitigation into the project design.
- Policy 6.3.2.7 Consider the inclusion of seiche hazard areas within the Lake Tahoe Basin during the update of Area Plans and require development in potential seiche hazard areas to perform a geotechnical engineering investigation and mandate the incorporation of appropriate mitigation measures, based on the investigation, into the project design.

FLOOD HAZARDS

GOAL 6.4: FLOOD HAZARDS

Protect the residents of El Dorado County from flood hazards.

OBJECTIVE 6.4.1: DEVELOPMENT REGULATIONS

Minimize loss of life and property by regulating development in areas subject to flooding in accordance with Federal Emergency Management Agency (FEMA) guidelines, California law, and the El Dorado County Flood Damage Prevention Ordinance.

- Policy 6.4.1.1 Continue participation in the National Flood Insurance Program and application of flood plain zoning regulations to qualify for flood insurance and disaster assistance.
- Policy 6.4.1.2 Identify and delineate flood prone study areas discovered during the completion of the master drainage studies or plans.
- Policy 6.4.1.3 No new critical or high occupancy structures (e.g., schools, hospitals) shall be located in the 100-year floodplain of any river, stream, or other body of water.
- Policy 6.4.1.4 Creation of new parcels which lie entirely within the 100-year floodplain as identified on the most current version of the flood insurance rate maps provided by FEMA or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County shall be prohibited.
- Policy 6.4.1.5 New parcels which are partially within the 100-year floodplain or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County must have sufficient land available outside the FEMA or County designated 100-year floodplain or the dam inundation areas for construction of dwelling units, accessory structures, and septic systems. Discretionary applications shall be required to determine the location of the designated 100-year floodplain and identified dam failure inundation areas on the subject property.
- Policy 6.4.1.6 Encourage the U.S. Forest Service, CAL FIRE, and other agencies and organizations to work together to treat areas burned by wildfires by planting fire-resistant vegetation to prevent erosion, protect soils, and to control stormwater runoff prior to winter storms, and areas prone to rock slides, mudslides, and landslides.

OBJECTIVE 6.4.2: DAM FAILURE INUNDATION

Protect life and property of County residents below dams.

- Policy 6.4.2.1 Apply a zoning overlay for areas located within dam failure inundation zones as identified by the State Department of Water Resources Division of Safety of Dams (DSOD).
- Policy 6.4.2.2 No new critical or high occupancy structures (e.g., schools, hospitals) should be located within the inundation area resulting from failure of dams identified by the State Department of Water Resources DSOD.
- Policy 6.4.2.3 Coordinate with the El Dorado Irrigation District, the Georgetown Divide Public Utility District, the Cameron Park Community Services District, the Sacramento Municipal Utility District, and other dam owners and operators to ensure there are plans in place for flood protection and to address risks associated with dam incidents.

NOISE

GOAL 6.5: ACCEPTABLE NOISE LEVELS

Ensure that County residents are not subjected to noise beyond acceptable levels.

OBJECTIVE 6.5.1: PROTECTION OF NOISE-SENSITIVE DEVELOPMENT

Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels.

- Policy 6.5.1.1 Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table HS-3 or the performance standards of Table HS-4, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
- Policy 6.5.1.2 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table HS-4 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
- Policy 6.5.1.3 Where noise mitigation measures are required to achieve the standards of Table HS - 3 Table HS-3 and Table HS-4, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.
- Policy 6.5.1.4 Existing dwellings and new single-family dwellings on legal lots of record,

as of the date of adoption of this General Plan, are not subject to County review with respect to satisfaction of the standards of the Public Health, Safety, and Noise Element except in areas governed by the Airport Land Use Compatibility Plan for applicable airports. (See Objective 6.5.2.)

As a result, such dwellings may be constructed in other areas where noise levels exceed the standards of the Public Health, Safety, and Noise Element. It is not the responsibility of the County to ensure that such dwellings meet the noise standards of the Public Health, Safety, and Noise Element, or the noise standards imposed by lending agencies such as Housing and Urban Development (HUD), Federal Housing Administration (FHA), and California Department of Veteran Affairs (Cal Vet). If homes are located and constructed in accordance with the Public Health, Safety, and Noise Element, it is expected that the resulting exterior and interior noise levels will conform to the HUD/FHA/Cal Vet noise standards.

- Policy 6.5.1.5 Setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high-volume roadways.
- Policy 6.5.1.6 New noise-sensitive uses shall not be allowed where the noise level, due to non-transportation noise sources, will exceed the noise level standards of Table HS-4 unless effective noise mitigation measures have been incorporated into the development design to achieve those standards.
- Policy 6.5.1.7 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table HS-4 for noise-sensitive uses.
- Policy 6.5.1.8 New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table HS-3 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table HS-3.
- Policy 6.5.1.9 Noise created by new transportation noise sources, excluding airport expansion but including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table HS-3 at existing noise-sensitive land uses.
- Policy 6.5.1.10 To provide a comprehensive approach to noise control, the County shall:
- A. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and as may be determined necessary, through the building permit process.
 - B. Develop and employ procedures to monitor compliance with the

standards of the Noise Element after completion of projects where noise mitigation measures were required.

- C. The zoning ordinance shall be amended to provide that noise standards will be applied to ministerial projects with the exception of single- family residential building permits if not in areas governed by the Airport Land Use Compatibility Plan. (See Objective 6.5.2.)

Table HS - 3 Maximum Allowable Noise Exposure For Transportation Noise Sources			
Land Use	Outdoor Activity Areas ¹ L _{dn} /CNEL, dB	Interior Spaces	
		L _{dn} /CNEL, dB	L _{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Schools	60 ³	--	40
Office Buildings	--	--	45
Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--
Notes: ¹ In Communities and Rural Centers, where the location of outdoor activity areas is not clearly defined, the exterior noise level standard shall be applied to the property line of the receiving land use. For residential uses with front yards facing the identified noise source, an exterior noise level criterion of 65 dB L _{dn} shall be applied at the building facade, in addition to a 60 dB L _{dn} criterion at the outdoor activity area. In Rural Regions, an exterior noise level criterion of 60 dB L _{dn} shall be applied at a 100- foot radius from the residence unless it is within Platted Lands where the underlying land use designation is consistent with Community Region densities in which case the 65 dB L _{dn} may apply. The 100-foot radius applies to properties which are five acres and larger; the balance will fall under the property line requirement. ² As determined for a typical worst-case hour during periods of use. ³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L _{dn} /CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L _{dn} /CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.			

Table HS - 4 Noise Level Performance Protection Standards For Noise Sensitive Land Uses Affected By Non-Transportation* Sources						
Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50
<p>Notes:</p> <p>Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).</p> <p>The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.</p> <p>In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.</p> <p>*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.</p>						

- Policy 6.5.1.11 The standards outlined in Table HS-5, Table HS-6, and Table HS-7 shall not apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally- recognized holidays. Further, the standards outlined in Tables HS-5, HS-6, and HS-7 shall not apply to public projects to alleviate traffic congestion and safety hazards.

Table HS - 5 Maximum Allowable Noise Exposure For Nontransportation Noise Sources In Community Regions and Adopted Plan Areas–Construction Noise			
Land Use Designation¹	Time Period	Noise Level (dB)	
		Leq	Lmax
Higher-Density Residential (MFR, HDR, MDR)	7 am–7 pm	55	75
	7 pm–10 pm	50	65
	10 pm–7 am	45	60
Commercial and Public Facilities (C, R&D, PF)	7 am–7 pm	70	90
	7 pm–7 am	65	75
Industrial (I)	Any Time	80	90
Note: ¹ Adopted Plan areas should refer to those land use designations that most closely correspond to the similar General Plan land use designations for similar development.			

Table HS - 6 Maximum Allowable Noise Exposure For Nontransportation Noise Sources In Rural Centers–Construction Noise			
Land Use Designation	Time Period	Noise Level (dB)	
		Leq	Lmax
All Residential (MFR, HDR, MDR)	7 am–7 pm	55	75
	7 pm–10 pm	50	65
	10 pm–7 am	40	55
Commercial, Recreation, and Public Facilities (C, TR, PF)	7 am–7 pm	65	75
	7 pm–7 am	60	70
Industrial (I)	Any Time	70	80
Open Space (OS)	7 am–7 pm	55	75
	7 pm–7 am	50	65

Table HS - 7 Maximum Allowable Noise Exposure For Nontransportation Noise Sources In Rural Regions–Construction Noise			
Land Use Designation	Time Period	Noise Level (dB)	
		Leq	Lmax
All Residential (LDR)	7 am–7 pm	50	60
	7 pm–10 pm	45	55
	10 pm–7 am	40	50
Commercial, Recreation, and Public Facilities (C, TR, PF)	7 am–7 pm	65	75
	7 pm–7 am	60	70
Rural Land, Natural Resources, Open Space, and Agricultural Lands (RR, NR, OS, AL)	7 am–7 pm	65	75
	7 pm–7 am	60	70

- Policy 6.5.1.12 When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration.
- A. Where existing or projected future traffic noise levels are less than 60 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 5 dBA L_{dn} caused by a new transportation noise source will be considered significant;
 - B. Where existing or projected future traffic noise levels range between 60 and 65 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 3 dBA L_{dn} caused by a new transportation noise source will be considered significant; and
 - C. Where existing or projected future traffic noise levels are greater than 65 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA L_{dn} caused by a new transportation noise will be considered significant.
- Policy 6.5.1.13 When determining the significance of impacts and appropriate mitigation to reduce those impacts for new development projects, including ministerial development, the following criteria shall be taken into consideration:
- A. In areas in which ambient noise levels are in accordance with the standards in Table HS - 3, increases in ambient noise levels caused by new non transportation noise sources that exceed 5 dBA shall be considered significant; and
 - B. In areas in which ambient noise levels are not in accordance with the standards in Table HS - 3, increases in ambient noise levels caused by new non transportation noise sources that exceed 3 dBA shall be considered significant.
- Policy 6.5.1.14 The County will adopt a noise ordinance to resolve neighborhood conflicts and to control unnecessary noise in the County. Examples of the types of noise sources that can be controlled through the use of a quantitative noise ordinance include noisy mechanical equipment (e.g., swimming pool pumps, HVAC units), and amplified music in commercial establishments.
- Policy 6.5.1.15 The County will establish and maintain coordination among city, county, and state agencies involved in noise abatement and other agencies to reduce noise generated from sources outside the County's jurisdiction.

OBJECTIVE 6.5.2: AIRPORT NOISE GUIDELINES

The County shall recognize the Airport Land Use Compatibility Plan (ALUCP) for the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport as the applicable guidelines for development within the Airport Noise Zones for these airports. Where there is a conflict between the County noise standards and the noise standards of the ALUCP, the standards of the ALUCP shall take precedence.

- Policy 6.5.2.1 All projects, including single-family residential, within the Airport Noise
-

Zones of the Cameron Airpark, Georgetown, and Placerville airports shall be evaluated against the applicable policies in the ALUCP.

- Policy 6.5.2.2 The County shall develop and apply a combining zone district for areas located within the Airport Noise Zones in the ALUCP.

HAZARDOUS MATERIALS

GOAL 6.6: MANAGEMENT OF HAZARDOUS MATERIALS

Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, release, and disposal of hazardous

OBJECTIVE 6.6.1: REGULATION OF HAZARDOUS MATERIALS

Regulate the use, storage, manufacture, transport, and disposal of hazardous materials in accordance with State and Federal regulations.

- Policy 6.6.1.1 The Hazardous Waste Management Plan shall serve as the implementation program for management of hazardous waste in order to protect the health, safety, property of residents and visitors, and to minimize environmental degradation while maintaining economic viability.
- Policy 6.6.1.2 Prior to the approval of any subdivision of land or issuing of a permit involving ground disturbance, a site investigation, performed by a Registered Environmental Assessor or other person experienced in identifying potential hazardous wastes, shall be submitted to the County for any subdivision or parcel that is located on a known or suspected contaminated site included in a list on file with the Environmental Management Department as provided by the State of California and federal agencies. If contamination is found to exist by the site investigations, it shall be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of a new land use entitlement or building permit.
- Policy 6.6.1.3 Provision must be made for disposal of aviation generated petroleum, oils, lubricants, and solvents at the County airports.

AIR QUALITY

GOAL 6.7: AIR QUALITY MAINTENANCE

- A. Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board.**
- B. Minimize public exposure to toxic or hazardous air pollutants and air**

OBJECTIVE 6.7.1: EL DORADO COUNTY CLEAN AIR PLAN

Adopt and enforce Air Quality standards to reduce the health impacts caused by harmful emissions.

Policy 6.7.1.1 Improve air quality through land use planning decisions.

Policy 6.7.1.2 Support local and regional air quality improvement efforts.

OBJECTIVE 6.7.2: VEHICULAR EMISSIONS

Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.

Policy 6.7.2.1 Develop and implement a public awareness campaign to educate community leaders and the public about the causes and effects of El Dorado County air pollution and about ways to reduce air pollution.

Policy 6.7.2.2 Encourage, both through County policy and discretionary project review, the use of staggered work schedules, flexible work hours, compressed work weeks, teleconferencing, telecommuting, and carpool/van pool matching as ways to reduce peak-hour vehicle trips.

Policy 6.7.2.3 To improve traffic flow, synchronization of signalized intersections shall be encouraged to reduce congestion, conserve energy, and improve air quality.

Policy 6.7.2.4 Encourage a local and inter-State rail system.

Policy 6.7.2.5 Upon reviewing projects, the County shall support and encourage the use of, and facilities for, alternative-fuel vehicles to the extent feasible. The County shall develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles.

Policy 6.7.2.6 The County shall investigate the replacement of its fleet vehicles with more fuel-efficient alternative fuel vehicles (e.g., liquid natural gas, fuel cell vehicles, electric vehicles, hybrids).

OBJECTIVE 6.7.3: TRANSIT SERVICE

Expand the use of transit service within the County.

Policy 6.7.3.1 Legally permissible trip reduction programs and the development of transit and ridesharing facilities shall be given priority over highway capacity expansion when such programs and facilities will help to achieve and maintain mobility and air quality.

Policy 6.7.3.2 Transit Service – The County shall promote infill development that is

compact, mixed used, pedestrian friendly, and transit oriented in areas identified as Transit Priority Project Areas.

OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES

Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

- Policy 6.7.4.1 Reduce automobile dependency by permitting mixed land use patterns which locate services such as banks, child care facilities, schools, shopping centers, and restaurants in close proximity to employment centers and residential neighborhoods.
- Policy 6.7.4.2 Promote the development of new residential uses within walking or bicycling distance to the County's larger employment centers.
- Policy 6.7.4.3 New development on large tracts of undeveloped land near the rail corridor shall, to the extent practical, be transit supportive with high density or intensity of use.
- Policy 6.7.4.4 All discretionary development applications shall be reviewed to determine the need for pedestrian/bike paths connecting to adjacent development and to common service facilities (e.g., clustered mailboxes, bus stops, etc.).
- Policy 6.7.4.5 Specific plans submitted to the County shall provide for the implementation of all policies contained under Objective 6.7.4 herein.
- Policy 6.7.4.6 The County shall regulate wood-burning fireplaces and stoves in all new development. Environmental Protection Agency (EPA) approved stoves and fireplaces burning natural gas or propane are allowed. The County shall discourage the use of non-certified wood heaters and fireplaces during periods of unhealthy air quality.
- Policy 6.7.4.7 The County shall inform the public regarding the air quality effects associated with the use of wood for home heating. The program should address proper operation and maintenance of wood heaters, proper wood selection and use, the health effects of wood smoke, weatherization methods for homes, and determining the proper size of heaters needed before purchase and professional installation. The County shall develop an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves that were installed before the effective date of the applicable EPA regulation with newer cleaner-burning EPA-certified wood stoves.

OBJECTIVE 6.7.5: AGRICULTURAL AND FUEL REDUCTION BURNING

Adopt and maintain air quality regulations which will continue to permit agricultural and fuel reduction burning while minimizing their adverse effects.

OBJECTIVE 6.7.6: AIR POLLUTION-SENSITIVE LAND USES**Separate air pollution sensitive land uses from significant sources of air pollution.**

- Policy 6.7.6.1 Ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution.
- Policy 6.7.6.2 New facilities in which sensitive receptors are located (e.g., residential subdivisions, schools, childcare centers, playgrounds, retirement homes, and hospitals) shall be sited away from significant sources of air pollution.

OBJECTIVE 6.7.7: CONSTRUCTION RELATED, SHORT-TERM EMISSIONS**Reduce construction related, short-term emissions by adopting regulations which minimize their adverse effects.**

- Policy 6.7.7.1 The County shall consider air quality when planning the land uses and transportation systems to accommodate expected growth, and shall use the recommendations in the most recent version of the El Dorado County Air Quality Management (AQMD) *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act*, to analyze potential air quality impacts (e.g., short-term construction, long-term operations, toxic and odor-related emissions) and to require feasible mitigation requirements for such impacts. The County shall also consider any new information or technology that becomes available prior to periodic updates of the Guide.

OBJECTIVE 6.7.8: THE EFFECTS OF AIR POLLUTION ON VEGETATION**Monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation.**

- Policy 6.7.8.1 The County shall monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation, including commercially valuable timber, threatened or endangered plant species, and other plant species. If and when such research conclusively determines, or if and when the weight of scientific opinion concludes, that air pollution is causing significant harm to vegetation within El Dorado County or similarly situated areas, the County, through its periodic review of the General Plan pursuant to Policy 2.9.1.2, shall consider whether to add policies to the General Plan to try to mitigate such harm.

AVIATION-RELATED HAZARDS**GOAL 6.8: AVIATION-RELATED HAZARDS**

Minimize aviation-related hazards in and around existing and future airports.

OBJECTIVE 6.8.1: SAFETY HAZARDS EXPOSURE

Minimize the public's exposure to airport-related safety hazards by requiring new development around airports to be compatible with that use.

- Policy 6.8.1.1 All development within the Airport Influence Area of the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport shall comply with El Dorado County Airport Land Use Commission's policies and maps as set forth in the Airport Land Use Compatibility Plan for each airport. All development within the Airport Influence Area of the South Lake Tahoe Airport shall comply with the Airport Land Use Compatibility Plan (ALUCP) for the areas around the South Lake Tahoe Airport. Where there is a difference between the County development standards and the development standards of the Airport Land Use Compatibility Plan, as applied to proposed development, the standards that will most reduce airport-related hazards shall apply. (Resolution 124-2019, August 6, 2019)
- Policy 6.8.1.2 The County shall develop an airport combining zone district within the El Dorado County Zoning Ordinance, for each of the Safety Zones as defined by the Airport Land Use Compatibility Plan for each of the County's public airports. Said ordinance shall specify maximum density and minimum parcel size.

HIGHWAY SAFETY

GOAL 6.9: HIGHWAY SAFETY

Provide highways within the County that provide for the safe movement of goods and people throughout the County.

OBJECTIVE 6.9.1: SAFETY HAZARDS REDUCTION PROGRAM

Create a program to reduce safety hazards on County roadways especially at locations with a history of frequent accidents.

- Policy 6.9.1.1 The County shall identify those roadways with existing or projected safety problems, prioritize them in terms of the immediacy of the need for improvements, and develop programs for financing needed improvements.
- Policy 6.9.1.2 Recognize that substandard road conditions exist in some rural areas of the County and include feasible roadway, pedestrian, and bicyclist safety improvements in the roadway improvement priority list.
- Policy 6.9.1.3 New roads connecting to County roads shall be designed to provide safe access as required by the County Design and Improvement Standards Manual.

OBJECTIVE 6.9.2: EMERGENCIES ON STATE HIGHWAYS

The County should coordinate with Caltrans for the efficient movement of traffic on County roads in the event of closures on State highways.

DROUGHT AND WATER SUPPLY

GOAL 6.10: MANAGEMENT OF WATER RESOURCES

Provide a resilient water supply that will meet the demand of residents, businesses, and visitors.

OBJECTIVE 6.10.1: ENCOURAGE WATER EFFICIENCY

Promote cost-effective water conservation and water efficiency measures.

- Policy 6.10.1.1 Encourage structural and nonstructural flood management methods to enhance water storage and groundwater recharge.
- Policy 6.10.1.2 Continue to enforce the County Landscape and Irrigation Standards, where applicable, including parking lot shading; incorporating stormwater best management practices into landscape areas; requiring water conservation methods that encourage the use of native, drought tolerant species; and promoting knowledge of Appendix C to the Standards, El Dorado County Drought Resistant Plant List, to encourage use in private development).
- Policy 6.10.1.3 Require new development to demonstrate that adequate water is available before project approval and to fund its fair-share costs associated with the provision of water service.
- Policy 6.10.1.4 Support the integrated management of surface and groundwater, stormwater treatment and use, and the treatment and reuse of wastewater, where feasible.
- Policy 6.10.1.5 Enforce the Model Water Efficient Landscape Ordinance (MWELo) for new development and retrofitted landscapes, as referenced by Title 24, Part 11, Chapters 4 and 5 of the CalGreen Building Code.

OBJECTIVE 6.10.2: SUSTAINABLE WATER MANAGEMENT

Promote sustainable water management measures.

- Policy 6.10.2.1 Encourage water suppliers, groundwater management agencies, and groundwater sustainability agencies to track and monitor the quantity and quality of the County's water resources to ensure a sustainable water supply that serves existing and future residents, businesses, agricultural users, government services, and natural resources.
- Policy 6.10.2.2 Support the diversification of water supplies from varied sources that

contribute to a sustainable and diverse water supply and storage portfolio that includes, but is not limited to surface water, groundwater, recycled water, imported water, and stormwater, if these sources protect public health and natural resources.

- Policy 6.10.2.3 Support regional and local water planning efforts led by the El Dorado County Water Agency (EDWA), El Dorado Irrigation District, and other water agencies and water suppliers by participating on committees and advisory groups to coordinate planning efforts related to water and land use planning decisions that may include the Urban Water Management Plan, Groundwater Sustainability Plans, the Regional Drought Contingency Plan, County-wide water resources development and management programs, and other local integrated regional water management plans.
- Policy 6.10.2.4 Participate on County Drought Task Force and partner on regional drought contingency planning efforts to reduce the potential for future water shortages by cooperating with water agencies and suppliers on surface water augmentation storage projects, surface water diversions to secure water supply to smaller communities, groundwater augmentation to ensure redundant supplies when surface water supplies are limited, and to improve water infrastructure so that water is easily transferred between water agencies when supplies are constrained.

EVACUATION ACCESSIBILITY

GOAL 6.11: EVACUATION ROUTES

Identify and maintain adequate evacuation routes in the incorporated and unincorporated County.

OBJECTIVE 6.11.1: EVACUATION ROUTE IDENTIFICATION

Identify and analyze emergency evacuation routes and areas without at least two evacuation routes.

- Policy 6.11.1.1 Continue to improve transportation corridors that support effective evacuation routes and access for the public and emergency responders by identifying residential developments in hazard areas that do not have at least two emergency evacuation routes and work with affected residents to help prepare them to anticipate their evacuation alternatives (e.g., public transit, carpooling, shelter in place).
- Policy 6.11.1.2 Identify rural neighborhoods, mobile home parks, including senior communities, and public facilities that support at-risk populations (at-risk population facilities include, without limitation, pre-schools, public and private primary and secondary schools, before and after school care centers with 12 or more students, daycare centers with 12 or more children, group homes, and assisted living residential or congregate care facilities with 12 or

more residents) that are located within an area classified as an SRA (Public Resources Code Section 4102) or land classified as a VHFHSZ with limited accessibility or a single access point and implement an evacuation plan that consists of evacuation zones, routes, or shelter-in-place plans depending on the hazard event.

- Policy 6.11.1.3 Identify and communicate safe and viable evacuation routes in multiple languages and across various communication platforms, as appropriate, to reach at-risk and vulnerable populations.

OBJECTIVE 6.11.2: EVACUATION ROUTE MAINTENANCE

Ensure viability of future use of evacuation routes.

- Policy 6.11.2.1 Development shall be served by a street system with at least two evacuation routes capable of carrying peak load traffic and have sufficient capacity to meet project needs, or they must provide the necessary capacity to ensure the development has adequate fire protection and safe ingress and egress routes in conformance with the California Fire Safe Regulations (Section 1273 and 1274) of the California Code of Regulations – Title 14, Division 1.5, Chapter 7, Articles 2 and 3).
- Policy 6.11.2.2 Construction of new roads, streets, and evacuation routes must be adequate in terms of width, turning radius, and grade to facilitate access by firefighting apparatus. Priorities for road improvements will be based on evacuation accessibility.
- Policy 6.11.2.3 Evacuation routes and locations and their capacity, safety, and viability under a range of emergency scenarios will be identified in the County's MJHMP update, which will then be incorporated by reference into the Safety Element. The County shall work with emergency service agencies to evaluate the evacuation route and location's capacity, safety, and viability under a range of emergency scenarios to facilitate fire, law enforcement, and emergency medical services and resident ingress and egress, consistent with the goals and objectives of the County's MJHMP.
- Policy 6.11.2.4 Continue to coordinate with the County Sheriff's Department, CAL FIRE, local FPDs, and other fire agencies to identify, assess, and maintain evacuation routes to support the adequate capacity, safety, and viability of those routes under a range of emergency scenarios. Identify designated evacuation routes that are not compliant with Fire Safe Regulations (14 CCR Section 1270.00) for roadway standards and develop a plan to bring those roads into conformance to promote adequate and safe accessibility in communities.
- Policy 6.11.2.5 Collaborate with Fire Safe Councils, Community Organizations, and other local fire agencies to support the long-term maintenance of fire breaks surrounding roads and the continued clearance of private and public roads.

AGRICULTURE AND FORESTRY DISEASE AND TREE MORTALITY HAZARDS

GOAL 6.12: AGRICULTURAL AND FORESTRY DISEASE SAFETY

Increase resistance to pests and disease on agricultural and forest lands.

OBJECTIVE 6.12.1: AGRICULTURAL AND FOREST LANDS RESILIENCY

Increase resiliency against agricultural and forestry disease and tree mortality.

- Policy 6.12.1.1 Use science-based approaches to evaluate, understand, and protect against the negative impacts of new and emerging threats such as climate change, pests, disease outbreaks, or land use changes on forest health and public safety, including the buildup of hazardous fuel conditions and resulting fire behavior.
- Policy 6.12.1.2 Continue to work with federal and state agencies to support fuel and pest management activities on federal and state lands, including areas impacted by bark beetle and other pests.

OBJECTIVE 6.12.1: REMOVAL OF TREE HAZARDS

Remove potential hazard trees to reduce disease spread and wildfire fuel.

- Policy 6.12.2.1 Seek funding opportunities to support reduction in the rate of spread of forest diseases and removal of dead and dying trees.
- Policy 6.12.2.2 Explore opportunities to locate facilities in the County that can store and process bark beetle–infested wood and debris from forest fuel clearing activities into useful products and biomass.

EXTREME HEAT

GOAL 6.13: EXTREME HEAT HAZARDS

Create an effective regulatory system to minimize injury and damage due to extreme heat events.

OBJECTIVE 6.13.1: MITIGATE HEAT-HEALTH EFFECTS

Mitigate Heat-Health Effects.

- Policy 6.13.1.1 Support the opening of cooling centers during heat events and coordinate with transit providers to ensure adequate access for vulnerable communities.
- Policy 6.13.1.2 Continue to publicize precautions for preventing heat-health effects to the most vulnerable populations such as seniors, outdoor workers, children, and

those living in poverty.

HUMAN-HEALTH HAZARDS

GOAL 6.14: HUMAN HEALTH HAZARDS

Protect public health and safety through preventative intervention.

OBJECTIVE 6.14.1: PREVENTATIVE PUBLIC HEALTH SERVICES

Provide preventative public health services.

- Policy 6.14.1.1 Provide and promote through a comprehensive public health infrastructure equitable access to focused clinical preventive health services, including but not limited to vaccine preventable disease mitigation, select adult and pediatric vaccination, communicable disease assessment, investigation and treatment, post-exposure assessment and treatment of vector borne disease.
- Policy 6.14.1.2 Continue to provide vector control services to the El Dorado Vector Control District.
- Policy 6.14.1.3 Facilitate and support continued development and access to an effective and quality driven community primary care network promoting self-care management through comprehensive coordination and ongoing partnerships with community hospitals, tribal health centers, federally qualified health centers, school-based health services and rural designated community clinics.
- Policy 6.14.1.4 Facilitate and coordinate MediCal Managed Care expansion at the local level. Leverage the introduction of a public MediCal managed care plan offering to El Dorado County residents with the intent of increasing and improving available services and healthy outcomes. Facilitate and coordinate a health data assessment specific to preventive service utilization and a health outcome response with the three MediCal Managed Care Plans active.
- Policy 6.14.1.5 Facilitate ways to identify, mitigate and educate on the dangers of lead exposure to human health and sources of those exposures, including but not limited to sub-standard housing and environmental, occupational, recreational exposure pathways.

OBJECTIVE 6.14.2: PUBLIC HEALTH AND SAFETY THROUGH PREVENTIVE INTERVENTION

Protect public health and safety through preventive intervention.

- Policy 6.14.2.1 Integrate health impact evaluation that considers harmful as well as protective health effects for all intragovernmental County government policy development. Facilitate community-level dialog focusing on prevention as a

means to mitigate human-health hazard with all local government agencies, special districts, and community-based organizations and supporting health care industries.

Policy 6.14.2.2 Promote ways to protect the community population from the known hazards of tobacco exposure in the form of second and third-hand smoke where they live, work, and play.

Policy 6.14.2.3 Promote ways to protect the community and the environment from the hazards associated with tobacco products that fall under the classification of mixed hazardous waste, subject to 22 California Code of Regulation Section 66261.9, such as single use tobacco products containing but not limited to, plastic, cellulose acetate or other fibrous plastic material, or any organic or biodegradable material, and electronic smoking devices that are mixed hazardous waste products, including cartridges that are not designed to be refilled.

HIGH WIND

GOAL 6.15: HIGH WIND

Reduce impacts to people and property from high wind events.

OBJECTIVE 6.15.1: BUILDING CODES

Enforce building codes that protect structures against high winds.

Policy 6.15.1.1 Adopt and enforce regulations governing construction and retrofitting of residential and commercial infrastructure to prevent wind damage in high-risk areas.

SEVERE WEATHER

GOAL 6.16: SEVERE WEATHER

Reduce impacts to people and property caused by severe weather events.

OBJECTIVE 6.16.1: INFRASTRUCTURE

Harden infrastructure to protect people and property from severe weather.

Policy 6.16.1.1 Adopt and enforce regulations governing construction and retrofitting of residential and commercial infrastructure to protect against the impacts of severe weather.

Policy 6.16.1.2 Facilitate the designation and operation of emergency centers that are both convenient and ADA accessible to prioritize and protect the needs of at-risk, vulnerable, and disadvantaged populations from severe weather hazards.

OBJECTIVE 6.16.2: EDUCATION AND OUTREACH

Conduct targeted outreach for at-risk and vulnerable populations about severe weather emergencies.

- Policy 6.16.2.1 Organize inclusive outreach to at-risk, vulnerable, and disadvantaged populations to share information about emergency centers and the details and benefits of 72-hour emergency kits and to provide meaningful opportunities to engage in emergency planning efforts.

CLIMATE ADAPTATION AND RESILIENCY**GOAL 6.17: CLIMATE CHANGE ADAPTATION**

Ensure the County can adapt to the hazards created or exacerbated by climate

OBJECTIVE 6.17.1: PROTECT COMMUNITIES

Minimize the risks and vulnerabilities associated with climate change.

- Policy 6.17.1.1 Identify natural infrastructure¹ and nature-based solutions when considering restoration, infrastructure, or engineering improvements that may be used as an adaptation project component proposed by the Transportation, Environmental Management, and Chief Administrative Office. Where feasible, the adaptation component shall use existing natural features and ecosystem processes, or the restoration of natural features and ecosystem processes, when developing alternatives for consideration.
- Policy 6.17.1.2 Implement any recommendations and mitigation actions of the MJHMP that may provide climate change adaptation throughout the County.
- Policy 6.17.1.3 Continue to enforce building codes that will help ensure buildings can adequately withstand damage during hazard events.
- Policy 6.17.1.4 Locate new essential public facilities outside of areas exposed to the climatic hazards of climate change or identify methods to minimize damage if these facilities are in areas exposed to climatic hazards.
- Policy 6.17.1.5 Promote climate change and resilience awareness education about the effects of climate change-induced hazards and ways to adapt and build resiliency to

¹ For purposes of this clause, “natural infrastructure” means using natural ecological systems or processes to reduce vulnerability to climate change related hazards, or other related climate change effects, while increasing long-term adaptive capacity by perpetuating or restoring ecosystem services. It also includes systems and practices that use or mimic natural processes, such as permeable pavements and other engineered systems, such as levees that are combined with restored natural systems, to provide clean water, conserve ecosystem values and functions, and provide a wide array of benefits to people and wildlife.

climate change.

- Policy 6.17.1.6 Regularly (at minimum every 8 years) update the County's Climate Vulnerability Assessment or regularly update (at minimum every 5 years) the County's MJHMP to incorporate the best available public information from federal, state, and regional agencies on the effects of climate change to keep the climate adaptation strategies in the MJHMP and the Safety Element current and relevant to the community's risk.
- Policy 6.17.1.7 Partner with academic institutions and the El Dorado County Agricultural Commissioner's Office to develop monitoring projects that help agricultural operators use climate information to detect and plan for forecasted weather and climate impacts associated with extreme heat events, warm nights, periods of drought, and cold temperatures that can impact agricultural and crop commodities.
- Policy 6.17.1.8 Prioritize County programs and grant opportunities and other equitable project improvements or investments that address climate change impacts and support climate resiliency for at-risk, vulnerable, and disadvantaged communities, such as seniors, children, outdoor workers, individuals with existing health conditions, those with access and functional needs, and lower-income residents.

IMPLEMENTATION PROGRAM

MEASURE HS-A

Maintain emergency response procedures and programs, including agreements with other local, state, and federal agencies, to provide coordinated disaster response and programs to inform the public of emergency preparedness and response procedures.

[Policy 6.1.1.1, Policy 6.2.1.2, Policy 6.2.6.1, Policy 6.2.6.2, Policy 6.2.6.3, Policy 6.2.6.4, and Policy 6.2.6.5]

Primary Lead:	Sheriff's Office (Office of Emergency Services)
Secondary Lead:	Chief Administrative Officer, Department of Transportation, and Environmental Management
Time Frame:	Ongoing review and updating of the Operational Area Multi-Hazard Functional Emergency Operations Plan every five years.

MEASURE HS-B

Work with the local Fire Safe Councils, FPDs, other local fire service providers, U.S. Forest Service, and CAL FIRE to develop and implement a countywide Wildfire Safety Plan. The Wildfire Safety Plan shall focus on, but not be limited to, the following:

- Public wildfire safety education;
- Basic fire protection standards for different areas of the County;
- Appropriate mitigation for development in areas having high and very high fuel hazards;
- Opportunities for fire fuel reduction;
- Implementation of fire safe standards;
- Coordination with fire protection districts
- Fuels management standards to apply to new development adjacent to forested areas and within greenbelts;
- Appropriate standards for open space and greenbelts; and
- Regular assessments on future emergency service needs for new communities.

[Policy 6.2.1.1, Objective 6.2.2 through 6.2.4, 6.2.2.2, 6.2.2.3, Policy 6.2.4.2, and Policy 6.2.5.1]

Primary Lead:	Planning Division
Secondary Lead:	Department of Transportation, and Building Division
Time Frame:	Develop draft plan within one year of General Plan Safety Element adoption.

MEASURE HS-C

Develop a program to collect, maintain, and update geological, seismic, avalanche, and other geological hazard information to avoid siting development in hazard areas and to expand special standards for construction in these hazard areas. [Policy 6.3.2.1 and Policy 6.3.2.3]

Primary Lead:	Planning Division
Secondary Lead:	N/A
Time Frame:	Develop program within five years of General Plan adoption.

MEASURE HS-D

Develop and adopt standards to protect against seismic and geologic hazards.

[Policy 6.3.1.1, Policy 6.3.1.2, Policy 6.3.1.3, Policy 6.3.1.4, Policy 6.3.1.5, Policy 6.3.1.6, Policy 6.3.2.1, Policy 6.3.2.2, Policy 6.3.2.3, Policy 6.3.2.4, Policy 6.3.2.5, Policy 6.3.2.6, and Policy 6.3.2.7]

Primary Lead:	Planning Division
Secondary Lead:	Building Division, and Department of Transportation
Time Frame:	Develop standards within five years of General Plan adoption.

MEASURE HS-E

The County shall adopt a Naturally Occurring Asbestos Disclosure Ordinance that includes the provisions in the policy described in Policy 6.3.1.2.

[Policy 6.3.1.2]

Primary Lead:	Environmental Management Department
Secondary Lead:	N/A
Time Frame:	Present ordinance to Board of Supervisors within three years of General Plan adoption.

MEASURE HS-F

Develop a program to track asbestos-related information as it pertains to the County.

[Policy 6.3.1.3]

Primary Lead:	Environmental Management Department
Secondary Lead:	N/A
Time Frame:	Develop program within one year of General Plan adoption. Report results to the Board of Supervisors annually.

MEASURE HS-G

Adopt California Building Code revisions.

[Policy 6.2.2.3, Policy 6.2.3.7, Policy 6.3.1.4, Policy 6.3.2.5, Policy 6.10.1.5, Policy 6.15.1.1, Policy 6.16.1.1, and Policy 6.17.1.3]

Primary Lead:	Building Division
Secondary Lead:	N/A

Time Frame:	Adopt revisions as Uniform Building Code (UBC) changes are promulgated (ongoing).
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MEASURE HS-H

Continue to participate in the Federal Flood Insurance Program, maintain flood hazard maps and other relevant floodplain data made available by other sources, and revise or update this information as new information becomes available. In its review of applications for building permits, discretionary project applications, and capital improvement proposals, the County shall determine whether the proposed project is within the 100-year floodplain based on these data.

[Policy 6.4.1.1, Policy 6.4.1.2, Policy 6.4.1.3, Policy 6.4.1.4, Policy 6.4.1.5, and Policy 6.4.1.6]

Primary Lead:	Planning Division
Secondary Lead:	Building Division, Department of Transportation
Time Frame:	Ongoing

MEASURE HS-I

To provide a comprehensive approach to noise control, adopt a Noise Ordinance that includes, but is not limited to, the following:

- A. Procedures to ensure that noise mitigation measures, as determined through an acoustical analysis, are implemented in the project review process and, if determined necessary, through the building permit process;
- B. Procedures to monitor compliance with the standards of the Noise Ordinance after completion of projects where noise mitigation measures were required; and
- C. Application of the noise standards to ministerial projects, exception for single- family residential building permits, if not in areas governed by the Airport Land Use Compatibility Plan.

[Policies 6.5.1.10, 6.5.1.13, and 6.5.1.14]

Primary Lead:	Planning Division and Department of Transportation
Secondary Lead:	N/A
Time Frame:	Develop ordinance within five years of General Plan adoption.

MEASURE HS-J

Establish a working group to address cross-jurisdictional noise issues. Members of the group should include representatives from the County, cities of Placerville and South Lake Tahoe, California Department of Transportation, CAL FIRE, California Department of Parks and Recreation, U.S. Forest Service, U.S. Bureau of Land Management, and Tahoe Regional Planning Agency.

[Policy 6.5.1.15]

Primary Lead:	Planning Division
Secondary Lead:	Department of Transportation, Chief Administrative Office, and Sheriff's Department.
Time Frame:	Seat working group within three years of General Plan adoption.

MEASURE HS-K

Review the Zoning Ordinance and identify changes that would accomplish the following:

- A. Include an airport combining zone district for each of the Safety Zones as defined in the Airport Land Use Compatibility Plan for each of the County's public airports; and
- B. Develop and apply a combining zone district for areas within the Airport Influence Area for each of the public airports to discourage the placement of incompatible uses.

[Policies 6.5.2.2 and 6.8.1.2]

Primary Lead:	Planning Division
Secondary Lead:	N/A
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

MEASURE HS-L

Update airport master plans and work with the appropriate Airport Land Use Commissions to update the Comprehensive Land Use Plans to reflect noise levels in the year 2025.

[Policy 6.5.2.1, Policy 6.5.2.2]

Primary Lead:	Planning and Department of Transportation
Secondary Lead:	N/A
Time Frame:	Revise master plans within five years of adoption of General Plan.

MEASURE HS-M

Maintain and update the Hazardous Waste Management Plan for management of hazardous waste to protect the health, safety, and property of residents and visitors, and to minimize environmental degradation.

[Policy 6.6.1.1]

Primary Lead:	Environmental Management Department
Secondary Lead:	N/A
Time Frame:	Review and update, if necessary, within five years of General Plan adoption.

MEASURE HS-N

Collect and maintain information on sites known or suspected to be contaminated by hazardous materials. The information shall include current data from the California Department of Toxic Substances Control's Hazardous Waste and Substance Sites List compiled pursuant to Section 65962.5 of the Government Code.

[Policy 6.6.1.2]

Primary Lead:	Environmental Management Department
Secondary Lead:	Planning Division
Time Frame:	Ongoing

MEASURE HS-O

Develop, implement, and update, as necessary, a plan for the storage, transport, and disposal of hazardous materials used at County-operated facilities.

[Policy 6.6.1.3]

Primary Lead:	Department of Transportation
Secondary Lead:	N/A
Time Frame:	Develop plan within five years of General Plan adoption.

MEASURE HS-P

Enhance and maintain the Air Quality Management District's air quality public education program. The program will include information regarding naturally occurring asbestos.

[Policies 6.3.1.3 and 6.7.2.1]

Primary Lead:	Air Quality Management District
Secondary Lead:	N/A
Time Frame:	Develop program within three years of General Plan adoption.

MEASURE HS-Q

Develop and implement a program to encourage use of mechanisms to reduce peak-hour vehicle trips consistent with Policy 6.7.2.2.

[Policy 6.7.2.2]

Primary Lead:	Planning Division and Department of Transportation
Secondary Lead:	N/A
Time Frame:	Develop program within three years of General Plan adoption.

MEASURE HS-R

Identify fleet vehicles that could successfully be replaced with more fuel efficient or alternative fuel vehicles. When those fleet vehicles are due for replacement, thoroughly investigate their replacement with such vehicles.

[Policy 6.7.2.6]

Primary Lead:	Chief Administrative Office
Secondary Lead:	N/A
Time Frame:	Ongoing

MEASURE HS-S

Develop and implement an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves.

[Policy 6.7.4.7]

Primary Lead:	Planning Division
Secondary Lead:	Building Division, and Environmental Management Department
Time Frame:	Develop program within four years of General Plan adoption.

MEASURE HS-T

Adopt and/or update air quality regulations regarding agricultural and fuel reduction burning, construction emissions, mobile source emissions, fugitive dust, and volatile organic emissions.

[Objective 6.7.5 and Policy 6.7.7.1]

Primary Lead:	Air Quality Management District
Secondary Lead:	N/A
Time Frame:	Develop standards within five years of General Plan adoption.

MEASURE HS-U

Monitor existing, ongoing studies related to the effects of air pollution on vegetation.

[Policy 6.7.8.1]

Primary Lead:	Air Quality Management District
Secondary Lead:	N/A
Time Frame:	Ongoing

MEASURE HS-V

Amend prescriptive standard for the Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan.

[Policy 6.3.1.1]

Primary Lead:	Environmental Management Department
Secondary Lead:	N/A
Time Frame:	Adopt amendment within three years of General Plan adoption.

MEASURE HS-W

Survey and prioritize safety improvements on County roads. Develop financing programs for making necessary improvements.

[Policy 6.9.1.1, Policy 6.11.2.3, and Policy 6.11.2.4]

Primary Lead:	Department of Transportation
Secondary Lead:	N/A
Secondary Lead:	Complete survey within three years; Develop financing program within eight years of General Plan adoption.

MEASURE HS-X

Coordinate air quality planning efforts with other local and regional agencies.

[Policy 6.7.1.1 and Policy 6.7.1.2]

Primary Lead:	Planning Division
Secondary Lead:	N/A
Time Frame:	Ongoing

MEASURE HS-Y

Update the County Code of Ordinances, Chapter 8.09, Defensible Space Ordinance to incorporate fire safe regulations that meet or exceed the minimum requirements for Fire Safe Regulations (14 CCR Section 1270.00) for projects in SRAs or VHFHSZs.

[Policy 6.2.1.3, Policy 6.2.1.4, and Policy 6.2.1.5]

Primary Lead:	Chief Administrative Office's OWPR
Secondary Lead:	All El Dorado County Fire Protection Agencies
Time Frame:	Ongoing

MEASURE HS-Z

Draft development standards and coordinated emergency notification and evacuation plans and procedures that apply across jurisdictional boundaries for wildfire protection and to protect high-density residential and affordable housing developments located within infill locations that are within the WUI, SRA, or VHFHSZs and have adequate access, defined evacuation routes, and sufficient water supplies and infrastructure.

[Policy 6.11.1.1, Policy 6.11.1.2, Policy 6.11.1.3, Policy 6.11.2.1, Policy 6.11.2.2, Policy 6.11.2.3, Policy 6.11.2.4, and Policy 6.11.2.5]

Primary Lead:	Chief Administrative Office's OWPR
Secondary Lead:	All El Dorado County Fire Protection Agencies
Time Frame:	Ongoing

MEASURE HS-AA

The County shall coordinate climate resiliency efforts with federal, states, and local climate collaboratives, such as the Sierra Climate Adaptation and Mitigation Partnership (CAMP) and other regional organizations.

[Policy 6.17.1.1, Policy 6.17.1.2, Policy 6.17.1.3, Policy 6.17.1.4, Policy 6.17.1.5, Policy 6.17.1.6, Policy 6.17.1.7, and 6.17.1.8]

Primary Lead:	Planning Division and Chief Administrative Office
Secondary Lead:	N/A
Time Frame:	Ongoing

MEASURE HS-BB

The County shall designate facilities that can be used as cooling or warming centers or resilience hubs and ensure they are equipped with backup power supplies, including on-site renewable energy generation and energy back-up storage systems.

[Policy 6.1.2.1, Policy 6.13.1.1, and Policy 6.13.1.2]

Primary Lead:	Chief Administrative Office
Secondary Lead:	N/A
Time Frame:	Within three years of General Plan Safety Element adoption

MEASURE HS-CC

Continue to promote water conservation programs to reduce agricultural and residential water use in the County.

[Policy 6.10.1.1, Policy 6.10.1.2, Policy 6.10.1.3, Policy 6.10.1.4 Policy 6.10.1.5, and Policy 6.10.2.1]

Primary Lead:	Planning Division and EDWA
Secondary Lead:	N/A
Time Frame:	Ongoing

MEASURE HS-DD

Support EDWA during updates to its County-wide water resources development and management program and Regional Drought Contingency Plans to coordinate ongoing efforts and to plan for potential water shortages and to promote sustainable, long-term drinking water supply for County residents and businesses.

[Policy 6.10.1.1, Policy 6.10.1.2, and Policy 6.10.2.2]

Primary Lead:	Planning Division
Secondary Lead:	EDWA
Time Frame:	Within the next five years or by the County-wide water resources development and management program update cycle

MEASURE HS-EE

Support free or reduced-cost vaccinations for vector-borne diseases are made available to County residents.

[Policy 6.14.1.1, Policy 6.14.1.2, Policy 6.14.1.3, Policy 6.14.1.4, and Policy 6.14.1.5]

Primary Lead:	Environmental Management Department
Secondary Lead:	Environmental Health Department, Public Health Department, Vector Control
Time Frame:	Ongoing

MEASURE HS-FF

Review and update emergency operation plans, emergency response and evacuation plans, and related procedures at least every 5 years to reflect current conditions and community needs.

[Policy 6.11.2.3, Policy 6.11.2.4, and Policy 6.11.2.5]

Primary Lead:	Sheriff's Office (Office of Emergency Services)
Secondary Lead:	County Administrative Officer, Department of Transportation, Environmental Management Department, and General Services Department
Time Frame:	Ongoing review and updating of emergency response and evacuation plans and procedures every five years.

MEASURE HS-GG

Work with EDWA to develop Drought Task Force and implement the County El Dorado County Drought Resilience Plan

[Policy 6.10.2.4, and Policy 6.10.2.3]

Primary Lead:	Planning Division
Secondary Lead:	EDWA
Time Frame:	Ongoing

MEASURE HS-HH

Continue implementation and regular updates of the County's Stormwater Management Plan to address how existing best management practices (BMP) and stormwater design may be anticipated to change under future climate conditions.

[Policy 6.4.2.1, Policy 6.4.2.2, and Policy 6.4.2.3]

Primary Lead:	The Regional Water Quality Control Board
Secondary Lead:	Tahoe Planning and Stormwater Management Program
Time Frame:	Ongoing

MEASURE HS-II

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15126.2, Consideration and Discussion of Significant Environmental Impacts, lead agencies should make a good faith effort to analyze potentially significant direct, indirect, and cumulative environmental impacts that a project may cause by placing projects in hazardous locations, including locations potentially affected by hazards that result from climate change.

[Policy 6.15.1.1, Policy 6.17.1.3, and Policy 6.17.1.4]

Primary Lead:	Planning Division
Secondary Lead:	Other Lead Agencies
Time Frame:	Ongoing

MEASURE HS-JJ

Educate County decision makers, departments, and staff on climate change science, climate projections, and adaptation and mitigation actions that minimize natural hazard impacts and support climate resiliency.

[Policy 6.17.1.1, Policy 6.17.1.2, Policy 6.17.1.3, Policy 6.17.1.4, Policy 6.17.1.5, Policy 6.17.1.6, Policy 6.17.1.7, Policy 6.17.1.8, and Policy 6.12.1.1]

Primary Lead:	Planning Division
Secondary Lead:	Other Lead Agencies
Time Frame:	Ongoing

MEASURE HS-KK

Identify funding opportunities to support biomass utilization within the County and continuing to use biomass as a component in projects.

[Policy 6.2.4.5, Policy 6.12.1.2, Policy 6.12.2.1, and Policy 6.12.2.2]

Primary Lead:	Chief Administrative Office's OWPR
Secondary Lead:	All El Dorado County Fire Protection Agencies
Time Frame:	Ongoing

MEASURE HS-LL

Implement measures that support safe evacuation education and planning, including but not limited to efforts to notify residents who live in neighborhoods with one means of egress, prioritizing defensible space inspections, and implementing vegetation management and fuel reduction projects in and around identified neighborhoods.

[Policy 6.11.1.1 and Policy 6.11.1.2]

Primary Lead:	Chief Administrative Office's OWPR
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Secondary Lead:	All El Dorado County Fire Protection Agencies
Time Frame:	Ongoing

MEASURE HS-MM

Conduct a survey targeting individuals and communities with access and functional needs to inform emergency evacuation and shelter requirements. This includes but is not limited to assessing needs related to transportation, access to emergency facilities, and necessary capacities.

[Policy 6.1.2.1, Policy 6.11.1.2, Policy 6.16.1.2, and Policy 6.16.2.1]

Primary Lead:	Chief Administrative Office's OWPR
Secondary Lead:	All El Dorado County Fire Protection Agencies
Time Frame:	Ongoing

MEASURE HS-NN

Develop a Mass Evacuation and Sheltering Plan that addresses the needs of at-risk, vulnerable, and disadvantaged people and individuals with disabilities and access and functional needs.

[Policy 6.1.2.1]

Primary Lead:	Sheriff's Office
Secondary Lead:	Chief Administrative Office, All El Dorado County Fire Protection Agencies
Time Frame:	Ongoing review and updating of emergency response and evacuation plans and procedures every five years.

MEASURE HS-OO

Require Fire Protection Plans for new development to comply with fire protection standards and identify adequate infrastructure for the following:

- 1) Location of anticipated water supply,
- 2) Water flow for fire suppression needs,
- 3) Maintenance and long-term integrity of water supplies,
- 4) Fuel modification and defensible space,
- 5) Vegetation clearance maintenance on public and private roads,
- 6) Visible home and street addressing and signage, and
- 7) Community fire breaks and discussion of how those fire breaks will be maintained.

[Policy 6.2.3.5 and Policy 6.2.3.6]

Primary Lead:	Chief Administrative Office's OWPR
Secondary Lead:	All El Dorado County Fire Protection Agencies
Time Frame:	Ongoing

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EL DORADO COUNTY GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT

PRINCIPLE

Consistent with the objectives, goals, and policies set forth in the Land Use Element, the Plan must conserve and improve the County's existing natural resources and open space, including agricultural and forest soils, mineral deposits, water and native plants, fish, wildlife species and habitat, and federally classified wilderness areas; and preserve resources of significant biological, ecological, historical or cultural importance.

INTRODUCTION

The purpose of the Conservation and Open Space Element of the General Plan is to address the management, preservation, and conservation of natural resources and open space of El Dorado County. Management of the County's resources will assure the availability of those resources to future generations and the realization of their full economic potential.

Pursuant to Government Code Section 65302, both a conservation and an open space element must be included in a general plan. The General Plan combines these two elements into the Conservation and Open Space Element and as such satisfies the legal requirements for the Conservation and Open Space Elements defined in the Government Code, Sections 65302(d) and 65560, respectively.

RELATIONSHIP TO OTHER ELEMENTS

This element contains provisions for the conservation and protection of soils, minerals, water, wildlife and fisheries, vegetation, cultural resources, and open space. The issues of this element are closely linked to those of almost all other elements of this General Plan. The intensity of development and issues of land use compatibility relating to resource protection and/or production are discussed in the Land Use, Agriculture and Forestry, and Parks and Recreation Elements.

Natural resources and soil preservation are also discussed in the Agriculture and Forestry Element. The Agriculture and Forestry Element focuses primarily on conservation of

agricultural lands and timber forest lands and identifies the types of uses which are compatible with resource utilization.

Measures necessary for the protection of life and property, as well as ecological values, are also discussed in the Public Health, Safety, and Noise Element.

The Parks and Recreation Element discusses the provision and maintenance of parks, recreation facilities, and trails to serve El Dorado County while the Conservation and Open Space Element deals with the conservation of open space for outdoor recreation.

The Public Services and Utilities Element discusses the conservation of reusable resources and land by recycling and waste management techniques.

ORGANIZATION OF THE ELEMENT

The Conservation and Open Space Element discusses significant natural resources including geology and soils, extractive minerals, water, biological resources, cultural resources, and open space resources. Goals, objectives, and policies are included in this element for each of the topics listed.

POLICY SECTION

SOIL CONSERVATION

GOAL 7.1: SOIL CONSERVATION

Conserve and protect the County's soil resources.

OBJECTIVE 7.1.1: SOILS

Long-term soil productivity.

Policy 7.1.1.1 Conserve and maintain important agricultural soils for existing and potential agricultural and forest uses by limiting non-agricultural/non-forestry development on those soils.

OBJECTIVE 7.1.2: EROSION/SEDIMENTATION

Minimize soil erosion and sedimentation.

Policy 7.1.2.1 Development or disturbance of slopes over 30% shall be restricted. Standards for implementation of this policy, including but not limited to exceptions for access, reasonable use of the parcel, and agricultural uses shall be incorporated into the Zoning Ordinance.

- Policy 7.1.2.2 Discretionary and ministerial projects that require earthwork and grading, including cut and fill for roads, shall be required to minimize erosion and sedimentation, conform to natural contours, maintain natural drainage patterns, minimize impervious surfaces, and maximize the retention of natural vegetation. Specific standards for minimizing erosion and sedimentation shall be incorporated into the Zoning Ordinance.
- Policy 7.1.2.3 Enforce Grading Ordinance provisions for erosion control on all development projects and adopt provisions for ongoing, applicant-funded monitoring of project grading.
- Policy 7.1.2.4 Cooperate with and encourage the activities of the three Resource Conservation Districts in identifying critical soil erosion problems and pursuing funding sources to resolve such problems.
- Policy 7.1.2.5 The Department of Transportation, in conjunction with the Resource Conservation Districts and Soil Conservation District, shall develop a road-side maintenance program to manage roads in a manner that maintains drainage and protects surface waters while reducing road-side weed problems.
- Policy 7.1.2.6 The County shall encourage the Soil Conservation Service to update the 1974 Soil Survey and to digitize all soils mapping units on the Geographic Information System (GIS).
- Policy 7.1.2.7 The County shall require agricultural grading activities that convert one acre or more of undisturbed vegetation to agricultural cropland to obtain an agricultural permit through the Agricultural Commissioner's office which may require approval of the Agricultural Commission. All erosion control measures included in the agricultural permit would be implemented. All agricultural practices, including fuel reduction and fire protection, that do not change the natural contour of the land and that use "best management practices" as recommended by the County Agricultural Commission and adopted by the Board of Supervisors shall be exempt from this policy.

CONSERVATION OF MINERAL RESOURCES

GOAL 7.2: MINERAL RESOURCES

Conservation of the County's significant mineral deposits.

OBJECTIVE 7.2.1: IDENTIFY MINERAL RESOURCES

Identification of the County's important mineral resources.

- Policy 7.2.1.1 In accordance with California Code of Regulations, Sections 3675-3676, the County shall maintain all Mineral Land Classification reports produced by the State Department of Conservation, California Geological Survey, which pertain to El Dorado County. El Dorado County hereby recognizes, accepts, and adopts by reference those State Classification Reports as they currently exist and as may be amended, or supplemented, in the future. These reports are as follows:
1. Kohler, S.L. 1983. Mineral Land Classification of the Georgetown 15' Quadrangle, El Dorado, and Placer Counties, California. Open File Report 83-35. Prepared for the California Department of Conservation.
 2. Kohler, S.L. 1984. Mineral Land Classification of the Auburn 15' Quadrangle, El Dorado and Placer Counties, California. Open File Report 83-37. Prepared for the California Department of Conservation.
 3. Loyd, R.C., T.P. Anderson, and M.M. Bushnell. 1983. Mineral Land Classification of the Placerville 15' Quadrangle, El Dorado, and Amador Counties, California. Open File Report 83-29. Prepared for the California Department of Conservation.
 4. Loyd, R.C. 1984. Mineral Land Classification of the Folsom 15' Quadrangle, Sacramento, El Dorado, Placer, and Amador Counties, California. Open File Report 84-50. Prepared for the California Department of Conservation.
 5. Loyd, R.C., and S.L. Kohler. 1987. Mineral Land Classification of the Camino and Mokelumne Hill 15' Quadrangles, El Dorado, Amador, and Calaveras Counties, California. Open File Report 87-02. Prepared for the California Department of Conservation.
 6. Busch, Lawrence L. 2001. Mineral Land Classification of El Dorado County, California. Open File Report 2000-03. Prepared for the California Department of Conservation.
- Policy 7.2.1.2 Areas designated as Mineral Resource (-MR) overlay on the General Plan Land Use Map shall be identified by the Mineral Resource (-MR) combining zone district on the zoning maps when the likely extraction of the resource through surface mining methods will be compatible with adjacent land uses as determined by Policy 7.2.2.2.
- Policy 7.2.1.3 The County shall utilize the most recent State Department of Conservation assessment of the location and value of non-metallic mineral materials. The County shall zone them and the surroundings to allow for mineral resource management.

OBJECTIVE 7.2.2: PROTECTION FROM DEVELOPMENT**Protection of important mineral resources from incompatible development.**

- Policy 7.2.2.1 The minimum parcel size within, or adjacent to, areas subject to the -MR overlay shall be twenty (20) acres unless the applicant can demonstrate to the approving authority that there are no economically significant mineral deposits on or adjacent to the project site and that the proposed project will have no adverse effect on existing or potential mining operations. The minimum parcel size adjacent to active mining operations which are outside of the -MR overlay shall also be twenty (20) acres.
- Policy 7.2.2.2 The General Plan designations, as shown on the General Plan land use maps, which are considered potentially compatible with surface mining shall include:
- Natural Resource (NR)
 - Agricultural Land (AL)
 - Open Space (OS)
 - Industrial (I)
 - Public Facilities (PF)
 - Rural Residential (RR)
 - Commercial (C)
 - Low-Density Residential (LDR)
- All other General Plan designations are determined to be incompatible for surface mining. Industrial uses shall be limited to those compatible with mineral exploration.
- Policy 7.2.2.3 The County shall require that new nonmining land uses adjacent to existing mining operations be designed to provide a buffer sufficient to protect the mining operation between the new development and the mining operation(s).

OBJECTIVE 7.2.3: ENVIRONMENTAL/LAND USE COMPATIBILITY

Regulation of extraction of mineral resources to ensure that environmental and land use compatibility issues are considered.

- Policy 7.2.3.1 The extraction of mineral resources within the County shall only be allowed following the approval of a special use permit and a reclamation plan conforming to the California Surface Mining and Reclamation Act (SMARA).
- Policy 7.2.3.2 In analyzing the environmental effects of mining operations, the County shall consider, at a minimum, the following issues in granting a new permit:

- A. Natural vegetation and topography for buffering;
- B. Central location of processing equipment and equipment storage;
- C. Dust control;
- D. Circulation and construction standards for access roads;
- E. Erosion control;
- F. Revegetation and re-establishment of natural appearing features on the site following mining activities;
- G. Ultimate land use;
- H. Hours of operation;
- I. Night lighting;
- J. Security fencing;
- K. Noise impacts;
- L. Protection of water quality, sensitive wildlife habitat and/or sensitive plant communities; and
- M. Phased reclamation that proceeds concurrently with surface mining.

Policy 7.2.3.3 Existing development (commercial, residential, and public facilities), as well as undeveloped private lands, shall be protected from significant adverse environmental effects caused by mining through use permit conditions, mitigation measures, and the Noise Element standards.

Policy 7.2.3.4 Surface access to subsurface mining is conditionally permitted only in compatible General Plan designations as defined in these policies. However, vent and escape shafts are permitted in incompatible General Plan designations where surface disturbance is minimal.

Policy 7.2.3.5 The County shall require satisfactory forms of accessible security including irrevocable letters of credit, cash deposits, escrowed negotiable securities, or performance bonds for all mining projects to cover all damages which may stem from the projects and to make sure that all reclamation is carried out. These securities shall be reviewed annually to ensure that there are sufficient funds available to repair potential damage at current costs.

Policy 7.2.3.6 Time limits for special use permits for each project shall be established on a case-by-case basis. Time limits shall be based on the reasonably expected life of the mining operation and potential conflicts with future neighboring land uses. Each project shall have a periodic review for compliance with the use permit. In no case shall such review time period exceed five years. Said review shall be funded by the applicant.

- Policy 7.2.3.7 Exploration for economic mineral or ore deposits is permitted in compatible General Plan designations as defined in these policies. A special use permit shall be required if:
- A. Overburden or mineral deposits in excess of 1,000 cubic yards are disturbed; or
 - B. The operation in any one location disturbs one acre or more in size; or
 - C. De-watering will occur or water will be discharged from the site as a result of the operation.
- Policy 7.2.3.8 Exploration for economic mineral or ore deposits is permitted in incompatible General Plan designations, provided that:
- A. Methods of geological survey, geophysical, or geochemical prospecting are used; or
 - B. Bore holes and trial pits not exceeding 100 cubic yards of overburden or other mineral disturbance may be created; and
 - C. No explosives may be used; there may be no drifting or tunnelling; and de-watering or water discharge is not allowed.
- Policy 7.2.3.9 All exploratory operations shall require a reclamation plan and a bond to ensure its completion if:
- A. Overburden or mineral deposits in excess of 1,000 cubic yards are disturbed; or
 - B. The operation in any one location disturbs one acre or more in size.
- Policy 7.2.3.10 In those instances where a reclamation plan is not required, an erosion control plan shall be required for those operations in which over 50 cubic yards or more of overburden are disturbed.
- Policy 7.2.3.11 Recreational mining, which is the extraction of minerals for recreation on a seasonal basis and the use of such devices as pans, rockers, and dredges with intakes eight inches in diameter or less, shall not require a special use permit. However, certain Federal or State regulations and local building and sanitation regulations may apply.
- Policy 7.2.3.12 Except as provided for in Policy 2.2.2.7, zone changes removing the -MR Combining Zone District from the base zone district shall be considered by the County only when specific studies similar in nature to State Classification Reports prove that a significant mineral deposit no longer exists.

- Policy 7.2.3.13 Regardless of the General Plan designation, subsurface mining shall be conditionally permitted throughout the County. Said mining shall be allowed only after impacts to the environment and affected surface land uses have been adequately reviewed and found to be in compliance with CEQA. Of particular importance shall be the impact of the operation on surface land uses, water quantity and quality, and noise and vibration impacts associated with surface access. All other related impacts shall also be addressed.

CONSERVATION AND PROTECTION OF WATER RESOURCES

GOAL 7.3: WATER QUALITY AND QUANTITY

Conserve, enhance, and manage water resources and protect their quality from degradation.

OBJECTIVE 7.3.1: WATER RESOURCE PROTECTION

Preserve and protect the supply and quality of the County's water resources including the protection of critical watersheds, riparian zones, and aquifers.

- Policy 7.3.1.1 Encourage the use of Best Management Practices, as identified by the Soil Conservation Service, in watershed lands as a means to prevent erosion, siltation, and flooding.
- Policy 7.3.1.2 Establish water conservation programs that include both drought tolerant landscaping and efficient building design requirements as well as incentives for the conservation and wise use of water.
- Policy 7.3.1.3 The County shall develop the criteria and draft an ordinance to allow and encourage the use of domestic gray water for landscape irrigation purposes. (See Title 22 of the State Water Code and the Graywater Regulations of the Uniform Plumbing Code).

OBJECTIVE 7.3.2: WATER QUALITY

Maintenance of and, where possible, improvement of the quality of underground and surface water.

- Policy 7.3.2.1 Stream and lake embankments shall be protected from erosion, and streams and lakes shall be protected from excessive turbidity.
- Policy 7.3.2.2 Projects requiring a grading permit shall have an erosion control program approved, where necessary.

- Policy 7.3.2.3 Where practical and when warranted by the size of the project, parking lot storm drainage shall include facilities to separate oils and salts from storm water in accordance with the recommendations of the Storm Water Quality Task Force's California Storm Water Best Management Practices Handbooks (1993).
- Policy 7.3.2.4 The County should evaluate feasible alternatives to the use of salt for ice control on County roads.
- Policy 7.3.2.5 As a means to improve the water quality affecting the County's recreational waters, enhanced and increased detailed analytical water quality studies and monitoring should be implemented to identify and reduce point and non-point pollutants and contaminants. Where such studies or monitoring reports have identified sources of pollution, the County shall propose means to prevent, control, or treat identified pollutants and contaminants.

OBJECTIVE 7.3.3: WETLANDS

Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.

- Policy 7.3.3.1 For projects that would result in the discharge of material to or that may affect the function and value of river, stream, lake, pond, or wetland features, the application shall include a delineation of all such features. For wetlands, the delineation shall be conducted using the U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual
- Policy 7.3.3.2 *intentionally blank*
- Policy 7.3.3.3 The County shall develop a database of important surface water features, including lake, river, stream, pond, and wetland resources.
- Policy 7.3.3.4 The Zoning Ordinance shall be amended to provide buffers and special setbacks for the protection of riparian areas and wetlands. The County shall encourage the incorporation of protected areas into conservation easements or natural resource protection areas.

Exceptions to riparian and wetland buffer and setback requirements shall be provided to permit necessary road and bridge repair and construction, trail construction, and other recreational access structures such as docks and piers, or where such buffers deny reasonable use of the property, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. Exceptions shall also be provided for horticultural and grazing activities on agriculturally zoned

lands that utilize “best management practices (BMPs)” as recommended by the County Agricultural Commission and adopted by the Board of Supervisors.

Until standards for buffers and special setbacks are established in the Zoning Ordinance, the County shall apply a minimum setback of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. These interim standards may be modified in a particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site- or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area at issue.

For projects where the County allows an exception to wetland and riparian buffers, development in or immediately adjacent to such features shall be planned so that impacts on the resources are minimized. If avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.

- Policy 7.3.3.5 Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.

OBJECTIVE 7.3.4: DRAINAGE

Protection and utilization of natural drainage patterns.

- Policy 7.3.4.1 Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.
- Policy 7.3.4.2 Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.

OBJECTIVE 7.3.5: WATER CONSERVATION

Conservation of water resources, encouragement of water conservation, and construction of wastewater disposal systems designed to reclaim and re-use treated wastewater on agricultural crops and for other irrigation and wildlife enhancement projects.

- Policy 7.3.5.1 Drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development. Where the use of drought-tolerant native plant species is feasible, they should be used instead of non-native plant species.
- Policy 7.3.5.2 A list of appropriate local indigenous drought tolerant plant materials shall be maintained by the County Planning Department and made available to the public.
- Policy 7.3.5.3 The County Parks and Recreation Division shall use drought tolerant landscaping for all new parks and park improvement projects.
- Policy 7.3.5.4 Require efficient water conveyance systems in new construction. Establish a program of ongoing conversion of open ditch systems shall be considered for conversion to closed conduits, reclaimed water supplies, or both, as circumstances permit.
- Policy 7.3.5.5 Encourage water reuse programs to conserve raw or potable water supplies consistent with State Law.

CONSERVATION OF BIOLOGICAL RESOURCES

GOAL 7.4: WILDLIFE AND VEGETATION RESOURCES

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

OBJECTIVE 7.4.1: PINE HILL RARE PLANT SPECIES

The County shall protect Pine Hill rare plant species and their habitats consistent with Federal and State laws.

- Policy 7.4.1.1 The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 130.71 and the USFWS's *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan* (USFWS 2002).
- Policy 7.4.1.2 Private land for Pine Hill rare plant preserve sites will be purchased only from willing sellers.
- Policy 7.4.1.3 Limit land uses within established Pine Hill rare plant preserve areas to activities deemed compatible. Such uses may include passive recreation, research and scientific study, and education. In conjunction with use as

passive recreational areas, develop a rare plant educational and interpretive program.

Policy 7.4.1.4 The Pine Hill Preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.

Policy 7.4.1.5 *intentionally blank* (Resolution 128-2017, October 24, 2017)

Policy 7.4.1.6 *intentionally blank* (Resolution 128-2017, October 24, 2017)

Policy 7.4.1.7 *intentionally blank* (Resolution 128-2017, October 24, 2017)

OBJECTIVE 7.4.2: IDENTIFY AND PROTECT RESOURCES

Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.

Policy 7.4.2.1 The County will coordinate wildlife and vegetation protection programs with appropriate Federal and State agencies.

Policy 7.4.2.2 The County shall continue to support the Noxious Weed Management Group in its efforts to reduce and eliminate noxious weed infestations to protect native habitats and to reduce fire hazards.

Policy 7.4.2.3 Consistent with Policy 9.1.3.1 of the Parks and Recreation Element, low impact uses such as trails and linear parks may be provided within river and stream buffers if all applicable mitigation measures are incorporated into the design.

Policy 7.4.2.4 Protect and preserve wildlife habitat corridors within public parks and natural resource protection areas to allow for wildlife use. Recreational uses within these areas shall be limited to those activities that do not require grading or vegetation removal.

Policy 7.4.2.5 Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.

Policy 7.4.2.6 *intentionally blank* (Resolution 128-2017, October 24, 2017)

Policy 7.4.2.7 *intentionally blank* (Resolution 128-2017, October 24, 2017)

Policy 7.4.2.8 Conserve contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the County through

a Biological Resource Mitigation Program (Program). The Program will result in the conservation of:

1. Habitats that support special status species;
2. Aquatic environments including streams, rivers, and lakes;
3. Wetland and riparian habitat;
4. Important habitat for migratory deer herds; and
5. Large expanses of native vegetation.

A. Habitat Protection Strategy. The Program establishes mitigation ratios to offset impacts to special-status species habitat and special-status vegetation communities within the County.

Special-status species include plants and animals in the following categories:

- Species listed or proposed for listing as Threatened or Endangered under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA);
- Species considered as candidates for listing as Threatened or Endangered under ESA or CESA;
- Wildlife species identified by California Department of Fish and Wildlife (CDFW) as Species of Special Concern;
- Wildlife species identified by US Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) as Species of Concern;
- Plants listed as Endangered or Rare under the California Native Plant Protection Act;
- Animals fully protected under the California Fish and Game Code;
- Plants that have a California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) of 1A (plants presumed extirpated in California and either rare or extinct elsewhere), 1B (plants rare, threatened, or endangered in California and elsewhere), 2A (plants presumed extirpated in California, but more common elsewhere), or 2B (plants rare, threatened, or endangered in California, but more common elsewhere). The CNPS CRPRs are used by both CDFW and USFWS in their consideration of formal species protection under ESA or CESA.

With the exception of oak woodlands, which would be mitigated in accordance with the ORMP (see General Plan Policy 7.4.4.4), and Pine Hill rare plant species and their habitat, which would be mitigated in

accordance with County Code Chapter 130.71 (see General Plan Policy 7.4.1.1), mitigation of impacts to vegetation communities will be implemented in accordance with the table below. Preservation and creation of the following vegetation communities will ensure that the current range and distribution of special-status species within the County are maintained.

Habitat Mitigation Summary Table			
Vegetation Type	Preservation	Creation	Total
Water	NA	1:1	1:1
Herbaceous Wetland	1:1	1:1	2:1
Shrub and Tree Wetlands	2:1	1:1	3:1
Upland (non-oak and non-Pine Hill rare plant species habitat)	1:1	NA	1:1

- B. Wildlife Movement for future 4- and 6- and 8-lane roadway construction projects. Consideration of wildlife movement will be given by the County on all future 4-, 6, and 8-lane roadway construction and widening projects. Impacts on public safety and wildlife movement for projects that include new roads of 4 or more lanes or the widening of roads to 4 or more lanes will be evaluated during the development review process (see Section C below). The analysis of wildlife movement impacts will take into account the conditions of the project site and surrounding property to determine whether wildlife undercrossings are warranted and, if so, the type, size, and locations that would best mitigate a project's impacts on wildlife movement and associated public safety.
- C. Biological Resources Assessment. A site-specific biological resources technical report will be required to determine the presence of special-status biological resources that may be affected by a proposed discretionary project. Vegetation communities and special-status plants shall be mapped and assessed in accordance with the CDFG 2009 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* and subsequent updates, and the *List of Vegetation Alliances and Associations* (CDFG 2010) and subsequent updates. Any surveys conducted to evaluate potential presence of special-status wildlife species shall conform to practices recommended by CDFW and/or USFWS at the time of the surveys. The report will include an assessment of direct, indirect and cumulative impacts to

biological resources, including vegetation communities, plant and wildlife species and wildlife movement. The report shall include recommendations for:

- pre-construction surveys and avoidance/protection measures for nesting birds;
- pre-construction surveys and avoidance/protection measures for roosting bats;
- avoidance and minimization measures to reduce impacts related to entrapment, entanglement, injury, or poisoning of wildlife; and
- avoidance and minimization measures to reduce indirect impacts to wildlife in open space adjacent to a project site.

The results of the biological resources technical report shall be used as the basis for establishing mitigation requirements in conformance with this policy and the Oak Resources Management Plan (ORMP, see General Plan Policy 7.4.4.4).

D. Habitat Protection. Mitigation for impacts to vegetation communities defined above in Section A will occur within the County on a minimum contiguous habitat block of 5 acres. Wetlands mitigation may occur within mitigation banks and/or outside the County if within the watershed of impact. Mitigation sites will be prioritized based on the following criteria:

- Location within PCAs and IBCs
- Location within other important ecological areas, as defined in the Updated INRMP Initial Inventory and Mapping (June 2010);
- Woodland, forest and shrub communities with diverse age structure;
- Woodland and forest communities with large trees and dense canopies;
- Opportunities for active land management to be used to enhance or restore natural ecosystem processes;
- Presence of or potential to support special-status species;
- Connectivity with adjacent protected lands;
- Parcels that achieve multiple agency and community benefits;
- Parcels that are located generally to the west of the Eldorado National Forest; and

- Parcels that would preserve natural wildlife movement corridors such as crossings under major roadways (e.g., U.S. Highway 50 and across canyons).
- E. Mitigation Assistance. The County will establish and maintain a database of willing sellers of land for mitigation of biological resource impacts within the County. The County will manage the database as a voluntary program wherein landowners must opt-in to be included in the database by contacting the County. The database will include the following information:
- Property owner name
 - Assessor's Parcel Number
 - Parcel acreage
 - General vegetation communities as mapped in the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) database
 - Location within PCA, IBC, or important ecological area, as defined in the Updated INRMP Initial Inventory and Mapping (June 2010).
- F. Mitigation Monitoring. Prior to final approval of an individual development project, applicants shall submit to the County a Mitigation Monitoring Plan that provides for periodic monitoring of preserved lands to assess effectiveness of the measures implemented to protect special-status and native species. The Mitigation Monitoring Plan shall demonstrate that funding is secured to implement the monitoring strategy in perpetuity.

Policy 7.4.2.9 The Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district shall be subject to the following provisions except that where the overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay:

- In order to evaluate project-specific compatibility with the -IBC overlay, applicants for discretionary projects (and applicants for ministerial projects within the Weber Creek Canyon IBC) shall be required to provide to the County a biological resources technical report (meeting the requirements identified in Section A of Policy 7.4.2.8 above). The site-specific biological resources technical report will determine the presence of special-status species or

habitat for such species (as defined in Section B of Policy 7.4.2.8 above) that may be affected by a proposed project as well as the presence of wildlife corridors particularly those used by large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote. Properties within the -IBC overlay that are found to support wildlife movement shall provide mitigation to ensure there is no net loss of wildlife movement function and value for special-status species, as well as large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote. Mitigation measures may include land use siting and design tools.

Wildland Fire Safe measures (actions conducted in accordance with an approved Fire Safe Plan for existing structures or defensible space maintenance for existing structures consistent with California Public Resources Code Section 4291) are exempt from this policy, except that Fire Safe measures will be designed insofar as possible to be consistent with the objectives of the Important Biological Corridor. Wildland Fire Safe measures for proposed projects are not exempt from this policy.

OBJECTIVE 7.4.3: *intentionally blank* (Resolution 128-2017, October 24, 2017)

OBJECTIVE 7.4.4: FOREST, OAK WOODLAND, AND TREE RESOURCES

Protect and conserve forest, oak woodland, and tree resources for their wildlife habitat, recreation, water production, domestic livestock grazing, production of a sustainable flow of wood products, and aesthetic values.

- Policy 7.4.4.1 The Natural Resource land use designation shall be used to protect important forest resources from uses incompatible with timber harvesting.
- Policy 7.4.4.2 Through the review of discretionary projects, the County, consistent with any limitations imposed by State law, shall encourage the conservation protection, planting, restoration, and regeneration of native trees in new developments and within existing communities.
- Policy 7.4.4.3 Encourage the clustering of development to retain the largest contiguous areas of forests and oak woodlands possible.
- Policy 7.4.4.4 For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP). The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8.

PRESERVATION OF CULTURAL RESOURCES**GOAL 7.5: CULTURAL RESOURCES****Ensure the preservation of the County's important cultural resources.****OBJECTIVE 7.5.1: PROTECTION OF CULTURAL HERITAGE****Creation of an identification and preservation program for the County's cultural resources.**

Policy 7.5.1.1 The County shall establish a Cultural Resources Ordinance. This ordinance shall provide a broad regulatory framework for the mitigation of impacts on cultural resources (including historic, prehistoric and paleontological resources) by discretionary projects. This Ordinance should include (but not be limited to) and provide for the following:

- A. Appropriate (as per guidance from the Native American Heritage Commission) Native American monitors to be notified regarding projects involving significant ground-disturbing activities that could affect significant resources.
- B. A 100-foot development setback in sensitive areas as a study threshold when deemed appropriate.
- C. Identification of appropriate buffers, given the nature of the resources within which ground-disturbing activities should be limited.
- D. A definition of cultural resources that are significant to the County. This definition shall conform to (but not necessarily be limited to) the significance criteria used for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) and Society of Vertebrate Paleontology.
- E. Formulation of project review guidelines for all development projects.
- F. Development of a cultural resources sensitivity map of the County.

Policy 7.5.1.2 Reports and/or maps identifying specific locations of archaeological or historical sites shall be kept confidential in the Planning Department but shall be disclosed where applicable.

Policy 7.5.1.3 Cultural resource studies (historic, prehistoric, and paleontological resources) shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, the Museum of Paleontology, University of California,

Berkeley, field surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

Policy 7.5.1.4 Promote the registration of historic districts, sites, buildings, structures, and objects in the National Register of Historic Places and inclusion in the California State Office of Historic Preservation's California Points of Historic Interest and California Inventory of Historic Resources.

Policy 7.5.1.5 A Cultural Resources Preservation Commission shall be formed to aid in the protection and preservation of the County's important cultural resources. The Commission's duties shall include, but are not limited to:

- A. Assisting in the formulation of policies for the identification, treatment, and protection of cultural resources (including historic cemeteries) and the curation of any artifacts collected during field collection/excavation;
- B. Assisting in preparation of a cultural resources inventory (to include prehistoric sites and historic sites and structures of local importance);
- C. Reviewing all projects with identified cultural resources and making recommendations on appropriate forms of protection and mitigation; and
- D. Reviewing sites for possible inclusion in the National Register of Historic Places, California Register, and other State and local lists of cultural properties.

The County shall request to become a Certified Local Government (CLG) through the State Office of Historic Preservation. Certification would qualify the County for grants to aid in historic preservation projects. The Cultural Resources Preservation Commission could serve as the Commission required for the CLG program.

Policy 7.5.1.6 The County shall treat any significant cultural resources (i.e., those determined California Register of Historical Resources/National Register of Historic Places eligible and unique paleontological resources), documented as a result of a conformity review for ministerial development, in accordance with CEQA standards.

OBJECTIVE 7.5.2: VISUAL INTEGRITY

Maintenance of the visual integrity of historic resources.

Policy 7.5.2.1 Create Historic Design Control Districts for areas, places, sites, structures, or uses which have special historic significance.

Policy 7.5.2.2 The County shall define Historic Design Control Districts (HDCDs). HDCD inclusions and boundaries shall be determined in a manner

consistent with National Historic Preservation Act (NHPA) Historic District standards.

- A. The County shall develop design guidelines for each HDCD. These guidelines shall be compatible with NHPA standards.
- B. New buildings and structures and reconstruction/restoration of historic (historic as per National Register of Historic Places [NRHP] and California Register of Historical Resources [CRHR] criteria) buildings and structures shall generally conform to styles of architecture prevalent during the latter half of the 19th century into the first decade of the 20th century.
- C. Any historic building or structure located within a designated HDCD, or any building or structure located elsewhere in the county that is listed on the NRHP or CRHR, is designated a California Building of Historic Interest, or a California State Historic Landmark, or is designated as significant as per NRHP/CRHR criteria, shall not be destroyed, significantly altered, removed, or otherwise changed in exterior appearance without a design review.
- D. In cases where the County permits the significant alteration of a historic building or structure exterior, such alteration shall be required to maintain the historic integrity and appearance of the building or structure and shall be subject to a design review.
- E. In cases where new building construction is placed next to a historic building or structure in a designated HDCD or listed on the CRHR/NRHP, the architectural design of the new construction shall generally conform to the historic period of significance of the HDCD or listed property.
- F. In cases where the County permits the destruction of a historic building or tearing down a structure, the building or structure shall first be recorded in a manner consistent with the standards of the NHPA Historic American Building Survey (HABS) by a qualified professional architectural historian.
- G. The County shall mandate building and structure design controls within the viewshed of the Marshall Gold Discovery State Historic Park. These design controls shall be consistent with those mandated for designated Historic Design Control Districts.

Policy 7.5.2.3 New buildings and reconstruction in historic communities shall generally conform to the types of architecture prevalent in the gold mining areas of California during the period 1850 to 1910.

Policy 7.5.2.4 The County shall prohibit the modification of all National Register of Historic Places (NRHP)/California Register of Historical Resources (CRHR) listed properties that would alter their integrity, historic setting,

and appearance to a degree that would preclude their continued listing on these registers. If avoidance of such modifications on privately owned listed properties is deemed infeasible, mitigation measures commensurate with NRHP/CRHR standards shall be formulated in cooperation with the property owner.

Policy 7.5.2.5 In cases where the County permits the demolition or alteration of an historic building, such alteration or new construction (subsequent to demolition) shall be required to maintain the character of the historic building or replicate its historic features.

Policy 7.5.2.6 The County, in cooperation with the State, shall identify the viewshed of Coloma State Park and establish guidelines to be used for development within the viewshed. In addition, the County shall continue to support the relocation of State Route 49 to bypass the Park in order to protect its visual and physical integrity.

OBJECTIVE 7.5.3: RECOGNITION OF PREHISTORIC/HISTORIC RESOURCES

Recognition of the value of the County's prehistoric and historic resources to residents, tourists, and the economy of the County, and promotion of public access and enjoyment of prehistoric and historic resources where appropriate.

OBJECTIVE 7.5.4: PROTECTION OF CEMETERIES

Preservation and protection of existing cemeteries including access and parking.

Policy 7.5.4.1 Protect access routes and parking at existing cemeteries. Development proposals will be evaluated to ensure that they do not interfere with cemeteries or their access and parking.

PRESERVATION OF OPEN SPACE

GOAL 7.6: OPEN SPACE CONSERVATION

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

OBJECTIVE 7.6.1: IMPORTANCE OF OPEN SPACE

Consideration of open space as an important factor in the County's quality of life.

Policy 7.6.1.1 The General Plan land use map shall include an Open Space land use designation. The purpose of this designation is to implement the goals and

objectives of the Land Use and the Conservation and Open Space Elements by serving one or more of the purposes stated below. In addition, the designations on the land use map for Rural Residential and Natural Resource areas are also intended to implement said goals and objectives. Primary purposes of open space include:

- A. Conserving natural resource areas required for the conservation of plant and animal life including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams and watershed lands;
- B. Conserving natural resource lands for the managed production of resources including forest products, rangeland, agricultural lands important to the production of food and fiber; and areas containing important mineral deposits;
- C. Maintaining areas of importance for outdoor recreation including areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes including those providing access to lake shores, beaches and rivers and streams; and areas which serve as links between major recreation and open space reservations including utility easements, banks of rivers and streams, trails and scenic highway corridors;
- D. Delineating open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality; and
- E. Providing for open spaces to create buffers which may be landscaped to minimize the adverse impact of one land use on another.

Policy 7.6.1.2 The County will provide for Open Space lands through:

- A. The designation of land as Open Space;
- B. The designation of land for low-intensity land uses as provided in the Rural Residential and Natural Resource land use designations;
- C. Local implementation of the Federal Emergency Management Agency's National Flood Insurance Program;
- D. Local implementation of the State Land Conservation Act Program; and
- E. Open space land set aside through Planned Developments (PDs).

Policy 7.6.1.3 The County shall implement Policy 7.6.1.1 through zoning regulations and the administration thereof. It is intended that certain districts and certain requirements in zoning regulations carry out the purposes set forth in Policy 7.6.1.1 as follows:

- A. The Open Space (OS) Zoning District is consistent with and shall implement the Open Space designation of the General Plan land use map and all other land use designations.
- B. The Agricultural and Timberland Production zoning districts are consistent with Policy 7.6.1.1 and serve one or more of the purposes set forth therein.
- C. Zoning regulations shall provide for setbacks from all flood plains, streams, lakes, rivers and canals to maintain Purposes A, B, C, and D set forth in Policy 7.6.1.1.
- D. Zoning regulations shall provide for maintenance of permanent open space in residential, commercial, industrial, agricultural, and residential agricultural zone districts based on standards established in those provisions of the County Code. The regulations shall minimize impacts on wetlands, flood plains, streams, lakes, rivers, canals, and slopes in excess of 30 percent and shall maintain Purposes A, B, C, and D in Policy 7.6.1.1.
- E. Landscaping requirements in zoning regulations shall provide for vegetative buffers between incompatible land uses in order to maintain Purpose E in Policy 7.6.1.1.
- F. Zoning regulations shall provide for Mineral Resource Combining Zone Districts and/or other appropriate mineral zoning categories which shall be applied to lands found to contain important mineral deposits if development of the resource can occur in compliance with all other policies of the General Plan. Those regulations shall maintain Purposes A, B, C, D, and E of Policy 7.6.1.1.

Policy 7.6.1.4 The creation of new open space areas, including Ecological Preserves, common areas of new subdivisions, and recreational areas, shall include wildfire safety planning.

IMPLEMENTATION PROGRAM

MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;

- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

MEASURE CO-B

Coordinate with the Resource Conservation Districts to address erosion control issues. [Policy 7.1.2.4]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Ongoing

MEASURE CO-C

In coordination with the Resource Conservation Districts, develop a roadside maintenance program that addresses roadside drainage, the protection of adjacent surface waters, and vegetation control. [Policy 7.1.2.5]

Also refer to Measure CO-G.

Responsibility:	Department of Transportation
Time Frame:	Develop and implement program within three years of General Plan adoption.

MEASURE CO-D

Develop and agricultural permit program that includes standards for agricultural operations comparable to those in the Grading Ordinance and considers other issues important to the protection of agricultural lands.

Responsibility:	Department of Transportation, Department of Agriculture, and Planning Department
Time Frame:	Within three years of General Plan adoption

MEASURE CO-E

Request that the California Geological Survey conduct a non-metallic mineral survey for the County and manage resources appropriately. [Policy 7.2.1.3]

Responsibility:	Planning Department
Time Frame:	Request survey by state within two years of General Plan adoption. Amend General Plan upon completion of survey by state.

MEASURE CO-F

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MEASURE CO-G

Create guidelines for development projects that may affect surface water resources. The guidelines should include:

- Definition(s) of surface water resources;
- Criteria for determining the presence of surface water resources;
- Buffer standards;
- Mitigation standards; and
- Use of Best Management Practices.

[Policies 7.3.1.1, 7.3.2.1, 7.3.2.3, 7.3.3.1, 7.3.3.2, and 7.3.4.2]

Also refer to Measure CO-C.

Responsibility:	Environmental Management, Department of Transportation, and Planning Department
Time Frame:	Within five years of General Plan adoption.

MEASURE CO-H

Prepare and adopt an ordinance revision to permit the use of domestic gray water for irrigation purposes. [Policy 7.3.1.3]

Responsibility:	Environmental Management and Building Department
Time Frame:	Develop ordinance within five years of General Plan adoption.

MEASURE CO-I

Evaluate alternatives to the use of salt for snow removal on County roads. [Policy 7.3.2.4]

Responsibility:	Department of Transportation
Time Frame:	Complete evaluation within two years of General Plan adoption.

MEASURE CO-J

Develop and implement a program to perform water quality analysis and monitoring of the County's recreational waters. [Policy 7.3.2.5]

Responsibility:	Environmental Management and Department of Transportation
Time Frame:	Develop and implement program within eight years of General Plan adoption.

MEASURE CO-K

Work cooperatively with the State Department of Fish and Game, U.S. Fish and Wildlife Service, and Bureau of Land Management to implement the gabbro soils rare plant ecological preserve and recovery program and to develop a long-term preserve strategy. Develop implementation measures to incorporate in County development standards for ministerial and discretionary projects, which may include:

- Identification of compatible land uses within preserve sites, which may include passive recreation, research and scientific study, and interpretive education; and
- Fuels management and fire protection plans to reduce fire hazards at the interface between rare plant preserve sites and residential land uses.

[Policies 7.4.1.1, 7.4.1.2, and 7.4.1.3]

Responsibility:	Planning Department
Time Frame:	Ongoing implementation to continue immediately upon General Plan adoption. Development standards to be incorporated into updated Zoning Ordinance and design standards programs.

MEASURE CO-L

Develop guidelines for the preparation of biological and resources technical reports. [Policy 7.4.2.8]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Develop guidelines within five years of General Plan adoption.

MEASURE CO-M

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MEASURE CO-N

intentionally blank (Resolution 128-2017, October 24, 2017)

MEASURE CO-O

Prepare and adopt a riparian setback ordinance. The ordinance, which shall be incorporated into the Zoning Code, should address mitigation standards, including permanent protection mechanisms for protected areas, and exceptions to the setback requirements. The ordinance shall be applied to riparian areas associated with any surface water feature (i.e., rivers, streams, lakes, ponds, and wetlands) and should be prepared in coordination with Measure CO-B. [Policy 7.4.2.5]

Responsibility:	Planning Department
Time Frame:	Within three years of General Plan adoption.

MEASURE CO-P

Develop and adopt an Oak Resources Management Plan. The plan shall address the following:

- Mitigation standards for oak resources impacts;
- Definitions of exempt projects and actions;
- Technical report requirements;
- Oak resources mitigation options and standards;
- Heritage Tree mitigation standards; and
- Oak resources mitigation monitoring and reporting requirements.

[Policy 7.4.4.4]

Responsibility:	Planning Department
Time Frame:	Concurrent with biological resources policy update.

MEASURE CO-Q

Develop and adopt a Cultural Resources Preservation Ordinance, consistent with Policy 7.5.1.1.

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Adopt ordinance within two years of General Plan adoption.

MEASURE CO-R

Maintain a confidential cultural resources database of prehistoric and historic resources, including the location and condition of pioneer cemetery sites. Information may be made available consistent with state and federal law. [Policy 7.5.1.2]

Responsibility:	Planning Department
Time Frame:	Ongoing

MEASURE CO-S

Investigate becoming a Certified Local Government through the State Office of Historic Preservation. [Policy 7.5.1.5]

Responsibility:	Planning Department
Time Frame:	Report to the Board of Supervisors within five years of General Plan adoption.

MEASURE CO-T

Work with the State of California Department of Parks and Recreation to identify the viewshed of Marshall Gold Discovery State Historic Park (Coloma) and establish guidelines for development within that viewshed. [Policy 7.5.2.6]

Responsibility:	Planning Department
Time Frame:	Identify viewshed within four years of General Plan adoption. Adopt standards within six years.

MEASURE CO-U

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Figure CO-1
Important Mineral Resource Areas

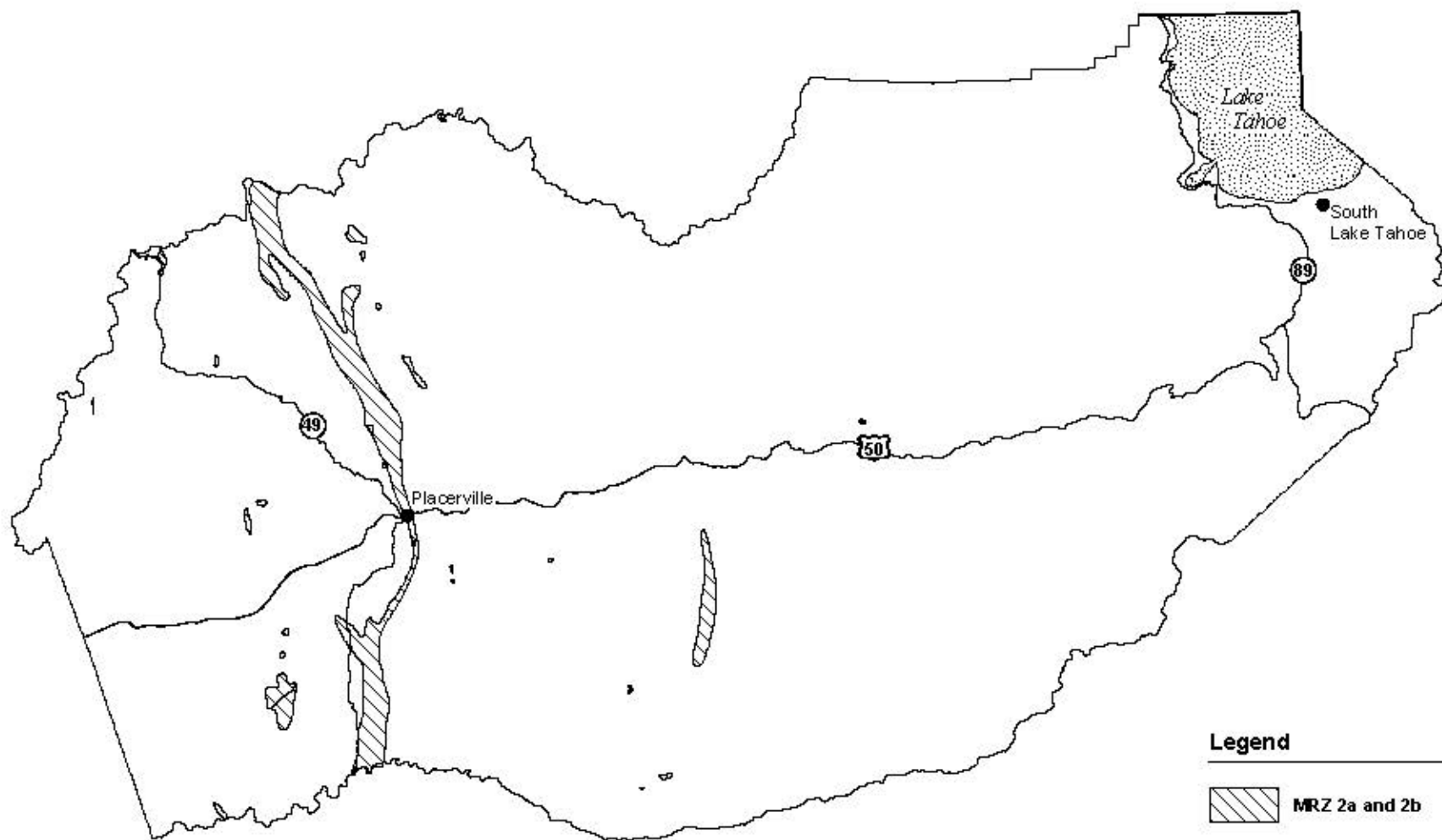
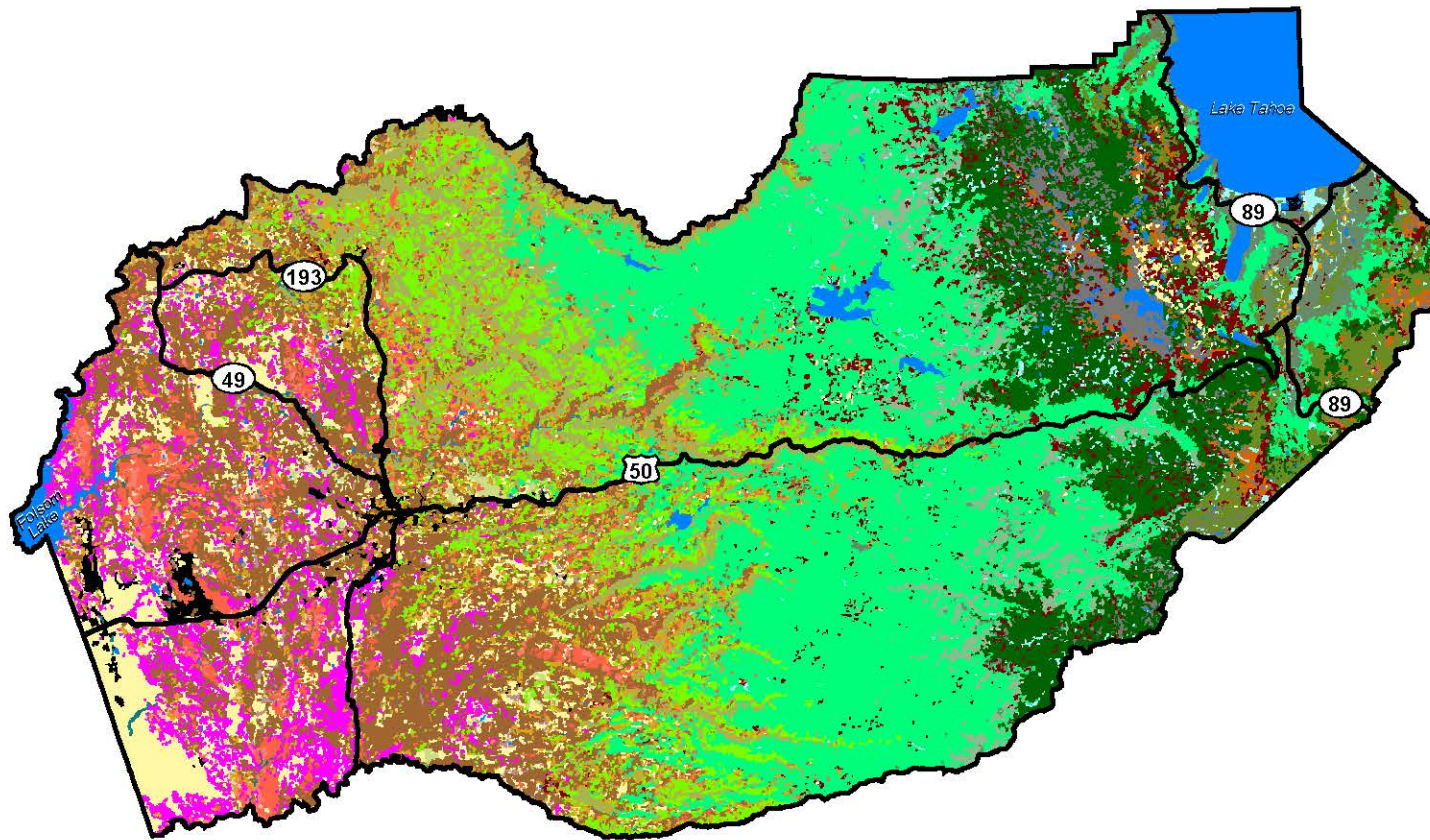


Figure CO-2

Major Plant Communities in El Dorado County



El Dorado County General Plan EIR

Habitat Types

LEGEND

- Blue Oak Woodland
- Valley Oak Woodland
- Montane Chaparral
- Chamise Chaparral
- Mixed Chaparral
- Subalpine Conifer
- Alpine Dwarf-Shrub
- Montane Hardwood
- Montane Hardwood - Conifer
- Sagebrush
- Blue Oak - Foothill Pine
- Annual Grassland
- Agriculture
- Aspen
- Douglas-Fir
- Lodgepole Pine
- White Fir
- Jeffery Pine
- Ponderosa Pine
- Sierran Mixed Conifer
- Red Fir
- Montane Riparian
- Wet Meadow
- Water
- Barren
- Urban

Sources: FRAP 2001, Mayer and Laudenslayer 1988,
EDAW 2003



Not to Scale

December 2003



EL DORADO COUNTY GENERAL PLAN AGRICULTURE AND FORESTRY ELEMENT

PRINCIPLE

The Plan must provide for the conservation and protection of El Dorado County's important natural resources, and recognize that the presence of these resources pose a constraint to development.

INTRODUCTION

The Agriculture and Forestry Element addresses the conservation, management, and utilization of the County's agricultural and forest lands. In El Dorado County, these lands are regarded by residents as fundamental components of the County's rural character and way of life. In recent years, large influxes of new residents have resulted in increased development and thus a changed landscape. While this growth has benefited the County in many ways, the low-density residential growth has threatened important agricultural and forest lands. Prudent management of the County's agriculture and forestry resources is needed to provide future generations with opportunities to experience both the economic benefits and rural lifestyle residents now enjoy. This prudent management strategy involves maintenance of large parcel sizes and the minimization of incompatible land use encroachment into these resource rich lands.

The Agriculture and Forestry Element is consistent with the requirements set forth in California Government Code Section 65302 and other applicable sections. The conservation and management of agricultural and forest lands is identified by the residents of El Dorado County as an important issue to be addressed by the General Plan. This element encompasses portions of the mandatory Land Use, and Conservation and Open Space Elements set forth by the California Government Code. Provisions within each of these elements apply to agricultural and forest lands. Specifically, State law requires that the general plan shall include:

"A land use element which designates the proposed general distribution and general location and extent of the use of land for . . . agriculture. . . ." (Government Code Section 65302(a)).

"A conservation element for the conservation, development, and utilization of natural resources including . . . soils. . . ." (Government Code Section 65302(d)).

An open space element “used for the managed production of resources, including . . . rangeland, agricultural lands, and areas of economic importance for the production of food or fiber. . . .” (Government Code Section 65560(b)(2)).

The focus of the Agriculture and Forestry Element is on conserving these non-renewable lands for agriculture and timber activities, natural resource values, and long-term productivity.

RELATIONSHIP TO OTHER ELEMENTS

The Agriculture and Forestry Element is closely linked to the Land Use and the Conservation and Open Space Elements of this General Plan. The issues addressed in this element also are related to those of the Circulation, Public Health, Safety, and Noise, Housing, and Public Services and Utilities Elements.

ORGANIZATION OF THE ELEMENT

The following issues are covered by the Agriculture and Forestry Element: agricultural land preservation; agricultural production; forest land preservation; and forest production.

POLICY SECTION

AGRICULTURAL CONSERVATION AND PRODUCTION

GOAL 8.1: AGRICULTURAL LAND CONSERVATION

Long-term conservation and use of existing and potential agricultural lands within the County and limiting the intrusion of incompatible uses into agricultural lands.

OBJECTIVE 8.1.1: IDENTIFICATION OF AGRICULTURAL LANDS

Identification of agricultural lands within the County that are important to the local agricultural economy including important crop lands and grazing lands.

Policy 8.1.1.1 “Agricultural Districts” shall be created and maintained for the purposes of conserving, protecting, and encouraging the agricultural use of important agricultural lands and associated activities throughout the County; maintaining viable agricultural-based communities; and encouraging the expansion of agricultural activities and production. These districts shall be delineated on the General Plan land use map as an overlay land use designation.

- Policy 8.1.1.2 Agricultural Districts shall be based on the following criteria:
- A. Lands currently under Williamson Act contract (i.e., “agricultural preserves”);
 - B. Soils identified as El Dorado County “choice” agricultural soil, which consist of Federally designated prime, State designated unique or important, or County designated locally important soils;
 - C. Lands under cultivation for commercial crop production;
 - D. Lands that possess topographical and other features that make them suitable for agricultural production;
 - E. Low development densities; and
 - F. A determination by the Board of Supervisors that the affected lands should be preserved for agricultural production rather than other uses.
- Policy 8.1.1.3 The boundaries of Agricultural District overlays shall be based on existing land features including but not limited to soil types, rivers, ridgelines, and other visibly evident features or, otherwise, shall follow legal property boundaries.
- Policy 8.1.1.4 The procedures set forth in *The Procedure for Evaluating the Suitability of Land for Agriculture* shall be used for evaluating the suitability of agricultural lands in Agricultural Districts and Williamson Act Contract lands (agricultural preserves). The procedures shall be developed, reviewed, and revised, as appropriate, by the Agricultural Commission, and approved by the Board of Supervisors. Revisions to the procedure shall not constitute a General Plan amendment.
- Policy 8.1.1.5 Except for parcels assigned urban or other nonagricultural uses by the Land Use Map for the 1996 General Plan, parcels 20 acres or larger containing “choice” agricultural soils (see Policy 8.1.1.2(b)) shall be zoned for agricultural use except where the Board of Supervisors determines that economic, social, or other reasons justify allowing nonagricultural development or uses to occur on the affected properties. Where such parcels are zoned for agricultural use, they shall be protected from incompatible land uses by the Right to Farm Ordinance and agricultural buffering. Before rezoning parcels that are 20 acres or larger and contain choice agricultural soils to a zoning category that will permit nonagricultural uses, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.
- Policy 8.1.1.6 *intentionally blank*

Policy 8.1.1.7 All agricultural lands in active production or determined by the Agricultural Commission to be suitable for production shall be incorporated into an Agricultural District following suitability review.

Policy 8.1.1.8 Lands assigned the Agricultural Land (AL) designation shall be of sufficient size to sustain agricultural use and should possess one or more of the following characteristics:

- A. Are currently under a Williamson Act or Farmland Security Zone Contract;
- B. Contain the characteristics of choice agricultural land (i.e., contain choice agricultural soils and/or contain Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Locally Important Farmland); or
- C. Are under cultivation for commercial crop production or are identified as grazing land;

And one of the following:

- 1. Are located in the county's Rural Region; or
- 2. The County Department of Agriculture has determined that the land is well suited for agricultural production.

OBJECTIVE 8.1.2: GRAZING

Protection of range lands for grazing of domestic livestock.

Policy 8.1.2.1 The County Agricultural Commission shall identify lands suitable for sustained grazing purposes which the Commission believes should be managed as grazing lands. Once such lands have been identified by the Commission, the Board of Supervisors shall determine whether to initiate incentive based programs to retain such lands as productive grazing units.

Policy 8.1.2.2 Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing, and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have smaller parcels or the Board of Supervisors determines that economic, social, or other considerations justify the creation of smaller parcels for development or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning

Commission shall solicit and consider input from the Agricultural Commission.

- Policy 8.1.2.3 The County shall encourage the assignment of the Agricultural Land (AL) designation to rangelands currently used for grazing or suitable for sustained grazing of domestic livestock.

OBJECTIVE 8.1.3: PROTECTION OF AGRICULTURAL LANDS

Protection of agricultural lands from adjacent incompatible land uses.

- Policy 8.1.3.1 Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

- Policy 8.1.3.2 Agriculturally incompatible uses adjacent to agricultural zoned lands shall provide a minimum setback of 200 feet from the boundary of the agriculturally zoned lands.

Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated Agricultural Districts shall provide a minimum setback of 200 feet on parcels 10 acres or larger.

Within a Community Region and Rural Center planning concept areas, agriculturally incompatible uses adjacent to agriculturally zoned land shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures.

The implementing ordinance shall contain provisions for Administrative relief to these setbacks, where appropriate, and may impose larger setbacks where needed to protect agricultural resources.

- Policy 8.1.3.3 The County shall revise the Right to Farm Ordinance to include a provision for a mandatory local option real estate transfer disclosure statement on all new parcels created adjacent to Agricultural Districts or agriculturally designated lands requiring the new owner to sign a statement acknowledging that his or her parcel is adjacent to a parcel engaging in agricultural activities.

- Policy 8.1.3.4 A threshold of significance for loss of agricultural land shall be established by the Agriculture Department and the Planning Department, with opportunity for public comment before adoption, to be used in rezone applications requesting conversion of agricultural lands to non-agricultural lands, based on the California LESA system. For projects found to have a

significant impact, mitigation shall include 1:1 replacement or conservation for loss of agricultural land in active production and/or 1:1 replacement or conservation for land identified as suitable for agricultural production. A monitoring program should be established to be overseen by the Agricultural Department.

- Policy 8.1.3.5 On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

OBJECTIVE 8.1.4: DEVELOPMENT ENTITLEMENTS

Consideration of the agricultural use of land prior to approvals for any development entitlements.

- Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

- Policy 8.1.4.2 The Agricultural Commission shall review all school site development applications involving agricultural lands and lands within Agricultural Districts, or lands adjacent to agricultural lands and lands adjacent to Agricultural Districts, and shall make recommendations to the approving authority. To determine consistency with the General Plan, the approving authority shall find that the school site development is “in the public interest.” For purposes of this policy, the approving authority, in determining if the school development is “in the public interest,” shall consider the following factors:

- A. The objectives of the Agricultural Element, to ensure that agricultural lands are conserved and protected, and the Public Services and

Utilities Element, to ensure that the need for adequate school facilities is met.

- B. Whether other school sites outside of the Agricultural District including rural centers were considered by the school district and whether such sites were considered acceptable or not feasible as a school site for the school district.
- C. The effect of the proposed school site upon adjacent agricultural lands and whether the proposed site would be incompatible with agricultural operations on adjacent or proximate agricultural lands.
- D. Whether the use of the land as a school site is consistent with the applicable provisions of this General Plan.

OBJECTIVE 8.1.5: CLUSTER DEVELOPMENT

The County shall encourage cluster development, or grouping together of allowable dwelling units in Rural Centers instead of the dispersal of such dwelling units on larger parcels.

- Policy 8.1.5.1 Buildings resulting from clustered development through the Planned Development (-PD) process shall be placed to minimize the loss of choice agricultural lands.
- Policy 8.1.5.2 Wherever feasible and where clustering is permitted, natural features such as ridge tops, creeks, and substantial tree stands shall be used to separate smaller clustered parcels from agricultural areas.

GOAL 8.2: AGRICULTURAL PRODUCTION

A healthy, stable, and competitive environment necessary to sustain agricultural industry.

OBJECTIVE 8.2.1: AGRICULTURAL WATER

Provide for an adequate, long-term supply of water to support sustainable agricultural uses within the County.

- Policy 8.2.1.1 The County shall support the development of water supplies and the use of reclaimed and untreated water for the irrigation of agricultural lands.
- Policy 8.2.1.2 Current agricultural water, excluding well water, shall be protected from allocation to residential uses and discretionary projects establishing new residential uses. Water from increased irrigation efficiencies shall be allocated to expanding agricultural or employment based uses.

- Policy 8.2.1.3 The County shall actively pursue the acquisition of long-term agricultural water supplies.
- Policy 8.2.1.4 When reviewing projects, the County shall consider a project's impacts on availability of water for existing agricultural uses.
- Policy 8.2.1.5 The County will work with water purveyors and the Agricultural Commission to establish plans to ensure the provision of adequate water supplies to existing and future agricultural uses.

OBJECTIVE 8.2.2: AGRICULTURAL OPERATIONS

Protection of the rights of agricultural operators to continue agricultural practices on all lands designated for agricultural land use and expand the agricultural-related uses allowed on such lands.

- Policy 8.2.2.1 Agricultural operations allowed by right on agricultural lands shall include, but not be limited to:
- A. Cultivation and tillage of the soil, grazing, dairying, irrigation, frost protection, cultivation, growing, harvesting, sound devices, use of approved fertilizers, pesticides, and crop protection;
 - B. Processing of any agricultural commodity, including timber, Christmas trees, shrubs, flowers, herbs, and other plants;
 - C. Raising of livestock, fur-bearing animals, and all animal husbandry;
 - D. Culture or breeding of poultry and aquatic species;
 - E. Commercial practices (ranch marketing) performed incidental to or in conjunction with such agricultural operations including the packaging, processing, and on-site sale of agricultural products produced in the County; and
 - F. Agricultural resource management including wildlife management, recreation, tours, riding and hiking access, fishing, and picnicking.
- Policy 8.2.2.2 The approving authority shall make the following findings when approving special use permits for agricultural support services:
- A. The use will not substantially detract from agricultural production in the surrounding area; and
 - B. The use is compatible with and will not have a significant adverse impact on adjacent or nearby neighborhoods beyond that allowed by the Right to Farm Ordinance and other applicable law.

- Policy 8.2.2.3 Mining activities, when the mined lands will be reclaimed to meet or exceed current agricultural capabilities, and water projects will be deemed compatible with agricultural lands and operations.
- Policy 8.2.2.4 Agricultural activities shall be protected from the encroachment of incompatible land use by the Right to Farm Ordinance, which recognizes that nuisances such as noise, odors, dust, fumes, smoke, and chemical usage are a part of recognized acceptable agricultural practices and production.
- Policy 8.2.2.5 New parcels adjacent to parcels zoned for agriculture shall not be created unless the size of the parcel is large enough to allow for an adequate setback from the surrounding agricultural parcels for any incompatible uses.
- Policy 8.2.2.6 Residential uses that are established adjoining grazing land shall have agricultural fencing per County Standards.

OBJECTIVE 8.2.3: FARM-RELATED HOUSING**Farm related housing that facilitates efficient agricultural operations.**

- Policy 8.2.3.1 A special use permit shall be required for additional dwellings over and above those allowed by right for permanent and seasonal agricultural employees. The Agricultural Commission shall review the application and make recommendation on the necessity and compatibility of the additional dwelling units with the agricultural activities both on- and off-site. The special use permit shall be subject to the following provisions:
- A. The housing is clearly needed for and incidental to agricultural production and related uses on the site; and
 - B. The housing is constructed and maintained to conform to the minimum standards contained in the Uniform Building Code or as otherwise regulated by the State Department of Housing and Community Development for migrant farm labor housing.

OBJECTIVE 8.2.4: AGRICULTURAL PRODUCTION PROGRAMS**Development of programs that provide alternative sources of capital, reduce taxes, or minimize expenditures for agricultural production.**

- Policy 8.2.4.1 Programs shall be developed that provide tax benefits and enhance competitive capabilities of farms and ranches thereby ensuring long-term conservation, enhancement, and expansion of viable agricultural lands. Examples of programs include but are not limited to, the following:

- A. Support and allow private organizations to utilize conservation easements or other appropriate techniques for voluntarily restricting land to agricultural uses only.
- B. Continued use of Williamson Act Contracts (agricultural preserves).
- C. Formation of land trusts to preserve agricultural lands.
- D. Make available voluntary purchase or transfer of development rights from agricultural areas to appropriate non-agricultural areas.

Policy 8.2.4.2 Visitor serving uses and facilities shall be allowed in the Zoning Ordinance when compatible with agricultural production of the land, are supportive to the agricultural industry, and are in full compliance with the provisions of the El Dorado County Code and compatibility requirements for contracted lands under the Williamson Act.

Policy 8.2.4.3 Visitor serving uses may include but are not limited to: recreational fishing, camping, stables, lodging facilities, and campgrounds.

Policy 8.2.4.4 Ranch marketing, winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on surrounding properties. Such ranch marketing uses must be on parcels of 10 acres or more; the parcel must have a minimum of 5 acres of permanent agricultural crop in production or 10 acres of annual crop in production that are properly maintained. These uses cannot occupy more than 5 acres or 50 percent of the parcel, whichever is less.

Policy 8.2.4.5 The County shall support visitor-serving ranch marketing activities on agricultural land, provided such uses do not detract from or diminish the agricultural use of said land.

FOREST LAND CONSERVATION AND PRODUCTION

GOAL 8.3: FOREST LAND CONSERVATION

Maintain healthy sustainable forests that provide for raw materials while limiting the intrusion of incompatible uses into important forest lands.

OBJECTIVE 8.3.1: IDENTIFICATION OF TIMBER PRODUCTION LANDS

Identification of existing and potential timber production lands for commercial timber production.

- Policy 8.3.1.1 Lands suitable for timber production which are designated Natural Resource (NR) on the General Plan land use map and zoned Timber Production Zone (TPZ) or Forest Resource (FR) are to be maintained for the purposes of protecting and encouraging the production of timber and associated activities.
- Policy 8.3.1.2 The procedures set forth in *The Procedure for Evaluating the Suitability of Land for Timber Production* shall be used for evaluating the suitability of forest lands for timber production. The procedure shall be developed and maintained by the Agricultural Commission and approved by the Board of Supervisors. Revisions to said procedure shall not constitute a General Plan amendment. These provisions shall be used in the following instances:
- A. To evaluate commercial forestry and timber lands within areas designated Natural Resource (NR) and/or lands zoned Timber Production Zone (TPZ) for their timber production value;
 - B. To evaluate lands outside of areas designated Natural Resource (NR) and/or zoned Timber Production Zone (TPZ) for their timber production values for recommendation to the approving authority for inclusion within the Natural Resource designation and/or Timber Production Zone zoning district; and
 - C. To evaluate lands designated NR and/or zoned TPZ generally located below 3,000 feet elevation for their timber production value.
- Policy 8.3.1.3 The County Agricultural Commission shall assess lands to determine their suitability for timber production. Lands considered suitable for timber production shall be based on the following criteria:
- A. Lands designated Natural Resource (NR) on the General Plan land use map or lands zoned Timber Production Zone (TPZ);
 - B. Soils identified as El Dorado County “choice” timber production soils which shall consist of soils found on Timber Site Classifications I, II, or III as defined in the California Forest Handbook and the Soil Survey of El Dorado Area issued April 1974 by the USDA Soil Conservation Service and the U.S. Forest Service;
 - C. Lands used for commercial forestry/timber production;
 - D. Lands that possess topographical and other features that make them suitable for timber production; and
 - E. Low development densities in vicinity.

OBJECTIVE 8.3.2: CONSERVATION OF FOREST LANDS

Protect and conserve lands identified as suitable for commercial timber production within the County that are important to the local forest product industry and forest lands that serve other values such as watershed, wildlife habitat, recreation, hydroelectric power generation, grazing, mineral extraction, or other resource based uses.

- Policy 8.3.2.1 Lands zoned Timber Production Zone (TPZ) shall not be subdivided into parcels containing less than 160 acres.
- Policy 8.3.2.2 Timber production lands within areas designated Natural Resource and generally above 3,000 feet elevation shall maintain a 160-acre minimum parcel size or larger, except where smaller parcels already exist, in order to ensure the viability of long-term operations and to maximize economic feasibility for timber production or otherwise meet the parcel size requirements of the Natural Resource designation.
- Policy 8.3.2.3 Lands designated Natural Resource, excluding those zoned TPZ, generally located below 3,000 feet elevation that have been found to be suitable for producing commercial timber by the Board of Supervisors, after reviewing advice of the Agricultural Commission, shall have a 40-acre minimum parcel size unless such lands already have smaller parcels.

OBJECTIVE 8.3.3: LONG-TERM FOREST RESOURCES

Ensure long-term viability of forest resources and timber production.

- Policy 8.3.3.1 Forest lands are reserved for multiple use purposes directly related to timber production, mineral resource extraction, wildlife, grazing, and recreation.
- Policy 8.3.3.2 The Natural Resource land use designation shall be applied for the purposes of conserving and protecting important forest lands and maintaining viable forest based communities. In determining whether particular lands constitute important forest lands, the Board of Supervisors shall consider the advice of the Agricultural Commission.

GOAL 8.4: SUSTAINABLE AND EFFICIENT FOREST PRODUCTION**Minimized constraints inhibiting sustainable and efficient forest resource production.****OBJECTIVE 8.4.1: FOREST LAND BUFFERS****Provide for buffer parcels and setbacks between timber production lands and adjacent incompatible land uses.**

Policy 8.4.1.1 The subdivision of lands located adjacent to Natural Resource (NR) designation boundaries and lands zoned Timberland Production Zone (TPZ) shall not result in the creation of new parcels containing less than 40 acres. The subdivision of lands adjacent to NR designation and lands zoned TPZ containing 40 acres or less located generally below 3,000 feet in elevation may be considered for the creation of new parcels containing not less than 10 acres, as appropriate. Projects within Rural Center and Community Region planning concept areas are exempt from this minimum parcel size to encourage the concentration of such uses.

Policy 8.4.1.2 A permanent setback of at least 200 feet shall be provided on parcels located adjacent to lands identified as timber production lands designated Natural Resource and/or lands zoned Timberland Production Zone (TPZ). These setback areas shall be included in the zoning ordinance and shall be delineated on newly recorded parcel or subdivision maps. The Agricultural Commission may recommend a lesser setback to a minimum of 100 feet.

Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures.

All setbacks are measured from the property line.

OBJECTIVE 8.4.2: DEVELOPMENT ENTITLEMENTS

Policy 8.4.2.1 The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:

- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
- B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
- C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
- D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
- E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

IMPLEMENTATION PROGRAM

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Provisions that establish minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
 - 1. 10-acre minimum parcel sizes adjacent to agriculturally-zoned lands [Policy 8.1.3.1];
 - 2. 200 foot setback adjacent to agriculturally zoned lands [Policies 8.1.1.5 and 8.1.3.2];
 - 3. 160-acre minimum parcel size for TPZ-zoned lands [Policy 8.3.2.1];
 - 4. 160-acre minimum parcel size for Natural Resource-designated lands above 3000-foot elevation [Policy 8.3.2.2];
 - 5. 40-acre minimum parcel size for Natural Resource-designated lands below 3000-foot elevation [Policy 8.3.2.3];
 - 6. 40-acre minimum parcel size on lands adjacent to timberlands [Policy 8.4.1.1]; and
 - 7. 200-foot setback adjacent to timberlands [Policy 8.4.1.2].
- B. Update and revise the Right to Farm Ordinance to include a requirement for a mandatory local option real estate transfer disclosure statement on all new parcels created adjacent to agricultural lands requiring the new owner to sign a statement acknowledging that his/her parcel is adjacent to a parcel engaging in agricultural activities and to protect forest management activities [Policies 8.1.1.5, 8.1.3.3, and 8.2.2.4];

- C. Provisions requiring alternative and/or supplemental findings for approval for special use permits to establish additional dwellings for permanent and seasonal agricultural employees [Policy 8.2.3.1];
- D. Provisions to encourage clustering of permitted residential development to minimize loss of choice agricultural soils [Policy 8.1.5.1];
- E. Provisions setting forth appropriate by right, and conditional use permit development to support the agricultural industry [Policies 8.2.2.1, 8.2.4.2, and 8.2.4.3]; and
- F. Standards for the construction of agricultural fencing on residential parcels adjacent to grazing lands [Policy 8.2.2.6].

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.

MEASURE AF-B

Develop and implement a procedure for processing requests to apply the Agricultural District Overlay. [Policies 8.1.1.2 and 8.1.1.3]

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Within five years of General Plan adoption.

MEASURE AF-C

Develop and implement a procedure for evaluating the suitability of land for forest production uses; a process to review and update *The Procedure for Evaluating the Suitability of Land for Agricultural Use* (1993); and to implement recommendations made pursuant to the guidelines of each procedure. [Policies 8.1.1.4, 8.3.1.2, and 8.3.1.3]

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Develop procedure for forest production lands and revise current agricultural land procedure within eight years of General Plan adoption.

MEASURE AF-D

Develop and implement new programs to ensure the long-term conservation, enhancement, and use of viable agricultural lands, including grazing lands. [Policies 8.1.2.1 and 8.1.2.2]

Responsibility:	Department of Agriculture and Planning Department
Time Frame:	Develop new initial program(s) within five years of General Plan adoption.

MEASURE AF-E

Develop and implement a method to identify and officially recognize rangelands currently used for grazing or suitable for sustained grazing of domestic livestock. [Policy 8.1.2.1]

Responsibility:	Department of Agriculture
Time Frame:	Within five years of General Plan adoption.

MEASURE AF-F

Establish a threshold of significance for the loss of agricultural land, a procedure for evaluating a project's contribution to the loss, and means to mitigate losses so that the established threshold is not exceeded. The public shall be provided opportunity to comment on the program(s) before adoption. [Policy 8.1.3.4]

Responsibility:	Department of Agriculture and Planning Department
Time Frame:	Establish threshold within five years of General Plan adoption. Establish procedure for review and mitigation within eight years of General Plan adoption.

MEASURE AF-G

Develop a procedure for the Agricultural Commission to review and provide recommendations regarding discretionary and capital improvement projects that may affect agricultural, grazing, and forestry lands including all lands zoned for agriculture. [Policies 8.1.3.5, 8.1.4.1, 8.1.4.2, 8.2.2.2, 8.2.4.4, 8.3.3.2, and 8.4.2.1]

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Within five years of General Plan adoption.

MEASURE AF-H

Develop a program to coordinate with the Water Agency and water purveyors to develop and secure a long-term supply of agricultural water and allocate water from increased efficiencies to agricultural use. [Policies 8.2.1.2 and 8.2.1.3]

Responsibility:	Department of Agriculture
Time Frame:	Within three years of General Plan adoption.

MEASURE AF-I

Develop a program to enhance long-term fiscal stability of agricultural operations, including use of the following:

- Conservation easements;
- Williamson Act contracts;
- Formation of land trusts; and
- Transfer of development rights.

[Policy 8.2.4.1]

Responsibility:	Department of Agriculture and Planning Department
Time Frame:	Within five years of General Plan adoption.

MEASURE AF-J

Complete an inventory of agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production. Once the inventory is complete, perform a suitability review (consistent with Policies 8.1.1.1, 8.1.1.2, 8.1.1.3, and 8.1.1.4) and amend the Agricultural District boundaries as appropriate. [Policy 8.1.1.7]

Responsibility:	Department of Agriculture and Planning Department
Time Frame:	Within two years of General Plan adoption.

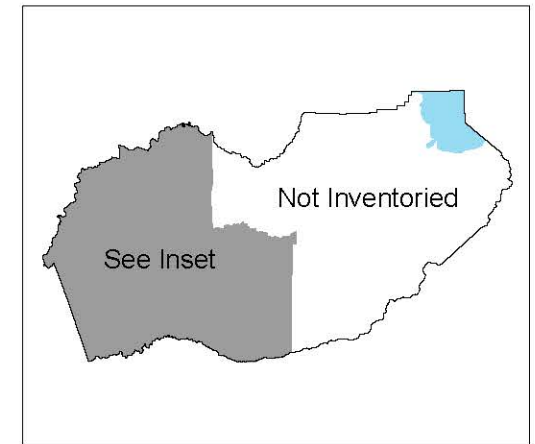
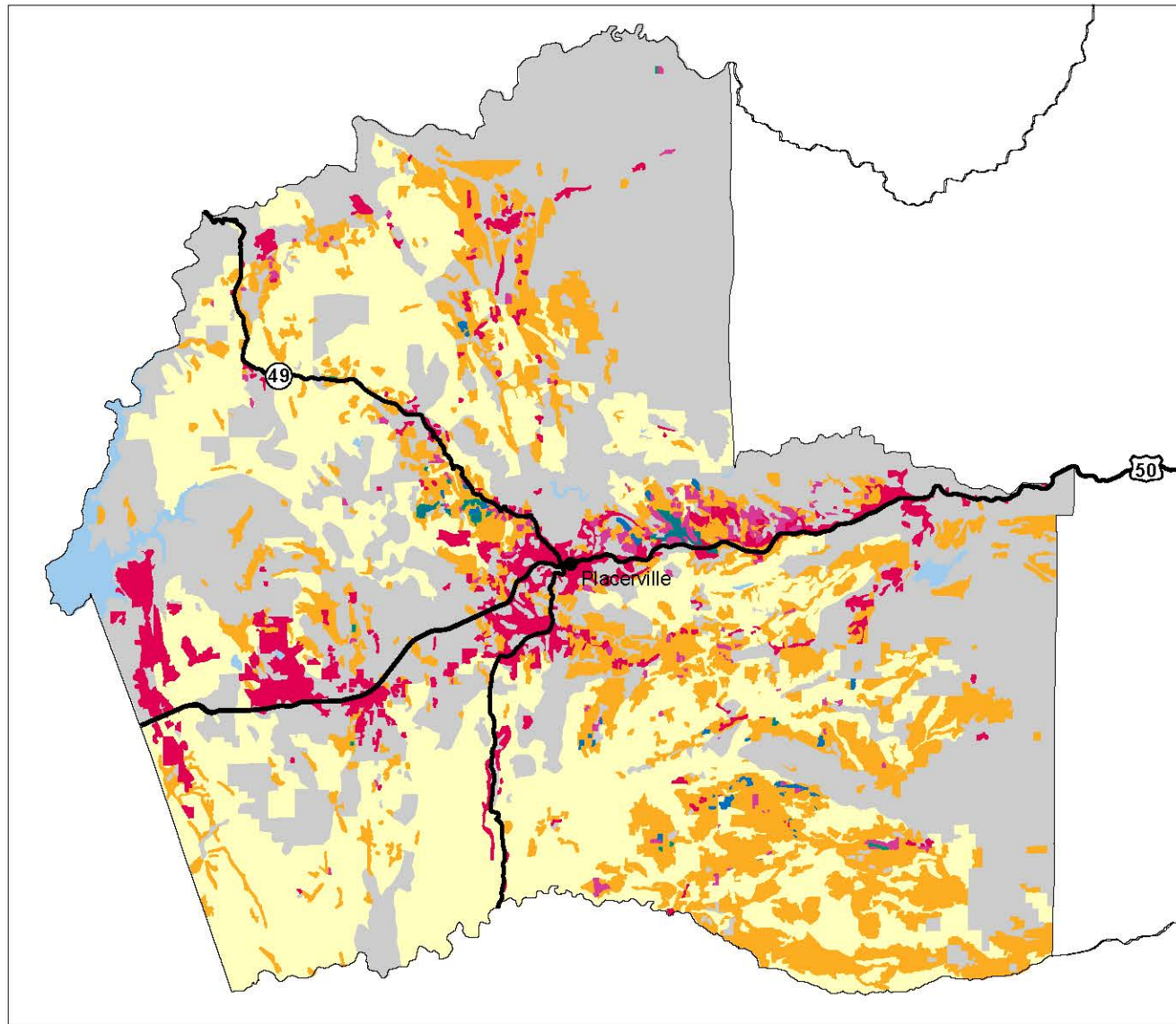
MEASURE AF-K

General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2 provide that their requirements do not apply to agricultural operations if those operations are conducted in accordance with Best Management Practices adopted by the Board of Supervisors. Accordingly, in consultation with the Agricultural Commission and the University of California Cooperative Extension, the County shall develop Agricultural Best Management Practices for adoption by the Board of Supervisors and use by agricultural operations in complying with General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2. The Best Management Practices shall provide a level of resource protection comparable to that of the referenced policies.

Responsibility:	Department of Agriculture
Time Frame:	Within one year of General Plan adoption (application will be ongoing thereafter).

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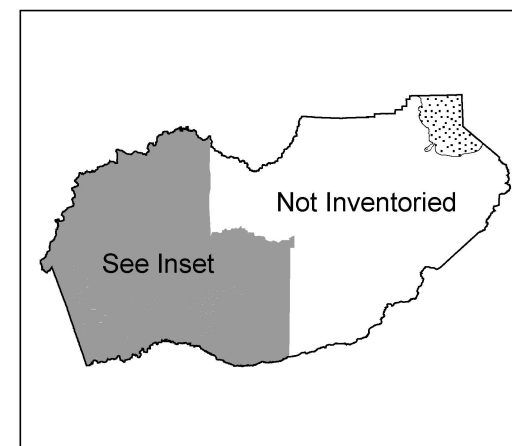
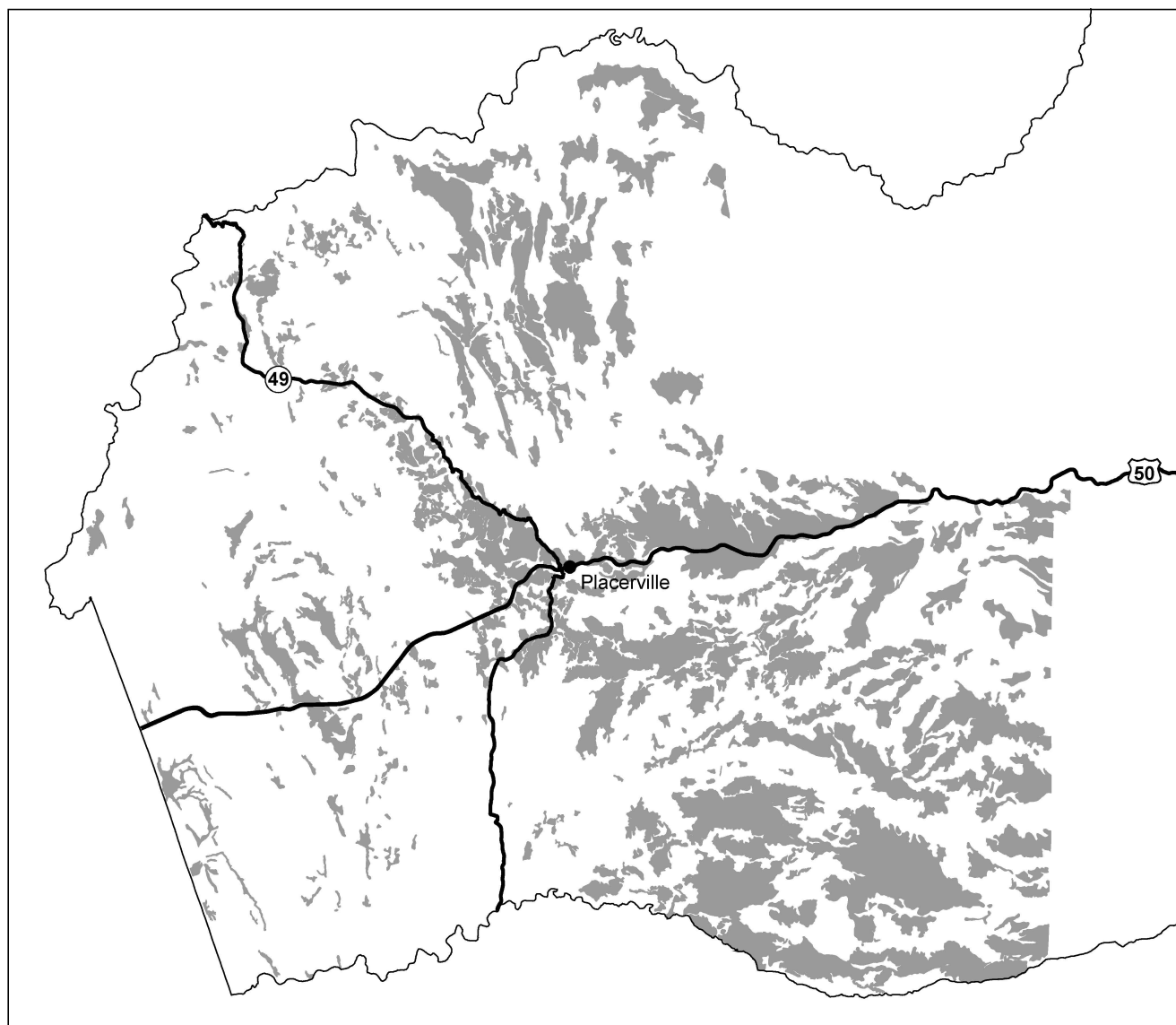
Figure AF-1
Farmland in El Dorado County



Legend

- Urban and Built-Up Land
- Grazing Land
- Farmland of Local Importance
- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Water
- Other Land
- Not Inventoried

Figure AF-2
Choice Agricultural Land in El Dorado County



Choice Agricultural Land Includes:

- Farmland of Local Importance
- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland



EL DORADO COUNTY GENERAL PLAN PARKS AND RECREATION ELEMENT

PRINCIPLE

The General Plan must identify the types of governmental services, including parks and recreation facilities, which are necessary to meet the needs of residents and businesses and must provide a fiscally responsible approach for ensuring that these service needs are met.

INTRODUCTION

This 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. El Dorado County residents are in need of additional recreational lands and facilities, and the policies and implementation measures included in this element are responsive to that demand. The overall focus of the Parks and Recreation Element is on providing recreational opportunities and facilities on a regional scale, including trails and waterways; securing adequate funding sources; and increasing tourism and recreation-based businesses. The element also addresses the location, demand, management, and provision of parks and recreation facilities.

STATE AUTHORIZATION

The Parks and Recreation Element is consistent with the requirements set forth in the California Government Code Section 65302 and other applicable sections. The California Government Code Section 65302 specifies the elements that must be included in county and city general plans. However, local governments may adopt any other elements or address any other subjects that relate to the physical development of a county or city (Government Code 65303). Though not required by law, the inclusion of the Parks and Recreation Element is optional. However, once an optional element is adopted, it carries the same importance as the required elements and must be internally consistent with the other elements of the General Plan. Additionally, under the Quimby Act (Government Code Section 66477), conditioning subdivision approval upon the provision of park or recreation areas must be based upon an assessment of needs contained in the general plan.

This element encompasses portions of the mandatory Land Use and Open Space elements set forth by the California Government Code. Provisions within each of these elements apply to land for recreation. Specifically, State law requires that the general plan shall include:

“A land use element which designates the proposed general distribution and general location and extent of the use of land for . . . recreation . . .”
(Government Code Section 65302 (a)).

An open space element that designates land “for outdoor recreation, including . . . areas of . . . cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas that serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails . . .”
(Government Code Section 65560 (b)).

RELATIONSHIP TO OTHER ELEMENTS

Additionally within this General Plan, preferred locations for parks are also addressed in the Land Use Element. The use of open space for recreational activities is also discussed in the Conservation and Open Space Element. In the Land Use Element, scenic and cultural resources and scenic roadways are discussed. Bikeways are also discussed in the Circulation Element of this General Plan.

ORGANIZATION OF THE ELEMENT

The Parks and Recreation Element policy section addresses: (1) acquisition and development of regional, community, and neighborhood parks; (2) provision of a trail system; (3) conservation and promotion of waterways for recreation; (4) coordination with other recreation providers; (5) securement of funding; and (6) provision of opportunities to increase tourism.

POLICY SECTION

PARKS AND RECREATION FACILITIES

GOAL 9.1: PARKS AND RECREATION FACILITIES

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

OBJECTIVE 9.1.1: PARK ACQUISITION AND DEVELOPMENT

The County shall assume primary responsibility for the acquisition and development of regional parks and assist in the acquisition and development of neighborhood and community parks to serve County residents and visitors.

Policy 9.1.1.1 The County shall assist in the development of regional, community, and neighborhood parks, ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level, and provide park design guidelines and development standards for park development. The following national standards shall be used as guidelines for the acquisition and development of park facilities:

Guidelines For Acquisition and Development of Park Facilities	
Park Types	Developed
Regional Parks	1.5 ac/1,000 population
Community Parks	1.5 ac/1,000 population
Neighborhood Parks	2.0 ac/1,000 population
<i>Specific Standards (Neighborhood and Community Parks)</i>	
Cameron Park Community Services District	5.0 ac/1,000 population
El Dorado Hills Community Services District	5.0 ac/1,000 population
Planned Communities	5.0 ac/1,000 population

The parkland dedication/in-lieu fees shall be directed towards the purchase and funding of neighborhood and community parks.

Policy 9.1.1.2 Neighborhood parks shall be primarily focused on serving walk-to or bike-to recreation needs. When possible, neighborhood parks should be adjacent to schools. Neighborhood parks are generally 2 to 10 acres in size and may include a playground, tot lot, turf areas, and picnic facilities.

Policy 9.1.1.3 Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 to 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hardcourts, swimming pool, tennis courts, and a community center.

Policy 9.1.1.4 Regional parks and recreation facilities shall incorporate natural resources such as lakes and creeks and serve a region involving more than one community. Regional parks generally range in size from 30 to 10,000 acres with the preferred size being several hundred acres. Facilities may include multi-purpose fields, ball fields, group picnic areas, playgrounds,

swimming facilities, amphitheaters, tennis courts, multi-purpose hardcourts, shooting sports facilities, concessionaire facilities, trails, nature interpretive centers, campgrounds, natural or historic points of interest, and community multi-purpose centers.

- Policy 9.1.1.5 Parkland dedicated under the Quimby Act must be suitable for active recreation uses and:
- A. Shall have a maximum average slope of 10 percent;
 - B. Shall have sufficient access for a community or neighborhood park; and
 - C. Shall not contain significant constraints that would render the site unsuitable for development.
- Policy 9.1.1.6 The primary responsibilities of the County as a recreation provider shall be the establishment and provision of a regional park system to serve the residents of and visitors to the County.
- Policy 9.1.1.7 Encourage and support efforts of independent recreation districts to provide parks and recreation facilities. The joint efforts of Community Services Districts, independent recreation districts, school districts, cities, and the County to provide parks and recreation facilities shall also be encouraged.
- Policy 9.1.1.8 The County shall prepare, implement, and regularly update a Parks Master Plan and Parks and Recreation Capital Improvement Program to meet current and future park and recreation needs.
- Policy 9.1.1.9 The County will identify and secure funding sources, where possible, to implement the Capital Improvement Program to meet the needs identified in the *Interim Master Plan for Parks, Recreation Facilities, and Trails*.
- Policy 9.1.1.10 As a priority, the County shall continue to plan for and develop existing County owned regional and community park sites.
- Policy 9.1.1.11 Focus park acquisition on recreation oriented facilities.

OBJECTIVE 9.1.2: COUNTY TRAILS

Provide for a County-wide, non-motorized, multi-purpose trail system and trail linkages to existing and proposed local, State, and Federal trail systems. The County will actively seek to establish trail linkages between schools, parks, residential, commercial, and industrial uses and to coordinate this non-motorized system with the vehicular circulation system.

- Policy 9.1.2.1 The proposed El Dorado Trail/Pony Express Trail as well as trails connecting regional parks shall be the County's primary responsibility for trail establishment and maintenance.
- Policy 9.1.2.2 The standards for the County trail system regarding general location, width, steepness, signage, offer of easement dedication, and other design standards are detailed in the Hiking and Equestrian Trails Master Plan and should be updated as necessary.
- Policy 9.1.2.3 The County will assume the responsibility, where possible, of acquiring and developing regional trails outside the boundaries of the cities, Community Service Districts, and park and recreation districts having park and recreation taxing authority and will assist areas such as the Georgetown Divide Recreation District with exceptionally large geographic areas with acquisition and development of trails.
- Policy 9.1.2.4 Evaluate every discretionary application as well as public facilities planning with regard to their ability to implement the *Hiking and Equestrian Trails Master Plan* and the *Bikeway Master Plan*.
- Policy 9.1.2.5 All discretionary applications may be conditioned to provide an irrevocable offer of a trail easement dedication and construction of trails as designated on the Trails Master Plan provided it can be shown that such trails will serve as loops and/or links to designated or existing trails, existing or proposed schools, public parks and open space areas, and existing or proposed public transit nodes (e.g., bus stops, park and ride lots). Parkland dedication credit shall be given where applicable for provision of land and trail improvements that aid in implementing the Trails Master Plan.
- Policy 9.1.2.6 A priority list of County trails for alignment delineation, acquisition, engineering, and development shall be developed. Trails with historical associations or essential trail linkages shall be given a higher priority in the Capital Improvement Plan.
- Policy 9.1.2.7 Mapping of parcel specific regional trail alignments shall be completed by within one year of General Plan adoption so that trail easements may be acquired at the earliest possible date.
- Policy 9.1.2.8 Integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use.
- Policy 9.1.2.9 The County shall update the *Bikeway Master Plan* and include the bikeways system on the Trails Master Plan Map within two years of General Plan adoption. The *Bikeway Master Plan* shall be reviewed

annually for changes and possible updating. Major revision studies shall be conducted in accordance with Policy 2.9.1.2. The bicycle routes established in the *Bikeway Master Plan* are considered a part of both the Parks and Recreation Element and the Transportation and Circulation Element of the County General Plan.

- Policy 9.1.2.10 The County shall establish a procedure by which local trails can be recognized and designated.
- Policy 9.1.2.11 Recognize the national historic trails that are located within the County and promote and pursue cooperative efforts with private, regional, State, and Federal agencies to develop and fund these trails on public and private land.

OBJECTIVE 9.1.3: INCORPORATION OF PARKS AND TRAILS

Incorporate parks and non-motorized trails into urban and rural areas to promote the scenic, economic, and social importance of recreation and open space areas.

- Policy 9.1.3.1 Linear parks and trails may be incorporated along rivers, creeks, and streams wherever possible.
- Policy 9.1.3.2 On public lands and where trails can be developed, maintained, and managed, a system of trails along the American and Cosumnes River systems may be created to increase public access to scenic waterways.
- Policy 9.1.3.3 Coordinate with Federal, State, other agencies, and private landholders to provide public access to recreational resources, including rivers, lakes, and public lands.
- Policy 9.1.3.4 To the extent possible, maximize the use of the regional park and trail system by the physically handicapped and developmentally disabled as detailed in the Federal Americans with Disabilities Act.
- Policy 9.1.3.5 Recognize that segments of the California and Pony Express National Historic Trails are located within public and private land areas of the County. Give priority to County activities that will establish contiguous recreational trails along these alignments and pursue funding to construct and maintain trails along these alignments.
- Policy 9.1.3.6 Support the establishment of a California National Historic Trail interpretive and visitors center in El Dorado County.
- Policy 9.1.3.7 Support the establishment of a Pony Express National Historic Trail interpretive and visitors center in El Dorado County.

OBJECTIVE 9.1.4: RIVERS AND WATERWAYS

Conserve and promote the waterways of El Dorado County, particularly the South Fork of the American River, as recreational and economic assets.

Policy 9.1.4.1 The *River Management Plan, South Fork of the American River*, (River Management Plan) is considered the implementation plan for the river management policies of this chapter.

Policy 9.1.4.2 Support the acquisition of a public river access adjacent to the Marshall Gold Discovery State Historic Park.

OBJECTIVE 9.1.5: RECREATION COORDINATION

Coordinate future park and trail planning and development with Federal, State, cities, community service districts, school districts, and other recreation agencies and districts to provide increased recreation opportunities through shared use of facilities, continuity and efficiency of operation, and a more coordinated and balanced park system.

Policy 9.1.5.1 Encourage the formation of independent rural recreation districts to provide rural community and neighborhood parks for those areas desiring a higher level of service.

FUNDING**GOAL 9.2: FUNDING**

Secure an adequate and stable source of funding to implement a comprehensive County-wide parks and recreation plan.

OBJECTIVE 9.2.1: ADEQUATE FUNDS

Secure adequate funds to implement the Interim Master Plan, the Trails Master Plan, the *Bikeway Master Plan*, and the *River Management Plan* to provide for the acquisition, development, maintenance, and management of parks and recreation facilities.

OBJECTIVE 9.2.2: QUIMBY ACT

Land dedicated to the County under the Quimby Act and Quimby in-lieu fees shall continue to be used primarily to meet neighborhood park needs but may assist in meeting the community park standards as well.

Policy 9.2.2.1 The Parks and Recreation Commission shall review all tentative subdivision maps of 50 parcels or more outside community service districts and special recreation districts boundaries and will provide

recommendations to the Planning Commission for appropriate provision of recreation services.

- Policy 9.2.2.2 New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible.
- Policy 9.2.2.3 The County will cooperate with cities and independently funded districts to help acquire land and develop facilities for neighborhood and community parks as funding allows.
- Policy 9.2.2.4 The County shall work with local districts and County services area recreation advisory committees to secure neighborhood park sites by use of the Quimby Act Implementing Ordinance.
- Policy 9.2.2.5 The County shall establish a development fee program applicable to all new development to fund park and recreation improvements and acquisition of parklands such that minimum neighborhood, community, and regional park standards are achieved. This fee is in addition to Quimby Act requirements that address parkland acquisition only. The fee will be adjusted periodically to fully fund the improvements identified in the Parks and Capital Improvement Program concurrent with development over a five-year period.
- Policy 9.2.2.6 The County shall actively pursue lands that can be transferred to the County from Federal, State, and other ownerships suitable and needed for public use.
- Policy 9.2.2.7 The County shall strongly encourage the Bureau of Land Management (BLM) to divest itself of all lands that are not environmentally sensitive within the County to provide ownership so the County can reap the benefits therefrom.

OBJECTIVE 9.2.3: GRANTS, FEES, AND CONTRIBUTIONS

Other types of funding including Federal, State, and private grants, user-fees, concession agreements, and private contributions to fund the construction of facilities such as trails along abandoned railroad lines (Rails-to-Trails) along rivers and creeks and to acquire historical or archaeologically significant land for parks.

- Policy 9.2.3.1 Institute a system whereby user fees and concessions of various sorts (e.g., food and beverage vendors, gift shops, and boat rental facilities), wherever possible, contribute to the operation and maintenance costs of a facility.

- Policy 9.2.3.2 The River Management program for the South Fork of the American River shall continue to be funded primarily through commercial permits and user fees.
- Policy 9.2.3.3 Actively encourage private sector donations of land and/or conservation easements through the use of various land use mechanisms (such as density transfers).
- Policy 9.2.3.4 Actively encourage private sector donations of structures, materials, funds, and/or labor to reduce acquisition, development, and maintenance costs.
- Policy 9.2.3.5 The County will encourage private sector development, operation, and maintenance of recreation facilities.

TOURISM AND RECREATION USES

GOAL 9.3: RECREATION AND TOURISM

Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.

OBJECTIVE 9.3.1: RECREATIONAL AND TOURIST USES

Protect and maintain existing recreational and tourist based assets such as Apple Hill, State historic parks, the Lake Tahoe Basin, wineries, South Fork of the American River, and other water sport areas and resorts and encourage the development of additional recreation/tourism businesses and industries.

OBJECTIVE 9.3.2: NATURAL RESOURCES

Protect and preserve those resources that attract tourism.

OBJECTIVE 9.3.3: MAJOR RECREATIONAL EVENTS

Actively encourage major recreational events (e.g., professional bicycle races, running events, whitewater kayaking, equestrian shows, rodeos, and athletic events) to showcase El Dorado County and increase tourism.

OBJECTIVE 9.3.4: HISTORICAL RESOURCES

Recognize the values of the historical resources in preserving the County's cultural heritage and for contributing to tourism, recreation, and the economy of the County.

- Policy 9.3.4.1 Support the establishment of a Director of Museums and cultural resources preservation function.

Policy 9.3.4.2 The County will encourage the development of interpretive centers for local historical sites and/or events of historical interest.

OBJECTIVE 9.3.5: HISTORICAL EVENTS

The County shall actively encourage major events relating to the County's history and way of life such as historical reenactment of the Pony Express and wagon trains, agricultural festivities, and historical fairs.

OBJECTIVE 9.3.6: COUNTY FAIRGROUNDS

Recognize the importance of the fairgrounds to the County's local economy for its major recreational, agricultural, and tourism facilities.

Policy 9.3.6.1 Continue to provide a fairgrounds to serve El Dorado County residents and visitors as the major location for large public events, including fairs, symphonies, horse shows, and farmers' markets.

Policy 9.3.6.2 Move the fairground site to a location that can safely serve the current and projected population of El Dorado County (recognizing that the current fairground site is inadequate) and potentially accommodate a West Slope Regional Park facility or Sports Complex.

OBJECTIVE 9.3.7: SKIING INDUSTRY

Expansion of the skiing industry consistent with the Tahoe Regional Planning Agency Regional Plan and the Eldorado National Forest and Lake Tahoe Basin Management Unit Forest Plans.

OBJECTIVE 9.3.8: CAMPING FACILITIES

Expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping within the County while requiring appropriate mitigation of adverse environmental impacts.

OBJECTIVE 9.3.9: TOURIST LODGING

Policy 9.3.9.1 The County will encourage the development of private lodging facilities by modifying the Zoning Ordinance sections dealing with tourist related facilities.

IMPLEMENTATION PROGRAM

MEASURE PR-A

Prepare and implement a Parks Master Plan and Parks and Recreation Capital Improvement Program, focusing on the following:

- Development of sufficient park and recreation land to serve the residents for neighborhood, community, and regional parkland;
- Applicability of parkland dedications under the Quimby Act;
- Serving residents of and visitors to the County;
- Identification of funding sources; and
- Maintenance.

[Objective 9.1.1]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Adopt Master Plan within five years of General Plan adoption.

MEASURE PR-B

Develop and implement a program to identify and pursue alternative methods to fund and/or support the acquisition and operation of parks and recreation facilities, including raw land. Funds may be used by the Airports, Parks, and Grounds Division of the County General Services Department or transferred to other public parks and recreation providers as deemed appropriate. [Policies 9.1.1.9, 9.2.2.5, and 9.2.3.1]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Implementation will be ongoing for the life of the General Plan.

MEASURE PR-C

Update the *Bikeway Master Plan* and *Hiking and Equestrian Trails Master Plan*. Both plans shall contain provisions for regular plan monitoring and updating. [Policies TC-4a, TC-4d, TC-4e, 9.1.2.1, 9.1.2.2, 9.1.2.3, 9.1.2.6 through 9.1.2.11, and all policies under Objective 9.1.3]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division and Department of Transportation
Time Frame:	Adopt the updated <i>Bikeway Master Plan</i> within two years of General Plan adoption. Update the <i>Hiking and Equestrian Trails Master Plan</i> within three years of General Plan adoption. Implementation will be ongoing for the life of the General Plan.

MEASURE PR-D

Plan for and develop interpretive centers for historical trails and sites. [Policies 9.1.3.6, 9.1.3.7, 9.3.4.2, and 11.1.12.5]

Responsibility:	General Services Department, Airports, Parks and Grounds Division
Time Frame:	Within ten years of General Plan adoption.

MEASURE PR-E

Maintain and implement the *El Dorado County River Management Plan* (Environmental Stewardship & Planning 2001) for management of recreational activities on the South Fork of the American River, including the provision of additional river access adjacent to Marshall Gold Discovery State Historic Park. [Policy 9.1.4.2]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Review and update the plan within eight years of General Plan adoption. Implementation will be ongoing for the life of the General Plan.

MEASURE PR-F

Develop a program to facilitate the formation of independent recreation districts. The program should include coordination with the Local Agency Formation Commission. [Policy 9.1.5.1]

Responsibility:	General Services Department, Airports, Parks and Grounds Division
Time Frame:	Ongoing as needed

MEASURE PR-G

Work with independent recreation districts to support efforts to provide parks and recreation facilities. [Policies 9.1.1.7 and 9.2.2.3]

Responsibility:	Planning Department and General Services Department, Airports, Parks and Grounds Division
Time Frame:	Ongoing

MEASURE PR-H

Develop and implement a parks and recreation fee program that addresses the following:

- A. For projects subject to Quimby Act requirements, additional fees for the actual construction and maintenance of parks and recreation facilities;
- B. For projects not subject to Quimby Act requirements, fees for the acquisition of parkland and for the construction and maintenance of parks and recreation facilities; and
- C. Coordination with local parks and recreation providers regarding fee collection and disbursement to those providers.

[Policies 9.2.2.2 and 9.2.2.5]

Responsibility:	Planning Department and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Develop and implement program within five years of General Plan adoption.

MEASURE PR-I

Develop and implement a program to encourage major recreational event sponsors to hold events in El Dorado County. [Objectives 9.3.3 and 9.3.5]

Responsibility:	Office of Economic Development
Time Frame:	Within ten years of General Plan adoption.

MEASURE PR-J

Establish a working group or formal contacts to coordinate the actions of County agencies and resource-based recreation providers in the county. Develop a plan to address recreation planning, promotion of recreational tourism, and review of projects with the potential to affect resource-based recreation. [Policies 9.2.2.3 and 9.2.2.4]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Develop working group or contacts within five years of General Plan adoption. Develop plan to address planning and project review within three years thereafter. Coordination will be ongoing.

MEASURE PR-K

Identify federal and state lands that could be transferred to County ownership and develop program to facilitate said transfer. [Policies 9.2.2.6 and 9.2.2.7]

Responsibility:	Planning Department and General Services Department, Property Division
Time Frame:	Within ten years of General Plan adoption.

MEASURE PR-L

Accept private sector donations of land, easements, structures, materials and funds for the development and maintenance of parks and recreation facilities. [Policies 9.2.3.3, 9.2.3.4, and 9.2.3.5]

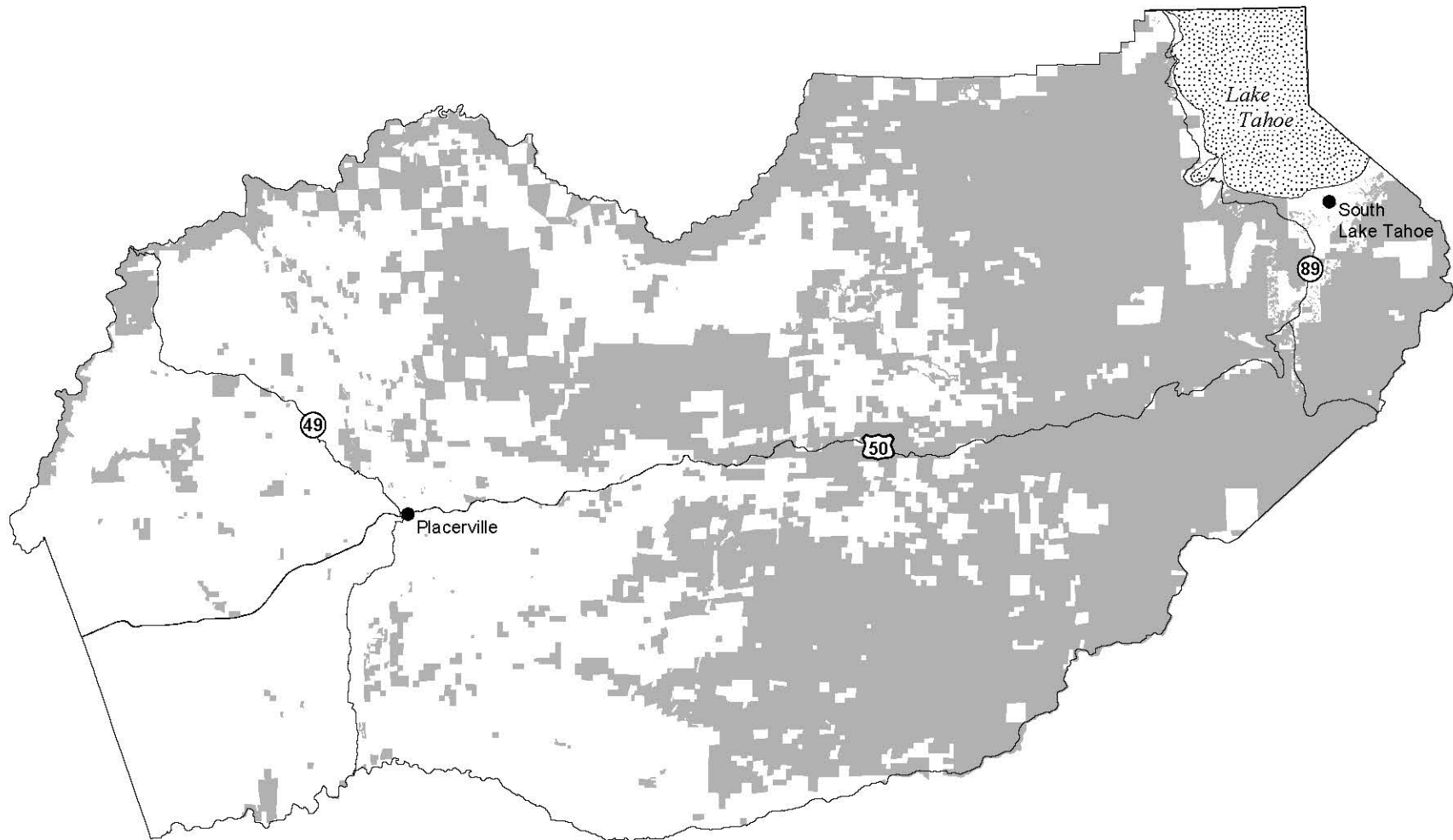
Responsibility:	General Services Department, Airports, Parks and Grounds Division
Time Frame:	Ongoing

MEASURE PR-M

Identify a suitable location and work with the El Dorado County Fair to move the fairgrounds from its existing site. [Policy 9.3.6.2]

Responsibility:	Planning Department and General Services Department, Property Division
Time Frame:	Identify site within ten years of General Plan adoption.

Figure PR-1
Federally Owned Lands in El Dorado County



Source: El Dorado County (2002)
Not to Scale

Figure PR-2

California Department of Parks and Recreation Lands in El Dorado County

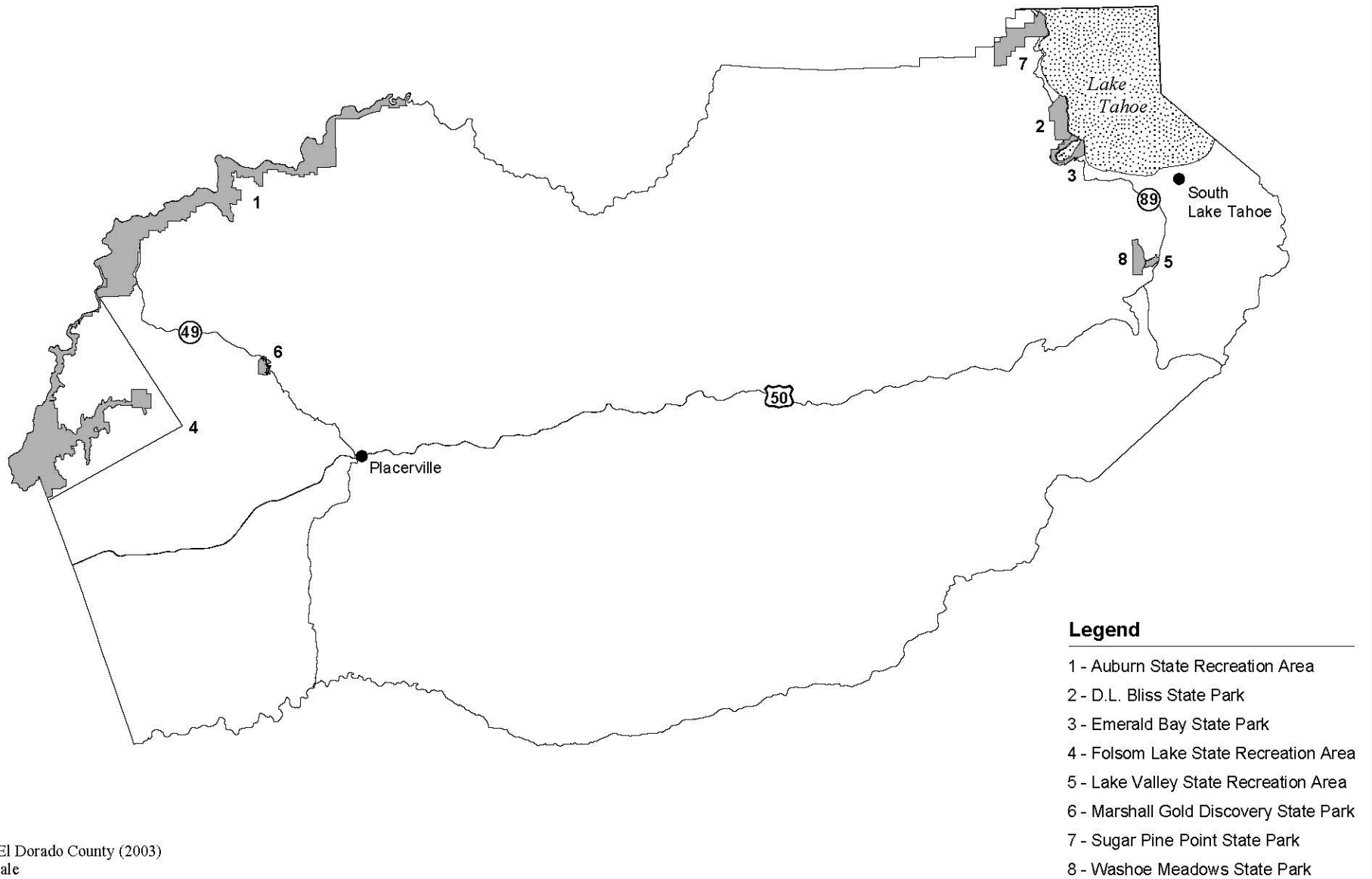
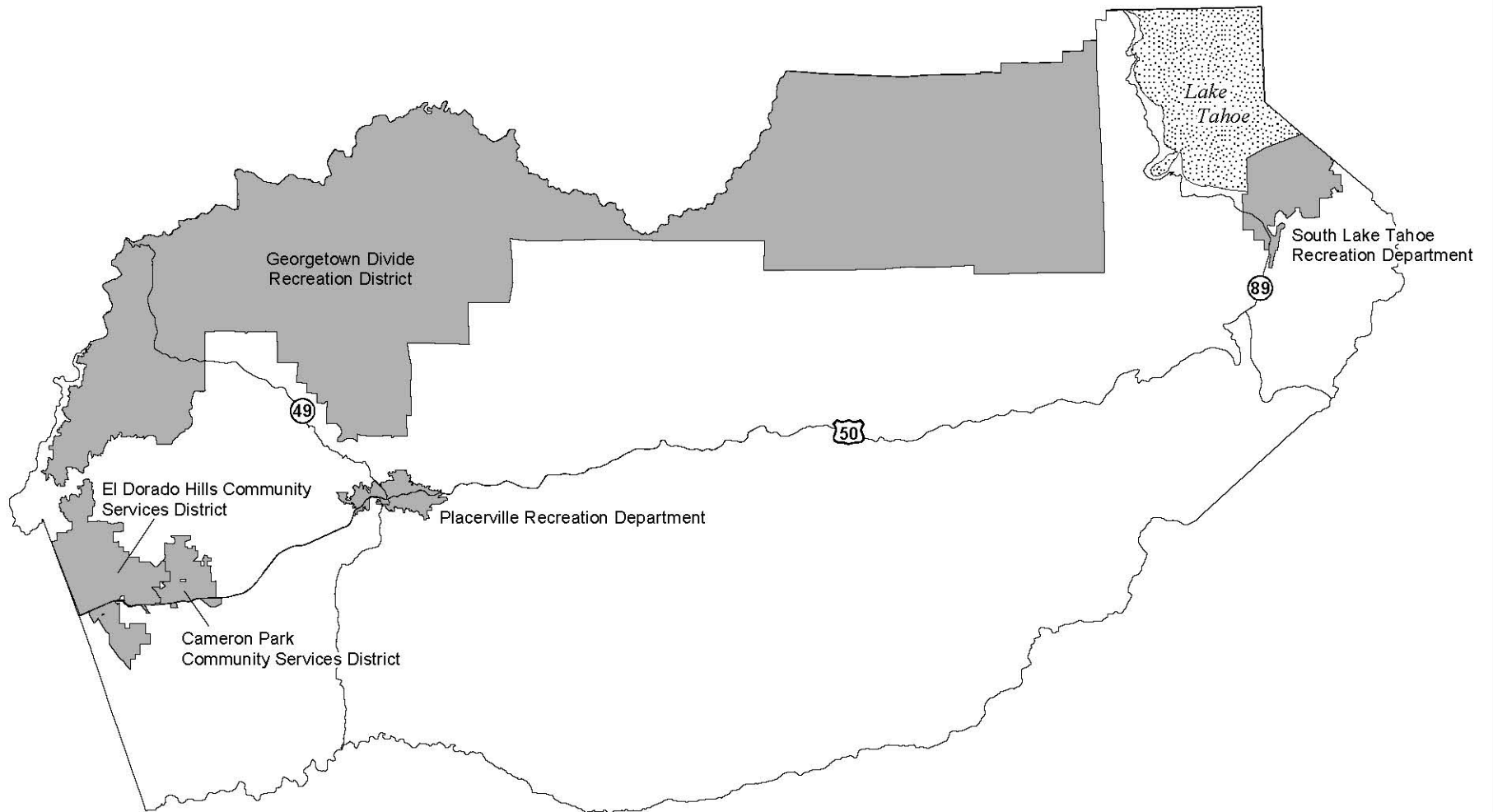


Figure PR-3

Service Areas of the County's Community Park and Recreation Providers





EL DORADO COUNTY GENERAL PLAN ECONOMIC DEVELOPMENT ELEMENT

PRINCIPLES

The General Plan provides opportunities for positive economic growth such as a full range of local employment opportunities, a more diversified local economy, greater capture of tourism, and increased retail sales.

The General Plan provides an opportunity to strategically plan for El Dorado County's role in a growing regional economy.

The General Plan provides land use guidelines which create opportunity to further economic self-sufficiency and foster a sound economic base to afford quality service levels while maintaining economic competitiveness and encourage retention of El Dorado County's quality of life.

The General Plan provides land use guidelines that will permit and encourage economic activities that create employment opportunities that are commensurate with local housing costs, generate a positive sustained revenue flow into the County, maximize economic multiplier effects, and minimize reliance upon County services and expenditures.

The General Plan recognizes, promotes, facilitates, and supports activities that provide a positive sustaining economic base for the County, maximize the economic potential of the County's natural resources, reduce out-of-County retail purchase and employment travel, and provide housing and job opportunities that are accessible to all levels of our society.

INTRODUCTION

Local planning, through the inclusion of an Economic Development Element in the General Plan or preparation of an Economic Strategic Plan, can be used to strengthen community development activities, enhance economic growth, and reinforce the planning process as a positive part of economic development. An improved local business climate which recognizes sub-regional constraints and opportunities, expansion of the local tax base, and

enhanced employment opportunities are benefits of a planning effort that has an emphasis on economic development. An Economic Development Element can be directed at a wide range of economic issues. Reinforcement of the planning process through the adoption of an Economic Development Element or strategic plan can be an effective method of managing growth in order to achieve a broad range of community goals and objectives. Should the Economic Development Providers Network cease to exist, another cooperative private/public sector group may be formed as sanctioned by the Board of Supervisors to fill the role that this element contemplates for the Network.

STATE AUTHORIZATION

An economic development element is not a required element under State law. However, California Planning law states that “the general plan may include any element(s) or address any . . . subject(s) which . . . relate to the physical development of the county (Government Code Section 65303).” The general plan guidelines, prepared by the Office of Planning and Research, state that “upon adoption, an optional element becomes an integral part of the general plan. It has the same force and effect as the mandatory elements and must be consistent with the other elements of the plan.”

RELATIONSHIP TO OTHER ELEMENTS

The Economic Development Element is directly related to all other elements contained within the General Plan.

POLICY SECTION

Note that the action programs proposed in the following section are included as implementation measures in the Implementation Program added to this element as part of the *Response to Comments* document. The Implementation Program includes timeframes associated with and assigns responsibility for completing each implementation measure.

GOAL 10.1: COOPERATION

The County shall work with all levels of government and with the various economic development organizations including the business community to cooperatively identify and promote the County’s positive opportunities and strength.

OBJECTIVE 10.1.1: COOPERATIVE APPROACH

Utilize the Economic Development Providers Network or other Board of Supervisors recognized economic development organizations to advise and recommend to the Board of Supervisors policies and a course of action that will facilitate the County’s economic vitality.

- Policy 10.1.1.1 Annually review the success of the Economic Development Element, establish the program for the coming year, and take action to ensure continued productive activities.

Program 10.1.1.1.1:

Economic Development Providers Network Annual Report: Prepare an action plan to implement the objectives of the Economic Development Element. Prepare an annual report on the status of accomplishment toward the objectives for the past year and the plan for the upcoming year.

Program 10.1.1.1.2:

The County shall be a representative and actively participate in the Economic Development Providers Network.

- Policy 10.1.1.2 Implement a business education and information program to promote communication and problem solving between business and government.

Program 10.1.1.2.1:

Sponsor via the Economic Development Providers Network seminars and workshops for El Dorado County's businesses, targeted industry organizations and government decision makers.

Program 10.1.1.2.2:

Establish and maintain liaison with local and regional business organizations to improve coordination of efforts relating to business issues.

Program 10.1.1.2.3:

Convene periodic broadly based community forums to discuss El Dorado's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations.

Program 10.1.1.2.4:

Continually provide feedback from problem solving activities to the County for immediate action and/or inclusion in the next Annual Economic Plan.

- Policy 10.1.1.3 Encourage local governments and private business to develop a coordinated and regional approach to a sustainable economy for El Dorado County.

Program 10.1.1.3.1:

Support County business and local government efforts to develop regional, State, National, and international markets for our County's products, services, and attractors.

- Policy 10.1.1.4 An officer at the County level shall be assigned the responsibility of coordinating and implementing the Economic Development Programs for El Dorado County. This individual shall act on behalf of both the County and private sector economic interests to oversee policy and provide liaison activities to facilitate the timely implementation of the program objectives. This County official shall become the main point of contact for the business community and shall coordinate all activities to support the Economic Development Plan for County agencies and departments.

OBJECTIVE 10.1.2: IMPROVE REGULATORY PROCESS

Reform and improve regulatory processes relating to business in order to foster the spirit of cooperation, understanding, and consensus between government and business.

- Policy 10.1.2.1 Create methods to assist government regulators in understanding and making positive responses to the needs and priorities of business owners.

Program 10.1.2.1.1:

The Economic Development Providers Network shall provide periodic training workshops for business and public agency participants to develop understanding of business owners' needs (e.g., the particular problems of small business in the regulatory process, improved customer service in the permit process, and particular economic issues).

Program 10.1.2.1.2:

Establish regulatory assistance services for the public, including businesses, to clarify government regulatory processes, to assist in coordinating regulatory functions, and to provide information regarding vacant land and facilitate locational assistance to business.

Program 10.1.2.1.3:

As part of the annual budget review process, County departments shall identify potential changes in fees, improved regulatory processes, and appropriate staffing allocations and organization to match forecasted work load which minimize delays that create a negative effect on stimulating County economic activity.

- Policy 10.1.2.2 Improve, streamline, and monitor permit processing procedures.

Program 10.1.2.2.1:

Assess the impact on large and small businesses of regulatory issues and recommend cost saving changes to permit processing procedures.

Program 10.1.2.2.2:

Provide the Economic Development Providers Network with an opportunity to review, on a periodic basis, County government structure for consistency with efficient and cost effective regulation of business.

Program 10.1.2.2.3:

Expedite permitting services as an incentive to encourage upgrading of unoccupied developed and underutilized commercial and industrial sites and/or structures. The County should encourage the use of unoccupied developed and/or underutilized County owned sites and/or structures for commercial and industrial use when a public use is not needed.

Program 10.1.2.2.4:

Review existing County regulations and procedures to eliminate unneeded, inconsistent, and redundant legal requirements.

Program 10.1.2.2.5:

The final Environmental Impact Report (EIR) for the 2025 General Plan may be used as a first tier EIR. Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR.

Program 10.1.2.2.6:

The Zoning Ordinance shall expand the classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan land use maps, and/or that have been pre-planned through planned developments, specific plans, and other master planned lands.

Policy 10.1.2.3 All County regulations and procedures shall be written in a concise and easy to understand manner.

Policy 10.1.2.4 When adopting new regulations or procedures, both regulatory and business needs shall be reflected.

Program 10.1.2.4.1:

Regulations shall include a means to accomplish regulatory needs with the least interference and/or barriers to business. Interested parties should be invited to participate in the development and review of new regulations.

Program 10.1.2.4.2:

The County shall prepare an overview statement for proposed laws or administrative regulations including: (a) the purpose of the law and/or regulation; and (b) the relationship between stated purposes and other adopted laws and/or regulations of the County.

Program 10.1.2.4.3:

All proposed development regulations or ordinances shall demonstrate a public benefit where proposed regulations or ordinances will result in private or public costs. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis.

- Policy 10.1.2.5 County agencies and/or departments, when developing ordinances, rules, regulations, and procedures to implement the General Plan, will analyze and present to the appropriate reviewing and/or regulating bodies the economical effects and taking implications of the proposed ordinances, rules, regulations, procedures on private property and private property rights. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis.

OBJECTIVE 10.1.3: FISCAL AND ECONOMIC INFORMATION

Provide County decision-makers with appropriate tools and a framework to determine the fiscal and economic impacts of industries and new projects.

- Policy 10.1.3.1 The Economic Development Providers Network shall establish an economic information base about the County of El Dorado and the incorporated cities therein.

Program 10.1.3.1.1:

Assemble and maintain a library of economic data to be available for use in economic impact studies and/or industry case studies.

Program 10.1.3.1.2:

Make available to the business community and other community interest groups including individuals, publications on economic and demographic information for El Dorado County's incorporated and unincorporated areas.

Program 10.1.3.1.3:

Create a Target Industry Committee representing a cross-section of community interests including local business interests to develop selection criteria for determining desirable target industries that are harmonious with the local custom, culture, and overall quality of life expectations.

Program 10.1.3.1.4:

Prepare a report once every two years which describes the El Dorado County economy, identifies important demographic and industry trends,

identifies leading economic indicators, and identifies and ranks targeted industries to help guide business recruitment and local business expansion efforts.

OBJECTIVE 10.1.4: COMMUNICATION

Establish a forum for discussion and make recommendations on pending environmental issues that affect business and the County's economic vitality.

Policy 10.1.4.1 The Economic Development Providers Network shall promote communication to identify and resolve issues of concern to environmental and economic interests and identify opportunities to integrate the goals of economic health and environmental enhancement.

Program 10.1.4.1.1:

Provide information to educate the business community on environmental issues and to educate the environmental community on the local and regional economy.

Program 10.1.4.1.2:

Identify issues to be considered including, but not limited to, the following:

- location of environmentally compatible areas to develop or expand a full range of housing opportunities including affordable housing opportunities for the local labor force;
- location of environmentally compatible areas for industry to develop or expand;
- provision of transportation facilities;
- methods of streamlining regulatory processes;
- ways in which economic activity can strengthen environmental quality and rural character;
- promotion and protection of environmental quality as an economic asset;
- promotion of increased tourism; and
- support for environmentally sound business in the County.

OBJECTIVE 10.1.5: BUSINESS RETENTION AND EXPANSION

Assist in the retention and expansion of existing businesses through focused outreach and public and private incentive programs and target new industries which diversify and strengthen our export base.

Policy 10.1.5.1 Assist industries to remain, expand, or to locate in El Dorado County.

Program 10.1.5.1.1:

Identify and attract selected targeted industries that are consistent with the County's goal of balancing economic vitality and environmental protection.

Program 10.1.5.1.2:

Develop an action plan for each targeted industry to encourage retention and expansion of businesses including special needs of each targeted industry and location assistance for expansion or relocation. Incubator space within commercial/industrial parks is an important component of these action plans.

Program 10.1.5.1.3:

The Economic Development Providers Network shall establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the County.

Program 10.1.5.1.4:

Annually dedicate and budget County staff to implement programs under Objective 10.1.5 and/or coordinate County efforts with the private sector and Economic Development Providers Network.

Program 10.1.5.1.5:

The County shall monitor land availability through five-year reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands.

Program 10.1.5.1.6:

El Dorado County, in cooperation with the Economic Providers Network, shall develop a comprehensive regional economic development program to attract industry to the County at a rate higher than the Sacramento Area Council of Governments (SACOG) and/or County employment forecasts. The economic development program should consider the employment needs of the resident labor force as well as more traditional measures of progress/stability as the jobs/housing balance.

Policy 10.1.5.2 Provide services which enable existing companies with emphasis on identified growth industries, to retain and expand their businesses in El Dorado County.

Program 10.1.5.2.1:

The Economic Development Providers Network shall conduct meetings and interviews with existing companies in each of the identified growth

industries focusing on service needs and local government's ability to address those needs.

Program 10.1.5.2.2:

The Economic Development Providers Network shall conduct economic base studies to identify trends in industry and to identify those industries which are well positioned in the local, regional, State, National, or international markets to experience and sustain economic growth.

- Policy 10.1.5.3 Conduct outreach to targeted industries for potential location in El Dorado County.

Program 10.1.5.3.1:

Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another. The information system should include data which characterizes the type and source of utilities available at each vacancy.

- Policy 10.1.5.4 Recognize and promote agricultural based industries in El Dorado County and provide for the expansion of value added industries in an economically viable manner consistent with available resources.

Program 10.1.5.4.1:

The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions.

Program 10.1.5.4.2:

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use.

- Policy 10.1.5.5 Recognize and promote the need to create greater opportunities for El Dorado County residents to satisfy retail shopping demands in El Dorado County.

Program 10.1.5.5.1:

Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development.

- Policy 10.1.5.6 Encourage the locating of new employment base industries that provide for additional employment opportunities for existing residents currently employed by industries with declining job potential to provide for a better employment future and business climate for the County. Prior to approval of a General Plan amendment to Tourist Recreational or a zone change to implement this land use designation, when a site is adjacent to a

residential, agricultural, or Natural Resource designation, a finding shall be made which concludes that the development project will have no significant growth inducement effect on adjacent lands.

OBJECTIVE 10.1.6: CAPTURE OF RETAIL AND TOURISM DOLLARS

Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.

Policy 10.1.6.1 The County shall encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries, outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairground, bed and breakfast inns, and ranch marketing activities.

Program 10.1.6.1.1:

Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network.

Policy 10.1.6.2 The use of public transportation shall be encouraged to serve and support the County's tourist destinations.

Policy 10.1.6.3 Support land use designations adjacent to major transportation corridors which are suitable for convention centers and vehicle-to-shuttle-bus transfer facilities to support tourism, large special events, etc.

Policy 10.1.6.4 *intentionally blank* (Resolution 216-2019, December 10, 2019)

Policy 10.1.6.5 The County shall designate areas Tourist Recreation to promote the development of tourist-related business. Such areas may be located along the U.S. Highway 50 corridor, other State highways, the American River Canyons, and other appropriate areas suitable for such uses. A new zone district shall be established to differentiate between the low-intensity recreational uses and higher intensity recreational uses such as RV parks. The placement of this designation shall not be used as a precedent for additional high intensity land use designations in nearby areas.

OBJECTIVE 10.1.7: SMALL BUSINESS AND WORK PLACE ALTERNATIVES

Promote the establishment and expansion of small businesses and work place alternatives including home occupations, telecommuting businesses, and technology transfer based industries.

- Policy 10.1.7.1 Evaluate the County's business license procedure to streamline or minimize the process for small businesses.

Program 10.1.7.1.1:

Establish a uniform small business licensing application, forms, and instructions for all cities and the County.

Program 10.1.7.1.2:

Review the business license fees in the cities and County to provide an equitable structure for business with ten or less employees.

- Policy 10.1.7.2 Assist small business in the County.

Program 10.1.7.2.1:

Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.

- Policy 10.1.7.3 Encourage employers, including public agencies, to offer work place alternatives such as telecommuting and promote formation of neighborhood based telecommuting centers in which multiple businesses use joint services.

Program 10.1.7.3.1:

Establish land use regulations that permit by right satellite work centers, home work place alternatives, and home occupations as a means of reducing commutes on U.S. Highway 50.

- Policy 10.1.7.4 Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties.

Program 10.1.7.4.1:

Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions.

Program 10.1.7.4.2:

Land use regulations shall disallow Conditions, Covenants, and Restrictions that preclude home occupations or work-at-home activities.

OBJECTIVE 10.1.8: JOB TRAINING

Support the use of El Dorado County's educational institutions to provide employment training and vocational education programs for potential employees of El Dorado County's businesses.

- Policy 10.1.8.1 Provide a forum for discussion of how best to match educational programs of El Dorado County's high schools and colleges with the needs of employers in the target industries groups.
- Policy 10.1.8.2 Encourage the development and growth of small business in El Dorado County through entrepreneurial training programs in the curriculums of the educational institutions.
- Policy 10.1.8.3 Support efforts by the County Office of Education or private sector initiatives to expand and/or establish dedicated vocational training at all County high schools and community colleges.

OBJECTIVE 10.1.9: JOBS-HOUSING RELATIONSHIP

The County shall monitor the jobs-housing balance and emphasize employment creation.

- Policy 10.1.9.1 The County shall use appropriate land use, zoning, and permit streamlining strategies, and other financial incentives to provide for and encourage a broad mix housing types that are compatible with wage structures associated with existing and forecasted employment.
- Policy 10.1.9.2 Encourage specific plans and large planned developments in Community Regions and Rural Centers to include a broad mix of housing types and relate it to local wage structures to achieve balance with existing and forecasted resident household needs.
- Policy 10.1.9.3 The County shall actively promote job generating land uses while de-emphasizing residential development unless it is tied to a strategy that is necessary to attract job generating land uses.

GOAL 10.2: PUBLIC SERVICES AND INFRASTRUCTURE

Provide adequate levels of public services and infrastructure for existing residents and targeted industries and establish equitable methods to assure funding of needed improvements to existing infrastructure and services and new facilities to further economic development consistent with the County's custom, culture, and economic stability.

OBJECTIVE 10.2.1: PUBLIC AND CIVIC FACILITIES INVESTMENT

Give a high priority to funding quality civic, public and community facilities, and basic infrastructure that serve a broad range of needs.

- Policy 10.2.1.1 The County shall prepare and coordinate with other service providers long-term capital improvement plans to more efficiently provide infrastructure and services in a manner consistent with the needs of targeted industries and existing residents. This process shall identify cost estimates for each project in current dollars and identify the funding source.
- Policy 10.2.1.2 The County shall aggressively pursue private, regional, State, and Federal funding sources to reduce local burdens.
- Policy 10.2.1.3 Require that all costs of upgrading and/or constructing civic, public and community facilities, and basic infrastructure exclusively needed to serve new development be the responsibility of new development and not existing residents.
- Policy 10.2.1.4 Require new discretionary development to pay its fair share of the costs of all civic and public and community facilities it utilizes based upon the demand for these facilities which can be attributed to new development.
- Policy 10.2.1.5 A public facilities and services financing plan that assures that costs burdens of any civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents may be required with the following development applications:
- A. Specific plans; and
 - B. All residential, commercial, and industrial projects located within a Community Region or Rural Center which exceed the following thresholds:
 - 1. Residential.....50 units
 - 2. Commercial.....20 acres or 100,000 square feet
 - 3. Industrial20 acres or 250,000 square feet
- Policy 10.2.1.6 Provision of new infrastructure and facilities shall be coordinated with existing infrastructure and facilities and shall maximize use of existing facilities capacity to the extent that any exists.
- Policy 10.2.1.7 Emphasize public investment strategies that enhance the value of commercial uses to maximize absorption rates. If these strategies are successful, the infrastructure finance program will have a greater chance of success related to the increased real estate values created.

- Policy 10.2.1.8 Direct new development to land where infrastructure and service levels are adequate so as to minimize development costs.

OBJECTIVE 10.2.2: EQUITABLE FINANCING METHODS FOR PUBLIC IMPROVEMENTS

Utilize equitable financing methods that assure that service standards adopted in the General Plan are achieved.

- Policy 10.2.2.1 When adopting, amending, and imposing impact fees and developer exactions, consider the effects of such fees and exactions upon project economics.

Program 10.2.2.1.1:

Review other County impact fees and consider adopting fees necessary to assure that new development pays its fair share of public facility and services costs.

- Policy 10.2.2.2 Stress financing strategies that maximize the use of pay-as-you-go methods to gain the most benefit from available revenue without placing unreasonable burdens on new development.

Program 10.2.2.2.1:

When a project directly or indirectly impacts existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly attributed to the project. Cost to be borne by the project proponent shall be determined on the basis of the above described nexus and other pre-existing legally binding agreements such as development agreements.

- Policy 10.2.2.3 Fees and assessments collected shall be applied to the geographic zone from which they are originated.

- Policy 10.2.2.4 Fees and assessments, with Board of Supervisor approval, can be deferred and/or paid through property tax increments if it can be demonstrated that a current or projected rate is serving as a location avoidance factor for targeted industries.

OBJECTIVE 10.2.3: COORDINATION OF PUBLIC IMPROVEMENTS

Cooperate with other jurisdictions to promote the most cost-effective methods of providing civic, public and community facilities, and basic infrastructure necessary for supporting the economic, social, and environmental well being of the County and its residents.

- Policy 10.2.3.1 Coordinate major infrastructure construction within the County, particularly the transportation system network and extension of sewer and water service, to assure consistency of these improvements with the General Plan. Where it has legal authority to do so, the County, through its membership on LAFCO or otherwise, should deny proposals by special districts found to be inconsistent with the County's General Plan.

Program 10.2.3.1.1:

Government Code Section 65401 authorizes the County to obtain lists of all capital projects planned by public agencies within the County. Proposed capital improvements found inconsistent with the County's General Plan can be protested to the sponsoring agency. As part of its annual review of the Capital Improvement Program, the County should include a Section 65401 review which lists all capital projects sponsored by other jurisdictions during the following year and makes a finding relative to the consistency of each project with the County's General Plan.

Program 10.2.3.1.2:

As part of an effort to maintain high quality services and implement the General Plan, the County should maintain an effective liaison and improve cooperation with the cities and special districts serving the County.

- Policy 10.2.3.2 Cooperate with cities when processing applications for subdivisions or other large projects located within a city's Sphere of Influence. When there are no conflicts, all city policies and standards, as well as County policies and standards, projects should be required to meet all such policies and standards.

OBJECTIVE 10.2.4: FUNDING AVAILABILITY

Ensure that adequate funding is available for all ongoing County-wide services.

- Policy 10.2.4.1 Seek methods for existing development within unincorporated areas and cities to assume a fair share of the costs for County-wide mandated services including social and welfare services, health services, and criminal justice in addition to the normal health and safety services such as fire, sheriff, ambulance, road maintenance, etc.
- Policy 10.2.4.2 Recover costs for services provided to the public through the use of fees and charges, where possible, and over time increase the County's cost recovery as a percent of the total budget while maintaining strong management controls to provide effective services at the lowest reasonable cost.

- Policy 10.2.4.3 Emphasize economic development as a part of efforts to increase fiscal performance with special emphasis upon improving retail sales capture in the County.
- Policy 10.2.4.4 Use benefit assessment districts or other methods to provide funding for the maintenance of local roads and drainage projects.
- Policy 10.2.4.5 The County shall make all legally permissible efforts to avoid implementation or State or Federal mandated services that are not accompanied by sufficient non-County generated funding.

OBJECTIVE 10.2.5: NEW DEVELOPMENT FISCAL EFFECTS

Ensure that new development results in a positive fiscal balance for the County.

- Policy 10.2.5.1 Avoid using County General Fund revenues for funding the incremental costs of new municipal services in developing areas.
- Policy 10.2.5.2 Amend the discretionary development review process to require the identification of economic factors derived from a project such as sales tax, property tax, potential job creation (types and numbers), wage structures, and multiplier effects in the local economy.

OBJECTIVE 10.2.6: FISCAL EFFECTS OF GOVERNMENT REORGANIZATION

Through the County's membership on LAFCO or otherwise, ensure that government reorganizations such as annexations, incorporation, and district formations do not have a negative fiscal effect on the County's operating budget and that such reorganizations are revenue neutral from the County's standpoint.

- Policy 10.2.6.1 Establish and implement an equitable and standardized approach to property tax sharing with cities during the annexation process which results in a neutral fiscal impact on the County.
- Policy 10.2.6.2 Cooperate with cities during the establishment of redevelopment projects to assure that fiscal impacts upon the County are neutral and do not result in a negative fiscal impact upon the County.

OBJECTIVE 10.2.7: COORDINATE LAND USES WITH OTHER JURISDICTIONS

Resolve conflicts with other jurisdictions regarding the location of revenue-generating land uses.

- Policy 10.2.7.1 Large commercial or industrial projects located in the County but affecting a nearby city should be planned in cooperation with that city so that potential negative impacts can be effectively mitigated.

- Policy 10.2.7.2 Establish a joint County/City task force to develop complementary land use designations, zoning, transportation, and funding plans to protect existing and to encourage new commercial, industrial, and research and development projects in the Missouri Flat-Placerville Drive areas.
- Policy 10.2.7.3 Missouri Flat Road Corridor Area: The County shall commit to the comprehensive development of the needed road circulation plan for this area immediately following adoption of the General Plan. This plan shall also include the identification and development of a specific funding mechanism that overcomes existing deficiencies and accommodates future traffic demands to the year 2015.
- Policy 10.2.7.4 Coordinate with the incorporated cities the development of sites adjacent to major transportation corridors which are suitable for convention centers and vehicle-to-shuttle-bus transfer facilities to support tourism, large special events, etc.
- Policy 10.2.7.5 Develop a common public facilities impact funding program within the cities and the County.

IMPLEMENTATION PROGRAM

MEASURE ED-A

Economic Development Providers Network Annual Report: Prepare an action plan to implement the objectives of the Economic Development Element. Prepare an annual report on the status of accomplishment toward the objectives for the past year and the plan for the upcoming year. [Policy 10.1.1.1]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Prepare initial action plan within one year of General Plan adoption. Annual reporting thereafter.

MEASURE ED-B

Actively participate in the Economic Development Providers Network. [Policy 10.1.1.1]

Responsibility:	Office of Economic Development
Time Frame:	Ongoing

MEASURE ED-C

Sponsor, via the Economic Development Providers Network, seminars and workshops for El Dorado County's businesses, targeted industry organizations, and government decision makers. [Policy 10.1.1.2]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Annually develop program of seminars and workshops to be presented that fiscal year.

MEASURE ED-D

Establish and maintain liaison with local and regional business organizations to improve coordination of efforts relating to business issues. [Policy 10.1.1.2]

Responsibility:	Office of Economic Development
Time Frame:	Establish liaison within one year of General Plan adoption. Coordination ongoing.

MEASURE ED-E

Convene periodic broadly based community forums to discuss El Dorado County's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations. [Policy 10.1.1.2]

Responsibility:	Office of Economic Development and Department of Agriculture
Time Frame:	Prepare schedule for forums every two years. Presentation will be ongoing.

MEASURE ED-F

Work with local businesses to gather feedback from problem solving activities for immediate action and/or inclusion in Annual Economic Plans. [Policy 10.1.1.2]

Responsibility:	Office of Economic Development
Time Frame:	Ongoing

MEASURE ED-G

Support County business and local government efforts to develop regional, State, National, and international markets for the County's products, services, and attractors. [Policy 10.1.1.3]

Responsibility:	Office of Economic Development
Time Frame:	Ongoing

MEASURE ED-H

Through the Economic Development Providers Network, provide periodic training workshops for business and public agency participants to develop understanding of business owners' needs (e.g., the particular problems of small business in the regulatory process, improved customer service in the permit process, and particular economic issues). [Policy 10.1.2.1]

Responsibility:	Overseen by Office of Economic Development; Planning Department, Environmental Management, Department of Transportation, and Building Department to participate
Time Frame:	Develop program of workshops to be presented every two years. Workshop presentation will be ongoing.

MEASURE ED-I

Establish regulatory assistance services for the public, including businesses, to clarify government regulatory processes, to assist in coordinating regulatory functions, and to provide information regarding vacant land and facilitate locational assistance to business. [Policy 10.1.2.1]

Responsibility:	Overseen by Office of Economic Development; Planning Department, Environmental Management, Department of Transportation, Building Department, and Surveyor's Office to participate
Time Frame:	Develop initial program within two years of General Plan adoption. Assistance will be ongoing.

MEASURE ED-J

As part of the annual budget review process, County departments shall identify potential changes in fees, improved regulatory processes, and appropriate staffing allocations and organization to match forecasted work load which minimize delays that create a negative effect on stimulating County economic activity. [Policy 10.1.2.1]

Responsibility:	Planning Department, Environmental Management, Department of Transportation, Building Department, and Surveyor's Office
Time Frame:	Annually as part of the budget process.

MEASURE ED-K

Assess the impact on large and small businesses of regulatory issues and recommend cost saving changes to permit processing procedures. [Policy 10.1.2.2]

Responsibility:	Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Complete initial review within two years of General Plan adoption. Present review of potential changes annually thereafter.

MEASURE ED-L

Provide the Economic Development Providers Network with an opportunity to review, on a periodic basis, County government structure for consistency with efficient and cost effective regulation of business. [Policy 10.1.2.2]

Responsibility:	Office of Economic Development
Time Frame:	Facilitate a review every three years.

MEASURE ED-M

Expedite permitting services as an incentive to encourage upgrading of unoccupied developed and underutilized commercial and industrial sites and/or structures. The County should encourage the use of unoccupied developed and/or underutilized County owned sites and/or structures for commercial and industrial use when a public use is not needed. [Policy 10.1.2.2]

Responsibility:	Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Develop process for expedited permitting within two years of General Plan adoption. Should be concurrent with Implementation Measure ED-K.

MEASURE ED-N

Review existing County regulations and procedures to eliminate unneeded, inconsistent, and redundant legal requirements. [Policy 10.1.2.2]

Responsibility:	County Counsel, Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Complete initial review within one year of General Plan adoption and complete additional reviews every three years. Revisions to County regulations will be ongoing.

MEASURE ED-O

Use the final Environmental Impact Report (EIR) for the General Plan as a first tier EIR. Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR. [Policy 10.1.2.2]

Responsibility:	Planning Department
Time Frame:	Ongoing

MEASURE ED-P

Revise the Zoning Ordinance so that classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan Land Use Maps, and/or that have been pre-planned through planned developments, specific plans, and other master planned lands, are expanded. [Policy 10.1.2.2]

Responsibility:	Planning Department
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.

MEASURE ED-Q

Regulations shall include a means to accomplish regulatory needs with the least interference and/or barriers to business. Interested parties should be invited to participate in the development and review of new regulations. [Policy 10.1.2.4]

Responsibility:	County Counsel, Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Concurrent with the Zoning Ordinance update (within one year of General Plan adoption) and Implementation Measure ED-N and ED-R.

MEASURE ED-R

The County shall prepare an overview statement for proposed laws or administrative regulations including: (a) the purpose of the law and/or regulation; and (b) the relationship between stated purposes and other adopted laws and/or regulations of the County. [Policy 10.1.2.4]

Responsibility:	County Counsel
Time Frame:	Concurrent with the Zoning Ordinance update (within one year of General Plan adoption) and Implementation Measure ED-N and ED-Q.

MEASURE ED-S

All proposed development regulations or ordinances shall demonstrate a public benefit where proposed regulations or ordinances will result in private or public costs. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis. [Policy 10.1.2.4]

Responsibility:	County Counsel
Time Frame:	Ongoing as new ordinances are developed and existing ordinances are updated.

MEASURE ED-T

Assemble and maintain a library of economic data to be available for use in economic impact studies and/or industry case studies. [Policy 10.1.3.1]

Responsibility:	Office of Economic Development
Time Frame:	Assemble library within four years of General Plan adoption.

MEASURE ED-U

Make available to the business community and other community interest groups including individuals, publications on economic and demographic information for El Dorado County's incorporated and unincorporated areas. [Policy 10.1.3.1]

Responsibility:	Office of Economic Development
Time Frame:	Ongoing

MEASURE ED-V

Create a Target Industry Committee representing a cross-section of community interests including local business interests to develop selection criteria for determining desirable target industries that are harmonious with the local custom, culture, and overall quality of life expectations. [Policy 10.1.3.1]

Responsibility:	Office of Economic Development
Time Frame:	Seat committee within one year of General Plan adoption. Committee to develop criteria within two years of General Plan adoption.

MEASURE ED-W

Prepare a report once every two years which describes the El Dorado County economy, identifies important demographic and industry trends, identifies leading economic indicators, and identifies and ranks targeted industries to help guide business recruitment and local business expansion effort. [Policy 10.1.3.1]

Responsibility:	Office of Economic Development
Time Frame:	Every two years.

MEASURE ED-X

Provide information to educate the business community on environmental issues and to educate the environmental community on the local and regional economy. [Policy 10.1.4.1]

Responsibility:	Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Develop initial program within two years.

MEASURE ED-Y

Identify environmental issues to be considered by the Economic Development Providers Network, including, but not limited to:

- A. Location of environmentally compatible areas to develop or expand a full range of housing opportunities including affordable housing opportunities for the local labor force;
- B. Location of environmentally compatible areas for industry to develop or expand;
- C. Provision of transportation facilities;
- D. Methods of streamlining regulatory processes;
- E. Ways in which economic activity can strengthen environmental quality and rural character;
- F. Promotion and protection of environmental quality as an economic asset;
- G. Promotion of increased tourism; and
- H. Support for environmentally sound business in the County.

[Policy 10.1.4.1]

Responsibility:	Overseen by Office of Economic Development; Planning Department, Environmental Management, Department of Transportation, and Building Department to participate
Time Frame:	Issues to be identified concurrent with the development of the program identified under Implementation Measure ED-X.

MEASURE ED-Z

Identify and attract selected targeted industries that are consistent with the County's goal of balancing economic vitality and environmental protection. [Policy 10.1.5.1]

Responsibility:	Office of Economic Development
Time Frame:	Begin recruiting immediately following development of criteria outlined in Implementation Measure ED-V.

MEASURE ED-AA

Develop an action plan for each targeted industry to encourage retention and expansion of businesses including special needs of each targeted industry and location assistance for expansion or relocation. Incubator space within commercial/industrial parks is an important component of these action plans. [Policy 10.1.5.1]

Responsibility:	Office of Economic Development
Time Frame:	Action plan for targeting industry will be concurrent with Implementation Measure ED-V. Develop action plan for retention and expansion within two years of General Plan adoption.

MEASURE ED-BB

The Economic Development Providers Network shall establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the County. [Policy 10.1.5.1]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Establish system within two years of General Plan adoption. Annual inventory thereafter.

MEASURE ED-CC

Annually dedicate and budget County staff to implement programs under General Plan Objective 10.1.5 and/or coordinate County efforts with the private sector and Economic Development Providers Network. [Policy 10.1.5.1]

Responsibility:	Office of Economic Development and Chief Administrative Officer
Time Frame:	Annually as part of the budget process.

MEASURE ED-DD

The County shall monitor land availability through five-year reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands. [Policy 10.1.5.1]

Responsibility:	Planning Department
Time Frame:	Every five years as part of regular General Plan review.

MEASURE ED-EE

El Dorado County, in cooperation with the Economic Providers Network, shall develop a comprehensive regional economic development program to attract industry to the County at a rate higher than the Sacramento Area Council of Governments (SACOG) and/or County employment forecasts. The economic development program should consider the employment needs of the resident labor force as well as more traditional measures of progress/stability as the jobs/housing balance. [Policy 10.1.5.1]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Concurrent with Implementation Measures ED-V, ED-Z, and ED-AA.

MEASURE ED-FF

The Economic Development Providers Network shall conduct meetings and interviews with existing companies in each of the identified growth industries focusing on service needs and local government's ability to address those needs. [Policy 10.1.5.2]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Ongoing

MEASURE ED-GG

The Economic Development Providers Network shall conduct economic base studies to identify trends in industry and to identify those industries which are well positioned in the local, regional, State, National, or international markets to experience and sustain economic growth. [Policy 10.1.5.2]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Complete base studies within five years of General Plan adoption. Implementation should also consider Implementation Measure ED-BB.

MEASURE ED-HH

Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another. The information system should include data which characterizes the type and source of utilities available at each vacancy. [Policy 10.1.5.3]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Concurrent with Implementation Measures ED-I, ED-M, and ED-BB.

MEASURE ED-II

The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions. [Policy 10.1.5.4]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.

MEASURE ED-JJ

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use. [Policy 10.1.5.4]

Also refer to Policy 8.2.4.4 of the Agriculture and Forestry Element.

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.

MEASURE ED-KK

Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development. [Policy 10.1.5.5]

Also refer to Measure ED-P above.

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.

MEASURE ED-LL

Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network.

Responsibility:	Office of Economic Development and Chief Administrative Officer
Time Frame:	Annually as part of the budget process.

MEASURE ED-MM

Work with the cities of Placerville and South Lake Tahoe to establish a uniform small business licensing application, forms, and instructions for all cities and the County. [Policy 10.1.7.1]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Establish uniform program within two years of General Plan adoption. Should be concurrent with Implementation Measures ED-K and ED-M.

MEASURE ED-NN

Work with the cities of Placerville and South Lake Tahoe to review the business license fees in the cities and County to provide an equitable structure for business with ten or less employees. [Policy 10.1.7.1]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Provide initial report within one year of General Plan adoption. Should be concurrent with Implementation Measure ED-J.

MEASURE ED-OO

Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories. [Policy 10.1.7.2]

Responsibility:	Office of Economic Development
Time Frame:	Develop program within two years of General Plan adoption. Should be concurrent with Implementation Measure ED-I.

MEASURE ED-PP

Establish land use regulations that permit by right satellite work centers, home work place alternatives, and home occupations as a means of reducing commutes on U.S. Highway 50. [Policy 10.1.7.3]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.

MEASURE ED-QQ

Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions. [Policy 10.1.7.4]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.

MEASURE ED-RR

Work with developers of Conditions, Covenants, and Restrictions (CC&Rs) to prevent the creation of CC&Rs that preclude home occupations or work-at-home activities. [Policy 10.1.7.4]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Ongoing

MEASURE ED-SS

Review existing County impact fees and consider adopting fees necessary to assure that new development pays its fair share of public facility and services costs. [Policy 10.2.2.1]

Responsibility:	Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Should be concurrent with Implementation Measures ED-J.

MEASURE ED-TT

When a project directly or indirectly affects existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly attributed to the project. Costs to be borne by the project proponent shall be determined on the basis of the above described nexus, other pre-existing legally binding agreements, such as development agreements, and other policies of this General Plan. Successful implementation will require coordination with non-County public service providers. [Policy 10.2.2.2]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Ongoing

MEASURE ED-UU

Government Code Section 65401 authorizes the County to obtain lists of all capital projects planned by public agencies within the County. Proposed capital improvements found inconsistent with the County's General Plan can be protested to the sponsoring agency. As part of its annual review of its Capital Improvement Programs, the County should include a Section 65401 review which lists all capital projects sponsored by other jurisdictions during the following year and makes a finding relative to the consistency of each project with the County's General Plan. [Policy 10.2.3.1]

Responsibility:	Overseen by Office of Economic Development; Planning Department and Department of Transportation to participate
Time Frame:	Ongoing

MEASURE ED-VV

As part of an effort to maintain high quality services and implement the General Plan, the County should maintain an effective liaison and improve cooperation with the cities and special districts serving the County. [Policy 10.2.3.1]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Establish liaison within one year of General Plan adoption. Coordination ongoing.

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EL DORADO COUNTY GENERAL PLAN GLOSSARY

Access A way or means of approach to provide physical entrance and exit to a property (see ingress and egress).

Acres, Gross Acreage calculation that includes the entire site or project area and used to calculate gross density.

Acres, Net Acreage calculation that includes a portion of a site or project area that can be built upon and excludes that portion of the site or project area that cannot be utilized for building such as roads rights-of-way and bodies of water (e.g., lakes, ponds, and rivers) and used to calculate net density.

Adjacent Physically touching or bordering upon; sharing a common property line.

Adverse Impact A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordability Requirements Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low and low income households for a specified period of time.

Affordable Housing Housing capable of being purchased or rented by a household with very low, low or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Affordable Housing Development A housing development "affordable to low and moderate income households" means that at least 20 percent of the units in the development will be sold or rented to lower income households, and the remaining units to either lower or moderate income households. Housing units for lower income households must sell or rent for a monthly cost not greater than 30 percent of 60 percent of the area median income as established by the State of California Department of Housing and Community Development. Housing units for moderate income households must sell or rent for a monthly cost of not greater than 30 percent of the area median income.

Agency The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agricultural District An overlay land use designation applied to large size parcels, generally at least 20 acres in size, located in an area where the land is predominantly characterized by having "choice" agricultural soils. The overlay designation identifies land on which agricultural should be the primary use.

Agricultural Employee For purposes of qualifying for Employee Housing within an area zoned for agricultural uses, an agricultural employee is someone who meets both of the following criteria: (i) he or she is engaged as a laborer in agriculture, defined as farming in all its branches, and, among other things, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to

market or to carriers for transportation to market; and (ii) he or she is excluded from the coverage of the National Labor Relations Act, as amended, as an agricultural employee, pursuant to Section 2(3) of the Labor Management Relations Act, 29 U.S.C. Sec. 158(e), and Section 3(f) of the Fair Labor Standards Act (Section 203[f]), Title 29, United States Code). Someone employed in forestry, lumbering, or silviculture is not an agricultural employee unless the forestry or lumbering operations in which such a person is employed are performed by a farmer or on a farm as an incident to or in conjunction with a farming operation.

Agricultural Lands Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service. The five agricultural classifications defined below, except Grazing Land, do not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Prime Farmland Land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops within the last three years.

Farmland of Statewide Importance Land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops within the last three years.

Unique Farmland Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.

Farmland of Local Importance Land other than Prime Farmland, Farmland of Statewide Importance or Unique farmland that is either currently producing crops, or that has the capability of production. This land may be important to the local economy due to its productivity.

Grazing Lands

Lands which have historically been used for commercial grazing of livestock which are currently capable of sustaining commercial grazing of livestock and generally comprise parcels of 40 to 160 acres in size or larger and which the Board of Supervisors has concluded should continue to be used for grazing.

Agricultural Preserve Land designated for agriculture or conservation. (See also “Williamson Act”)

Agricultural Soils The lands within El Dorado County which contain soils designated as prime, of Statewide importance, unique, or of local importance, hereinafter referred to as “choice” agricultural soils or lands.

Agricultural Support Services The processing and packing services, maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal services, and other similar related services.

Agriculture The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry; and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agriculture activities.

Air Pollution Concentration of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Annexation Incorporation of a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment (1) One or more rooms of a building used as a place to live, in a building containing at least one other Unit used for the same purpose; (2) A separate suite, not owner occupied, that includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approving Authority The agency, board, group, or other legally designated individual or authority which has been charged with review and approval of project plans and permit development applications.

Aquatic Habitat An environment in which a biological community lives in or on the water and requires a source of water for its reproduction. Examples are lakes, streams and wetlands.

Aquifer An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply. (See also "Groundwater")

Archaeological Relating to the material remains of past human life, culture, or activities.

Area Median Income As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD). In non-metropolitan areas, the "area median income" is the higher of the County median family income or the Statewide non-metropolitan median family income.

Arterial Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the County-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Avalanche A large mass of snow, ice, earth, rock, or other material in swift motion down a mountainside or over a precipice.

Backwater Water turned back in its course by an obstruction or an opposing current.

Base Flood In any given year, a 100-year flood that has a one percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Bed and Breakfast A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises.

Benefit Assessment District An area within a public agency's boundaries that receives a special benefit from the construction, operation, and maintenance of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets and Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them by contributing their fair share of the construction and/or installation costs. (See also "Bond")

Bicycle Lane (Class II facility) A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility) A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility) A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways A term that encompasses bicycle lanes, bike paths, and bicycle routes.

Biota Encompassing all of the species of plants and animals occurring within a certain area.

Biotic Community A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Bond An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Buffer Zone An area of land separating two distinct land uses that acts to reduce or mitigate the effects or nuisances of one land use on the other.

Building Coverage The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.

Building Height The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the ridge for a gable, hip, or gambrel roof.

Buildout Development of land to its full potential or theoretical capacity as permitted under General Plan land use designation or zoning district. (See also “Carrying Capacity (3)”)

Business Park A large tract of land that has been planned, developed, and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. (See also “Industrial Park”)

California Environmental Quality Act (CEQA) A State of California law requiring State and local agencies to regulate activities with consideration for environmental protection, including such things as impacts to public infrastructure, traffic and schools as well as to the natural environment. If a proposed activity has the potential for a significant adverse impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Fire Safe Regulations Beginning at §1270 of the Government Code, this law contains the basic wildland fire protection standards of the California Board of Forestry and pertain to the State Responsibility Area.

Caltrans California Department of Transportation.

Campground Land or premises which are used or intended to be used by one or more campers for temporary occupancies where individual sewer hookups are not available to individual campsites.

Capital Improvements Program A program, administered by a government entity, which schedules permanent improvements, usually for a minimum of five years into the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.

Car pool A single vehicle, share-the-expense method of transportation for two or more individuals who regularly travel together to a common destination.

Carrying Capacity Used in determining the potential and ability of an area to absorb development: (1) The level of land use, human activity or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats; (2) The upper

limits of development beyond which the quality of human life, health, welfare, safety or community character within an area will be impaired; (3) The maximum level of development allowable under current zoning. (See "Buildout")

Character Physical features, attributes, or characteristics of a structure or area that distinguish it from its surroundings and contribute to its individuality.

Choice Soils (See "Agricultural Soils")

Choice Timber Production Soils The lands within El Dorado County which contain soils which can sustain commercial timber production as determined by the Agricultural Commission and the USDA-Soil Conservation Service as defined in the "California Forestry Handbook" and the "Soil Survey of El Dorado Area, California" hereinafter referred to as "choice" timber production soils. Site 3 or better for Ponderosa pine, as defined in the California Forestry Handbook, shall be used as a minimum standard to define these soils.

Circulation The movement of people and goods by such means as streets, highways, railways, waterways and airways.

Circulation Element One of the seven State mandated elements of a General Plan, it contains adopted goals, policies and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes and terminals, as well as local public utilities and facilities, all correlated with the land use element of the General Plan.

Clustered Development A development design technique that concentrates buildings in specific areas on a site to allow that remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

Co-housing A structure or structures containing two or more dwelling units and rooming units limited in occupancy, providing indoor, conveniently located, shared food preparation service and major dining areas, and common recreation, social, and service facilities for the exclusive use of its residents.

Collector Relatively low-speed (25-30 mph), relatively low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial A land use classification that permits facilities for the buying and selling of commodities and services.

Commercial Strip Commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

Community Care Facility Housing licensed by the State of California Health and Welfare Agency, Department of Social Services, typically for residents who are elderly, mentally disordered or otherwise handicapped, and dependent and neglected children. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care.

Community Facilities District Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section et seq.), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Noise Equivalent Level (CNEL) A 24-hour energy equivalent level derived from a variety of single-noise events, with weighing factors of 5 and 10 dBA applied to evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Concurrent The public facilities and services must be available, operational, and have sufficient capacity to meet the demands of new development at the time that such demand is created.

Condominium A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and buildings) is owned in common by the owners of the individual units.

Congestion Management Plan (CMP) A mechanism employing growth management techniques, including traffic level of service (LOS) requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities and counties that include urbanized areas, to adopt by December 1, 1991, and annually update a Congestion Management Plan.

Conservation The management of resources to prevent waste, destruction, or neglect.

Conservation, Easement An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominately in their natural, scenic, open, or wooded condition; retaining such areas as suitable habitat for fish, plants, or wildlife; or maintaining existing land uses.

Conservation Element One of the seven State mandated elements of a General Plan, it contains adopted goals, policies and implementation programs for the conservation, development and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.

Consistency Agreement or harmony of parts or features to one another or a whole; ability to be asserted together without contradiction.

Contiguous Next to, abutting, or touching and having a boundary, or portion thereof, which is coterminous.

County Service Area (CSA) A geographic subarea of a County used for the planning and delivery of parks, recreation, and/or other human services based on an assessment of the service needs of the population in that area.

Covenants, Conditions and Restrictions (CC&Rs) A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criteria Standards upon which a judgement or decision may be based.

Cumulative Impact Refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Dedication The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be

used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, in lieu of Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as “in-lieu fees” or “in-lieu contributions.”

Defensible Space The area within the perimeter of a parcel, development, neighborhood and community where basic wildland fire protection practices and measures are implemented, providing the key point of the defense against encroaching wildfires or escaping structural fires. The perimeter, as used in this definition is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names, and building identification and fuel modification measures.

Density The number of dwelling units per unit of land.

Density Bonus The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned or designated, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very-low-income households, or 50 percent of its units for senior citizens, is entitled to a density bonus.

Density Transfer A way of retaining open space by concentrating densities - usually in compact areas adjacent to existing urbanization and utilities - while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

Design Review; Design Control The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signage, in accordance with a set of adopted criteria and standards. “Design Control” requires that certain specific things be done and that other things not be done. “Design Review” usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.

Detention Dam / Basin / Pond Dams may be classified according to the broad function they serve, such as storage, diversion or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate that will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a **Retention Pond**, allows for water to be held as long as possible as may or may not allow for the controlled release of water. In some cases the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a **Water-Spreading Dam** or **Dike** because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called **Debris Dams**.

Developable Acres, Net The portion of a site that can be used for density calculations.

Developable Land Land that can be developed consistent with regulatory limitations, that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

Development The division of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land, excepting agriculture.

Development Fee See “Impact Fee.”

Development Rights The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

Discretionary Decision As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgement in deciding whether to approve and/or how to carry out a project. Includes such activities as the subdivision of property, the granting of general plan amendments or zone changes, the approval of specific plans, the approval of Williamson Act contracts, the granting of variances, special use permits, and others.

Discretionary Project A project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Drainage (1) Surface water runoff; (2) the removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

Drought-tolerant Landscaping A landscape consisting of native, naturalized, or climate compatible plantings which can survive periods of drought with little or no irrigation.

Dwelling Unit A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Dwelling, Single Family Attached A dwelling unit occupied, or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit; distinguished from a multifamily dwelling as the unit is separately saleable (e.g., townhouse).

Dwelling, Single Family Detached A dwelling unit occupied, or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential use.

Dwelling, Multifamily A dwelling containing more than two dwelling units for rent.

Dwelling, Multiplex A term encompassing two-family (duplex), triplex, and quadruplex dwelling-type structures.

Dwelling, Patio Home A detached single-family unit, typically situated on a reduced-sized lot, that orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

Dwelling, Quadruplex Four attached dwellings, available for rent, in one structure in which each unit has two open space exposures and shares one or two walls with adjoining unit or units.

Dwelling, Townhouse A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from any other unit by one or more common fire resistant walls, and each unit is separately saleable.

Dwelling, Triplex A dwelling containing three dwelling units, each of which has direct access to the outside or to a common hall.

Dwelling, Two-family A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Easement A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person, or entity.

Egress The place or means of going out or exiting of property.

Emergency Services Fire, ambulance, and sheriff.

Employee Housing Housing intended to satisfy the standards set forth in the State Employee Housing Act (Health & Safety Code § 17000 *et seq.*) and the regulations adopted pursuant thereto by the California Department of Housing and Community Development (California Code Regulations., Title 25, § 600 *et seq.*), and meeting the definitions set forth in Health and Safety Code Section 17008, subdivisions (a) and (b). In areas zoned for agricultural uses, Employee Housing shall be limited to agricultural employees and must meet the definition set forth in Health and Safety Code Section 17008, subdivision (b).

Endangered Species A species of animal or plant is considered to be “endangered” when its prospects for survival and/or reproduction are in immediate jeopardy from one or more causes. (See also “Rare Species”)

Enhance, v. To improve existing conditions by increasing the quantity or quality of uses or features identified as desirable.

Environment The physical conditions which exist within the area which may be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.

Environmental Impact Report (EIR) A detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The contents of an EIR are discussed in the CEQA Guidelines.

Erosion (1) The loosening and transportation of rock and soil debris by wind, rain or running water; (2) The gradual wearing away of the upper layers of earth.

Exaction A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fair Market Rent The rent, including utility allowances, determined by the United States Department of Housing and Urban Development (HUD) for the purposes of administering the Section 8 Existing Housing Program.

Family (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]; (2) An individual or group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling, not including a fraternity, sorority, club or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Farmland See Agricultural Lands.

Fault A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible Capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, legal, social, and technological factors.

Feasibility Study Analysis to determine the likelihood that a project will fulfill the implementer(s) objectives and requirements, particularly, but not exclusively, from the financial aspect.

FEMA Federal Emergency Management Agency

Finding(s) The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify actions taken by the entity.

Fire Hazard Zone(s) An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs. Based on a system developed by the California Department of Forestry and Fire Prevention, a three-tier rating system of Very High, High and Moderate outline the areas most susceptible to fire.

Fire-resistive Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall. Not the same as fireproof.

Fiscal Impact Analysis A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of General Plans, specific plans, or other projects.

Flood Insurance Rate Map (FIRM) For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood Plain The relatively level land area on either side of the banks of a stream or river which is regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Flood Plain Fringe All land between the floodway and the upper elevation of the 100-year flood.

Floodway The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot.

Floor Area, Gross The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of the walls. The term gross floor area shall include basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; attic space, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies; and mezzanines.

Floor Area Ratio (FAR) The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 1.5 would allow 15,000 square feet of floor area; a FAR of 2.0 would allow 20,000 square feet; and a FAR of .5 would allow only 5,000 square feet. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Freeway A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel.

Gabbro Soils A dark intrusive igneous rock composed of calcium feldspar and ferro-magnesian mineral; the extrusive equivalent of gabbro is basalt.

General Plan A compendium of policies regarding long-term development, in the form of maps and accompanying text. The legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety, and Seismic Safety) and may include any number of optional elements (e.g., Economic Development, Parks and Recreation, Public Services and Utilities, Tahoe Basin).

Geologic Review The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Goal A goal is a direction-setter. It is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement.

Grade Ground level at the foundation of a building or structure.

Gradient Degree of increase or decrease in the elevation of a surface.

Greenbelt A vegetated strip of land which may serve as a buffer zone to separate two distinct land uses to mitigate the effects or nuisances of one land use on the other, or a linear strip of land which may serve as open space for the protection of a natural feature/environment such as a stream or woodland.

Ground Failure Ground movement or rupture caused by strong shaking during an earthquake. Includes landslide, lateral spreading, liquefaction, and subsidence.

Groundwater Water under the Earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide the underground storage, e.g., aquifers.

Habitat The physical location or type of environment in which an organism or biological population lives or can be found.

Hazard Insurance Property insurance that covers hazards such as floods, fires, or windstorms.

Hazardous Material Any substance that, because of its quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released in to either the work place or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

High-Occupancy Vehicle (HOV) Any vehicle other than a driver-only automobile (e.g., a van pool, a bus, or two or more persons to a car).

Highway High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level by means of overpasses or underpasses.

Hillsides Land that has an average percent of slope equal to or exceeding 15 percent.

Historic; Historical An historic building or site is one that is noteworthy for its significance in local, State, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate restoration and rehabilitation of the building(s) to a former condition.

Historic Structure Pre-1936 building that qualifies for special rehabilitation tax credits as an historic structure under the 1986 Tax Reform Act.

Home Occupation A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless Persons and families who lack a fixed, regular and adequate residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or relatives with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the needs of their homeless citizens.

Homeowner's Association Organization of homeowners, whose purpose is to protect the covenants of the subdivision, condominium, or planned unit development and to manage the common areas.

Household All those persons, related or unrelated, who occupy a single housing unit.

Households, Number of The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit, or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department, State of California (HCD) The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low to moderate income households.

Housing Element One of the seven State mandated elements of a local General Plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement and development of housing. Under State law, housing elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD) A cabinet-level department of the Federal government that administers community development programs.

Hundred Year Flood The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a one percent likelihood of occurring in any given year. The boundary of the 100-year floodplain is the basic planning criterion used to demarcate unacceptable public safety hazards.

Impact The effect of any direct human-made actions or indirect repercussions of human-made actions on existing physical, social, or economic conditions.

Impact Fee A fee, also called a development fee, levied on the developer of a project by a city, county or other as public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a fee, the public agency must verify its method of calculation and document proper restrictions on the use of the funds.

Impacted Areas Impacted areas, as used in the Housing Element, are census tracts where more than 50 percent of the dwelling units house low- and very-low-income households.

Impervious Surface A surface through which water cannot penetrate, such as a roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff. The amount of impervious surface may also have an effect on a region's ability to recharge its groundwater supply.

Implementation Measures Actions, procedures, programs, or techniques that carry out policies.

Improvement The addition of one or more structures, roads or utilities on a parcel of land.

Inclusionary Zoning Zoning ordinance that requires new residential developments to include a certain number of dwelling units for low- and moderate-income families.

Industrial The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industrial Park An industrial park is designed as a coordinated environment for a variety of industrial and related activities. The project is developed or controlled by one proprietary interest. It has an enforceable master plan and/or covenants, conditions, and restrictions. The development may be on one parcel, may be subsidized, may have condominium ownerships, or a combination of these types.

Infill Development Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infill Incentives Public measures such as tax abatements designed to encourage development of undeveloped or underdeveloped property in built-up areas.

Infrastructure Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems and roads.

Ingress The place or means of entering a property.

In-Lieu Fee (See "Dedication, In Lieu of")

Inter-agency Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Intermittent Stream A stream that normally flows for at least thirty days after the last major rain of the season and is dry the remainder of the year, not including manmade drainage.

Inundation Covered by floodwaters.

Jobs/Housing Balance The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net-in commute; less than 1.0 indicates a net out-commute.

Joint Powers Authority (JPA) A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Lacustrine (See "Wetlands")

Lake Any natural or manmade body that impounds water year round under normal conditions. In identifying the high water mark on manmade lakes controlled by dams, the maximum spillway elevation will be used.

Landmark (1) A building, site, object, structure or significant tree, having historical, architectural, social or cultural significance and marked for preservation by the local, State or federal government; (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping Planting; including trees, shrubs, and ground covers; suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide Downslope movement of soil and/or rock, which typically occurs during an earthquake or following heavy rainfall.

Land Use The occupation or utilization of a land or water area for any human activity or any purpose defined in the General Plan.

Land Use Designation A system for classifying and designating the appropriate use of properties.

Land Use Element A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Land Use Regulation A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Legislative Having the power or performing the function of legislating, specifically the exercise of power and function of making rules that have the force of authority by virtue of their promulgation by an official government organization.

Level of Service To assess the quality of existing traffic conditions, levels of service were calculated for the State highways and major County roads throughout El Dorado County. Level of Service is a general measure of traffic operating conditions whereby a letter grade, A through F, is assigned to a facility. Level of Service A corresponds to the best free-flow conditions, and the levels progress toward increased traffic congestion to Level of Service F. Definitions of the Level of Service grades are as follows:

Level of Service A represents free flow. Excellent level of comfort, convenience, and freedom to maneuver.

Level of Service B is in the range of stable flow, but the presence of other road users in the traffic stream causes noticeable reductions of comfort, convenience, and maneuvering freedom.

Level of Service C is in the range of stable flow, but the operation of individual users is significantly affected by interaction with others in the traffic stream.

Level of Service D represents high-density, but stable flow. Users experience severe restriction in speed and freedom to maneuver with poor levels of comfort and convenience.

Level of Service E represents operating conditions at or near the capacity level. All speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operations are frequent where small increases or minor perturbations to the traffic flow can cause breakdown conditions.

Level of Service F is used to define forced or breakdown conditions. This condition exist wherever the amount of traffic approaching a point exceeds the amount that can traverse the point. Roadways store long queues behind such locations with traffic advancing in stop-and-go waves.

Light (duty) Rail Transit (LRT) “Street cars” or “trolley cars” that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one- and two-car trains.

Liquefaction A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking events.

Local Agency Formation Commission (LAFCO) A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county’s LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

Lot of Record A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder’s Office containing property tax records.

Low-Income Household A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Manufactured Housing Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See also “Mobile Home” and “Modular Unit”)

Mass Transit See “Transit, Public.”

Maximum Allowable Density The highest number of dwelling units per acre within a specific land use designation.

Mello-Roos Bonds Locally issued bonds that are repaid by a special tax imposed on property owners within a “community facilities” district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services.

Microclimate The climate of a small, distinct, and often somewhat restricted area, such as a small valley, an individual field, a city street, or a building courtyard; that can be favorably altered through functional landscaping, architecture, or other design features.

Minerals Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum. Gold, sand, gravel, clay, crushed stone, limestone, diatomite, salt, borate, potash, etc. are examples of minerals.

Mineral Resource Zone Land on which known deposits of commercially viable mineral or aggregated deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Mining The act or process of extracting resources, such as coal, oil, or mineral from the earth. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and floatation; and other preparation customarily done at the mine site or as part of a mining activity.

Ministerial A governmental decision involving little or no judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the requested location, the structure would meet the requirements in the Uniform Building Code, and the applicant has paid the applicable fees.

Ministerial Decision An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgement in whether or not to approve a project.

Mitigation Measures Includes: (a) Avoiding the impact altogether by not taking a certain action or parts of an action; (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation; (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment; (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; (e) Compensating for the impact by replacing or providing substitute resources or environments.

Mixed-use Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mobile Home A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which

- (1) has a minimum of 400 square feet of living space;
- (2) has a minimum width in excess of 102 inches;
- (3) is connected to all available permanent utilities; and
- (4) (a) is tied down to a permanent foundation on a lot either owned or leased by the homeowner;
(b) is tied down to a temporary foundation, when authorized by a Temporary Mobile Home Permit; or
(c) is set on piers, with wheels removed and skirted, in a mobile home park.

Mobile Home Park A site with required improvements and utilities for the long-term parking of mobile homes, and which may include facilities and services for the residents.

Mobile Home Space A plot of land for the placement of a single mobile home within a mobile home park.

Moderate-Income Household A household with an annual income between the lower-income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Modular Unit A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a similar structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California’s housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by the California State law of that title. (See also “Mobile Home” and “Manufactured Housing”)

National Flood Insurance Program A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available.

National Register of Historic Places The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation’s history or whose artistic or architectural value is unique.

Natural Communities A general term for an assemblage of naturally-occurring plants and animals coexisting together in a common area that is relatively undisturbed and unfragmented and that is self-perpetuating. These communities are generally comprised of a variety of plant and animal species that have evolved together over time in a specific location or region as a result of complex interactions among climate, soils, hydrology, topography, fire, vegetation, wildlife, and human.

Fen Peaty accumulations in cold, poorly drained areas. Fens are less acidic (pH 5-8) and have more nutrient-rich water than bogs.

Sphagnum Bog Dominated by a dense growth of low-growing, herbaceous perennials and low shrubs. The growing season extends from springs through fall in low-elevation, coastal localities but is limited to summer at high elevations. Most Flowering occurs in the first half of the growing season.

Natural Ground Surface The ground surface in its original state before any grading, excavation or filling.

Natural Recharge Adding water to the aquifer by natural means such as precipitation or from lakes and rivers.

Natural State The condition existing prior to development, modification, or disturbance.

Need A condition requiring supply or relief.

Neighborhood A planning area commonly identified as such in a community's planning documents, and by the individuals residing and working within the neighborhood. Documentation may include a map prepared for planning purposes, on which the names and boundaries of the neighborhood are shown.

Neighborhood Park City- or county-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Neighborhood Service A zone district which is consistent with certain residential land use designations that allows businesses which provide a direct service to the family and/or the community to be located within a residential neighborhood.

Noise Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

dB: Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear; degree of loudness.

dBA: The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to stimulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Leq: The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptions used in current standards, such as the 24-hour CNEL used by the State of California.

Ldn: Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

CNEL: The Community Noise Equivalent Level, or CNEL, is based on the weighted average hourly Leq over a 24-hour day as in Ldn except that an additional +4.77 decibel weight is applied to the nighttime Leq values. The CNEL was developed for the California Airport Noise Regulations and is used specifically for airport/aircraft noise assessment.

Noise Attenuation Reduction of the level of a noise source using a substance, material, or surface such as earth berms and/or solid concrete walls (also called “Sound Walls”).

Noise Contour A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Noise Element One of the seven State mandated elements of a General Plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community’s exposure to noise.

Non-attainment The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. “Non-conforming use” is a generic term and includes:

- (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures or land uses;
- (2) non-conforming use of a conforming building;
- (3) non-conforming use of a non-conforming building; and
- (4) non-conforming use of land.

Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Objective An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Office Use The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development facilities.

Official County Scenic Highway (California) A segment of State highway identified in the Master Plan of State Highways Eligible for Official Scenic Highways Designation and so designated by the Director of the California Department of Transportation (Caltrans).

Open Space Element One of the seven State mandated elements of a General Plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community’s exposure to noise.

Open Space Land Any parcel or area of land or water that is essentially unimproved and devoted to an open space for the purposes of:

- (1) the preservation of natural resources;
- (2) the managed production of resources;
- (3) outdoor recreation; and/or
- (4) public health and safety.

Ordinance A law or regulation set forth and adopted by a governmental authority.

Outdoor Advertising Structure Any device used or intended to direct attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the lot where such device is located.

Outdoor Recreation Use A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

Overlay land use designation A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Package Treatment Plant Small, self-contained sewage treatment facilities built to serve developed areas beyond the service area of sanitary sewers.

Palustrine (See “Wetlands”)

Parcel A lot, or contiguous group of lots, in single ownership or under single control, usually considered a legal unit of land for purposes of development.

Park Any public or private land available for recreational, educational, cultural, or aesthetic use.

Parking Management An evolving Transportation Demand Management (TDM) technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for High-Occupancy Vehicles (HOVs), non-peak period users and short-term users.

Peak Hour For any given roadway, that hour during which traffic volume is highest, usually occurring in the morning and evening commute periods.

Peak Period For any given roadway, a daily period during which the roadway experiences a traffic volume higher than the rest of the day. The extended congestion and the time of day of the congestion is directly related to land use in the vicinity of the road segment experiencing the congestion. For example, uses such as residential subdivisions will experience congestion during the morning and evening commute periods; schools will have an impact during the morning commute period and early afternoon in conjunction with the school schedule and extracurricular activities; and commercial uses will experience congestion during commute periods as well as high shopping demand periods. The pertinent peak period for a particular discretionary project shall be determined in connection with the environmental document and traffic study for that project.

Percolation Downward flow or infiltration of water through the pores or spaces of rock or soil.

Percolation Test A test designed to determine the ability of ground to absorb water and used in determining the suitability of a soil for drainage or for the use of a septic system.

Perennial Stream or River Any watercourse that is either shown on the USGS 7.5 minute map series as a solid blue line or under normal conditions flows year round.

Phased Development A development project that is constructed in stages, each stage being capable of existing independently of the others.

Plan Line A precise line that establishes future rights-of-way along any portion of an existing or proposed street or highway and which is depicted on a map showing the streets and lot line or lines and the proposed right-of-way lines, and the distance thereof from the established centerline of the street or highway, or from existing or established property lines.

Planned Development Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans that include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provisions, operations, and maintenances of such areas, facilities, and improvements as will be for common use

by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense.

Planning and Research, California State Office of (OPR) A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area The “Planning Area” is the land area addressed by the General Plan, or otherwise that area under the jurisdiction of the County of El Dorado and other lands which in the County’s judgment bears relation to its planning.

Planning Commission A body, usually having five or seven members, created by a city or county in compliance with California law (65100) which is assigned the review of discretionary land use projects, as deemed appropriate by the legislative body.

Policy A policy is a specific statement that guides decision making. It indicates a clear commitment of the local legislative body. A policy is based on a general plan’s goals and objectives as well as the analysis of data.

Pollutant Any introduced gas, liquid or solid that makes a resource unfit for its normal or usual purpose.

Pollution The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Principle An assumption, fundamental rule, or doctrine guiding general plan policies, proposals, standards and implementation measures. Principles are based on community values, generally accepted planning doctrine, current technology and the general plan’s goals and objectives.

Professional Offices A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions, real estate, or insurance offices.

Program An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how,” and “when” for carrying out the “what” and “where” of goals and objectives.

Public Benefit Lands set aside for public benefit, as used herein, shall be those lands made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

Public and Quasi-Public Facilities Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Public Services Utilities (e.g., gas, electricity, and sewer) and public services (e.g., police and fire protection, schools, parks and recreation programs) provided to an urbanized or urbanizing area.

Quarry A place where rock, ore, stone, and similar materials are excavated for sale or for off-tract use. May also be called “Gravel Pit” or “Sand Pit.”

Quimby Act State law requiring the dedication of land or the payment of in-lieu fees for the purpose of establishing parks, based on a defined need of 3 acres of land per 1,000 residents. The average population per household for the community is utilized to determine the required acreage dedication for each development project.

Ranch Marketing Activities conducted on agricultural lands which are accessory, incidental to, and compatible with the horticultural and agricultural pursuits conducted thereon. Such activities may include processing, packaging, and sale of agricultural products, or other activities as permitted by the County Zoning Ordinance.

Rare or Endangered Species A species of plant or animal listed in:

- (1) Sections 670.2 or 670.5, Title 14 of the California Administrative Code; or
- (2) Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened or endangered.

Reclamation The reuse of resources, usually those present in solid wastes or sewage (e.g., reclaimed water).

Recreation, Active A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football, and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive Type of recreation or activity that does not require the use of organized play areas.

Recreation Facility A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.

Recreation Facility, Private A recreation facility operated by a non-profit organization, and open only to bona fide members and guests of such non-profit organization.

Recreation Facility, Public A recreation facility operated by a governmental agency, and open to the general public.

Recreational Vehicle (RV) Park Land or premises under one ownership where one or more spaces or sites are used or intended to be used by one or more campers utilizing recreational vehicles or tents. RV parks may include water, sewer, and power hookups to each space and are intended as a higher density, more intensively developed use than campgrounds.

Recycling The process by which waste products are reduced to raw materials and transformed into new products.

Redevelop, v. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional

- (1) Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area;
- (2) A geographic area defined by some common feature such as a river basin or watershed, housing competition, commute-shed, economic activity, or political jurisdiction.

Regional Housing Needs Plan, State of California A quantification by a Council of Governments (COG) or by the California Department of Housing and Community Development (HCD) of projected housing need, by household income group, for all localities within a region. Some regions include an assessment of existing need as well as projected need.

Regional Park A park typically 150-500 acres in size and serving the recreational needs of residents of and visitors to an entire region, focusing on activities and natural features not included in most other types of parks, and often based on a specific scenic or recreational activity.

Regulation A rule or order prescribed for managing government.

Rehabilitation The repair, preservation, and/or improvement of substandard housing.

Research and Development Use A land use engaged in the study, testing, design, analysis, and experimental development of products, processes, or services.

Residential Land designated in the County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant or unimproved.

Residential Land Use Designations Includes the following: Multifamily Residential (MFR), High-Density Residential (HDR), Medium-Density Residential (MDR), Low-Density Residential (LDR), and Rural Residential (RR).

Residential, Multiple-Family Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family A single dwelling on a single site, designed for occupation by one family at a time.

Retail Trade Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering service incidental to the sale of such goods.

Retention Basin or Retention Pond A pond, pool, or basin used for the permanent storage of water runoff. Retention ponds differ from detention ponds in that the latter are temporary storage areas. Retention ponds may offer potential for water recreation since the water remains permanently. Both types of basins or ponds may provide for the controlled release of the water. See also “Detention Dams.”

Rezoning An amendment to the zoning map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Rideshare A travel mode other than driving alone, such as buses, rail transit, car pools, and van pools.

Ridgeline (1) A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another; (2) The intersection of two roof surfaces forming the highest horizontal line of the roof.

Right-of-way (1) A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways or walkways, trails, railroad and/or utility lines; (2) Generally, the right of one to pass over the property of another.

Riparian Habitat The land and plants bordering a watercourse or lake.

Riparian Lands Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Risk The danger or degree of hazard or potential loss.

Riverine (See “Wetlands”)

Runoff That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

Safety Element One of the seven State mandated elements of a local General Plan, it contains adopted goals, policies and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many safety elements also incorporate a review of police needs, objectives, facilities, and services.

Sanitary Landfill The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Sanitary Sewer A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leach fields (that hold refuse liquids and waste water on-site).

Scenic Area An open or mostly undeveloped area, the natural features of which are visually significant, or geologically or botanically unique.

Scenic Easement An easement, the purpose of which is to limit development in order to preserve a view or scenic area. A tool that allows a public agency to condition an owner's land for scenic enhancement uses, such as roadside landscaping or vista preservation.

Scenic Highway Corridor The area outside of a highway right-of-way that is generally visible to persons travelling on the highway.

Scenic Highway/Scenic Route A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and human-made scenic resources and access or direct views to areas or scenes of exceptional beauty, or of historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, General Plans in California were required to include a Scenic Highways element.

Second Residential Unit A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also called a "Granny Flat."

Section 8 Rental Assistance Program A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the amount the household can contribute toward the rent, which is calculated at 30 percent of the households adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, and for the rehabilitation of substandard structures.

Seiche An earthquake-generated wave in an enclosed body of water, such as a lake, reservoir or bay.

Seismic Caused by or subject to earthquakes or Earth vibrations.

Septic System A sewage treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Setback The horizontal distance between the property line and any structure.

Shelter A facility that provides immediate and short-term housing and supplemental services for the homeless, or for battered women and children. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, bathing and laundry facilities, and access to other social programs.

Shopping Center A group of commercial establishments, planned, developed, owned or managed as a unit, with common off-street parking provided on the site.

Sign Any representation (written or pictorial) used to convey information or to identify, announce, or otherwise direct attention to a business, profession, commodity, service or entertainment, and which is placed on, suspended from, or in any way attached to any structure, vehicle, or feature of the natural or human-made landscape.

Significant Effect A substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and

objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. It may be considered in determining whether the physical change is significant.

Site An area consisting of a parcel, group of parcels, or a portion of land used or intended for one use or a group of uses.

Slope Land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

Soil The unconsolidated material on the immediate surface of the Earth created by natural forces that serves as the natural medium for growing land plants.

Solid Waste Any unwanted or discarded material that is not a liquid or a gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste. (See also "Sanitary Landfill")

Sound Walls See "Noise Attenuation."

Special Use A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in a zoning ordinance and authorized by the approving authority.

Specific Plan Under Article 8 of California Government Code (65450 et seq.), a legal tool for detailed design and implementation of a defined portion of an area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Speed, Average The sum of the speeds of the cars observed divided by the number of cars observed.

Speed, Critical The speed that is not exceeded by 85 percent of the cars observed.

Sphere of Influence The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo).

Spot Zoning The awarding of a use classification or zone designation to an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner. A special circumstance such as historical value, environmental importance or scenic value would justify special zoning for a small area.

Standard

- (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. California State Government Code (65302) requires that General Plans spell out the objectives, principles, "standards" and proposals of the General Plan. Examples of standards might include the number of acres of parkland per 1,000 population that the community will attempt to acquire and improve, or the traffic Level of Service (LOS) that the plan proposes to attain.
- (2) Requirements in a zoning ordinance that govern buildings and development, as distinguished from use restrictions. Examples might be such site-design regulations as lot area, height limit, frontage requirements, landscaping and/or floor area ratio requirements.

Storm Runoff Surplus surface water generated by rain or snowfall that does not seep into the Earth, but flows overland to flowing or stagnant bodies of water.

Streets, Major The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.

Streets, Minor Local streets not shown on the Circulation Plan, Map or Diagram, whose primary intended purpose is to provide access to fronting properties.

Streets, Through Streets that extend continuously between other major streets in the community.

Structure Anything constructed or erected that requires location on the ground (excluding swimming pools, fences and walls used as fences).

Subdivision The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. “Subdivision” includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subsidize To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantial Considerable in importance, value, degree, or amount.

Substantial Evidence Enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made is to be determined by examining the entire record. Mere uncorroborated opinion or rumor does not constitute substantial evidence.

Timber Trees of any species maintained for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, including Christmas trees, but excluding nursery stock.

Timber Production Lands Lands located within areas designated Natural Resource (NR) or zoned Timber Production Zone (TPZ) where the land is predominantly characterized by “choice” timber production soils. These parcels have been found to be suitable for producing commercial timber by the Board of Supervisors after consideration of advice from the Agricultural Commission.

Transportation Systems Management (TSM) A strategy for managing traffic circulation to maximize existing facilities and to provide for effective planning of new facilities. TSM techniques are intended to provide economical, short-term improvement to increase efficiency and reduce congestion. TSM can include improvements such as traffic signal coordination, installation of turn pockets, installation of acceleration/deceleration lanes, resurfacing and widening of roads, construction of bike lanes on new and existing roads, improving transit shelters, and increasing the number of busses and routes. TSM combined with Transportation Demand Management (TDM) strategies and Congestion Management Programs (CMP) can contribute to the conservation of energy and the decrease of vehicular emissions. TSM and TDM do share some attributes such as the employer sponsored trip reduction programs.

Topography Configuration of a surface, including its relief and the position of natural and human-made features.

Tourism The business of selling goods or services to persons travelling for pleasure.

Traffic Analysis Zone In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Traffic Model A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses.

Transit The conveyance of persons or goods from one place or another by means of a local, public transportation system.

Transit-dependent Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent persons must rely on transit, para-transit or on owners of private vehicles for transportation. Transit-dependent persons include the young, the handicapped, the blind or visually-impaired, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit, Public A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called “Mass Transit.”

Transitional Housing Shelter provided to the homeless for an extended period of time, often as long as 18 months, and generally integrated with other social programs and counseling programs to assist in the transition to self-reliance through the acquisition of a stable income and permanent housing.

Transportation Demand Management (TDM) A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in car pools, van pools, buses and trains, walking and biking. TDM can be a component of Transportation Systems Management (TSM).

Trees, Heritage Trees planted by a group of individuals or by the City or County in commemoration of an event or in memory of a person figuring significantly in history.

Trees, Landmark Trees whose size, visual impact or association with a historically significant structure or event have led the government to designate them as landmarks.

Trip A one-way journey that proceeds from an origin to a destination via a single mode of transportation: the smallest unit of movement considered in transportation studies. Each trip has one “production end,” (or origin), and one “attraction end” (or destination).

Trip Generation The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of household are correlated with destinations that attract household members for specific purposes.

Turbidity A thick, hazy condition of air or water due to the presence of suspended particulates or other pollutants.

Undevelopable Land that cannot be developed consistent with regulatory limitations, that is not suitable as a location for structures, and that cannot be developed free of hazards to and without disruption of or significant impact on natural resource areas. Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the County are designated as “undevelopable” by the County.

Uniform Building Code (UBC) A national standard building code that sets forth minimum standards for construction.

Uniform Housing Code (UHC) State of California housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UCB).

Use The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the County zoning ordinance and General Plan land use designations.

Use Permit The discretionary and conditional review and permitting of an activity or function or operation on a site or in a building or facility.

Van pooling A share-the-expense method of commutation for approximately ten people who work in the same place and have the same work hours.

Variance A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Vehicle Miles Traveled (VMT) A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Very-low-income Household A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

View Corridor The line of sight, identified as to height, width, and distance, of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building); the route that directs the viewer's attention.

Viewshed The area within view from a defined observation point.

Warehousing Use A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

Wastewater Irrigation The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

Watercourse Natural or once naturally flowing (perennially or intermittently) water, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include human-made channels, ditches, and underground drainage and sewer systems. Also called "Waterway."

Watershed The total area above a given point on a watercourse that collects water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, reservoir or to the sea.

Wetlands Land that qualifies as jurisdictional wetlands by displaying hydric soils, hydrophilic plants, and wetland hydrology as defined by the U.S. Army Corps of Engineers.

Williamson Act Known formally as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement. Once land is placed in a Williamson Act contract, there is a ten-year rollout period should the landowner decide they no longer wish to continue its agricultural use.

Zero Lot Line A detached single-family unit distinguished by the location of one exterior wall on a side property line.

Zone, Combining A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, historic district or special parking regulations.

Zoning The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning Map State of California Government Code 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

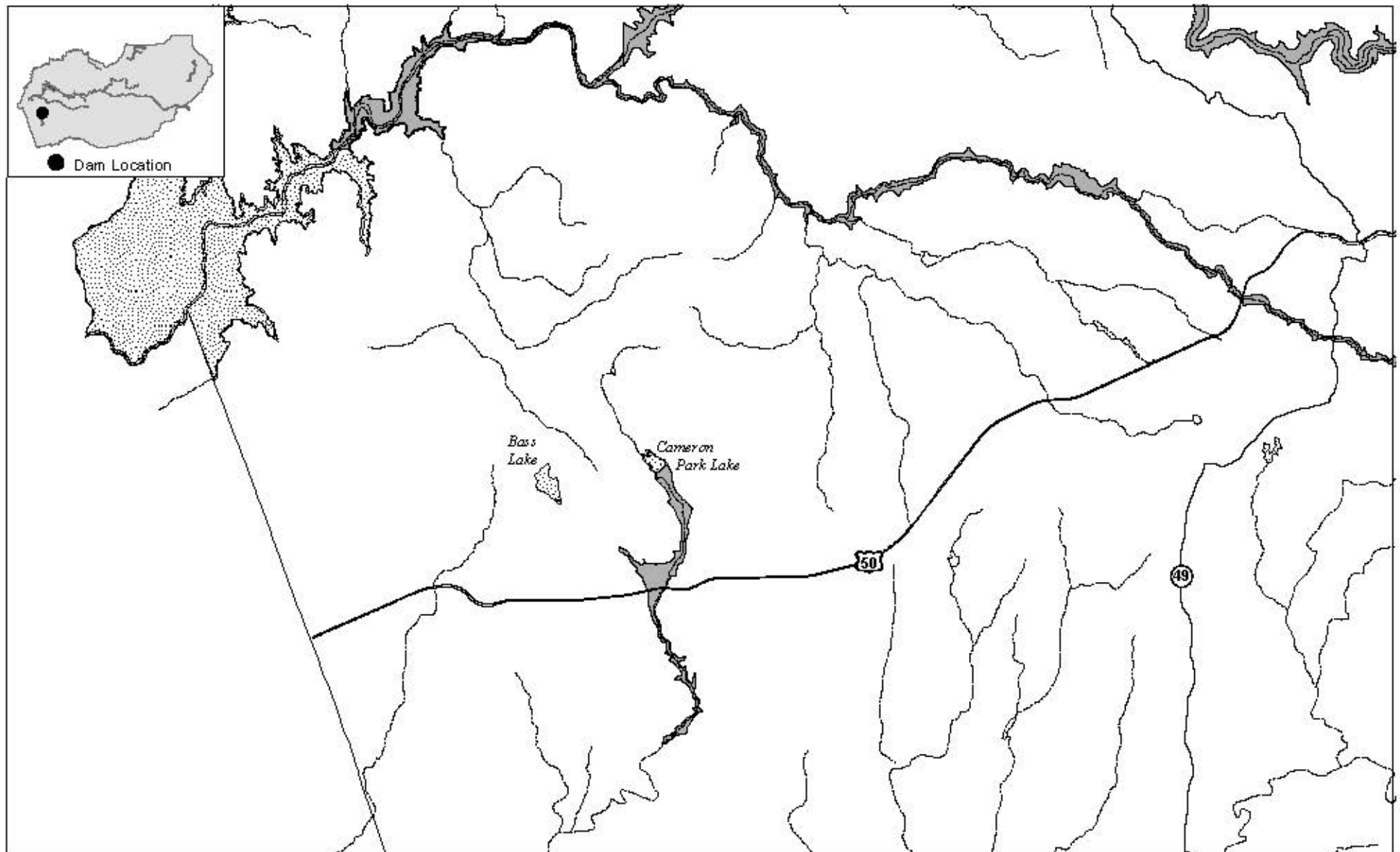
APPENDIX A

DAM FAILURE INUNDATION ZONE MAPS

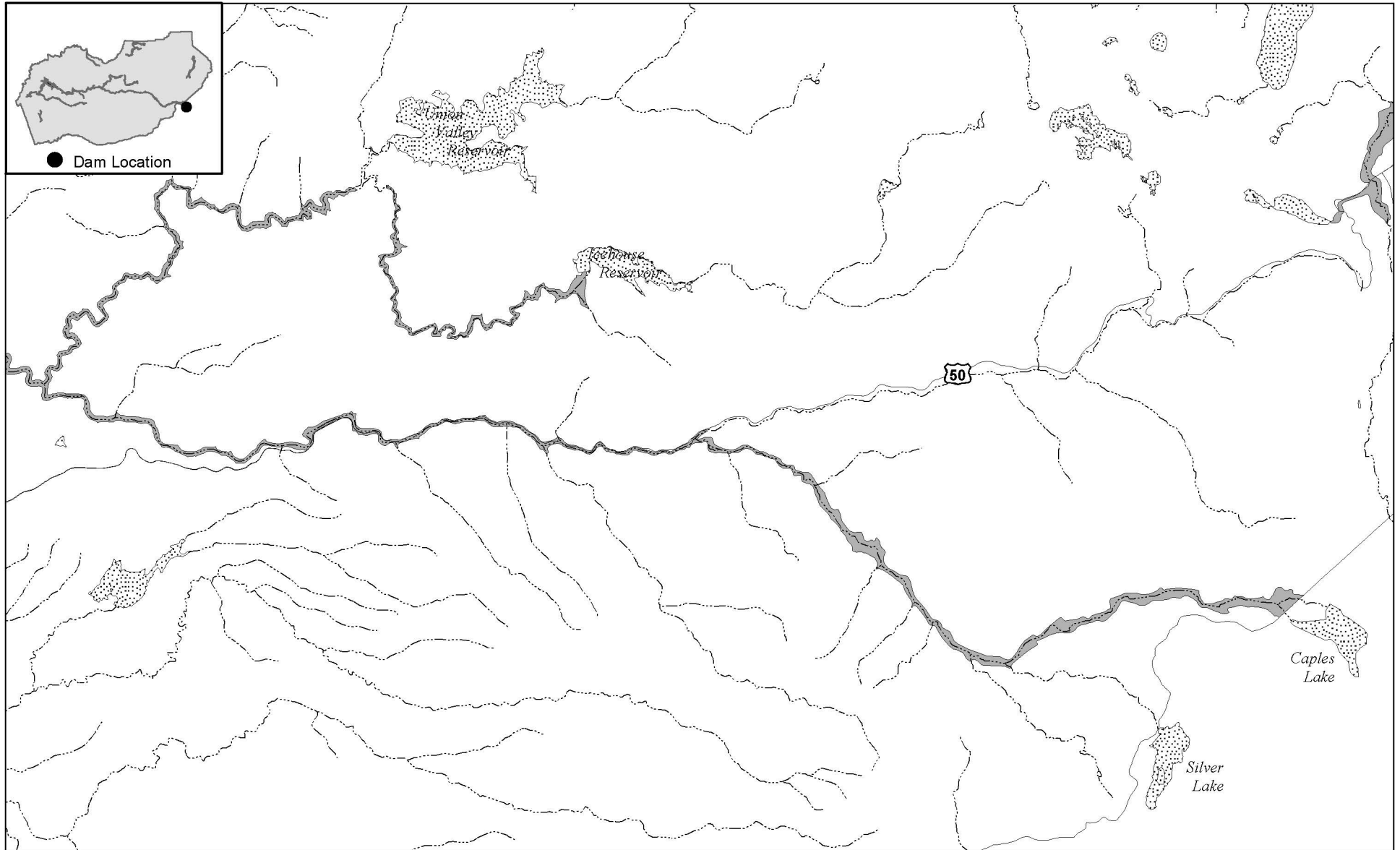
Blakeley Dam Failure Inundation Zone



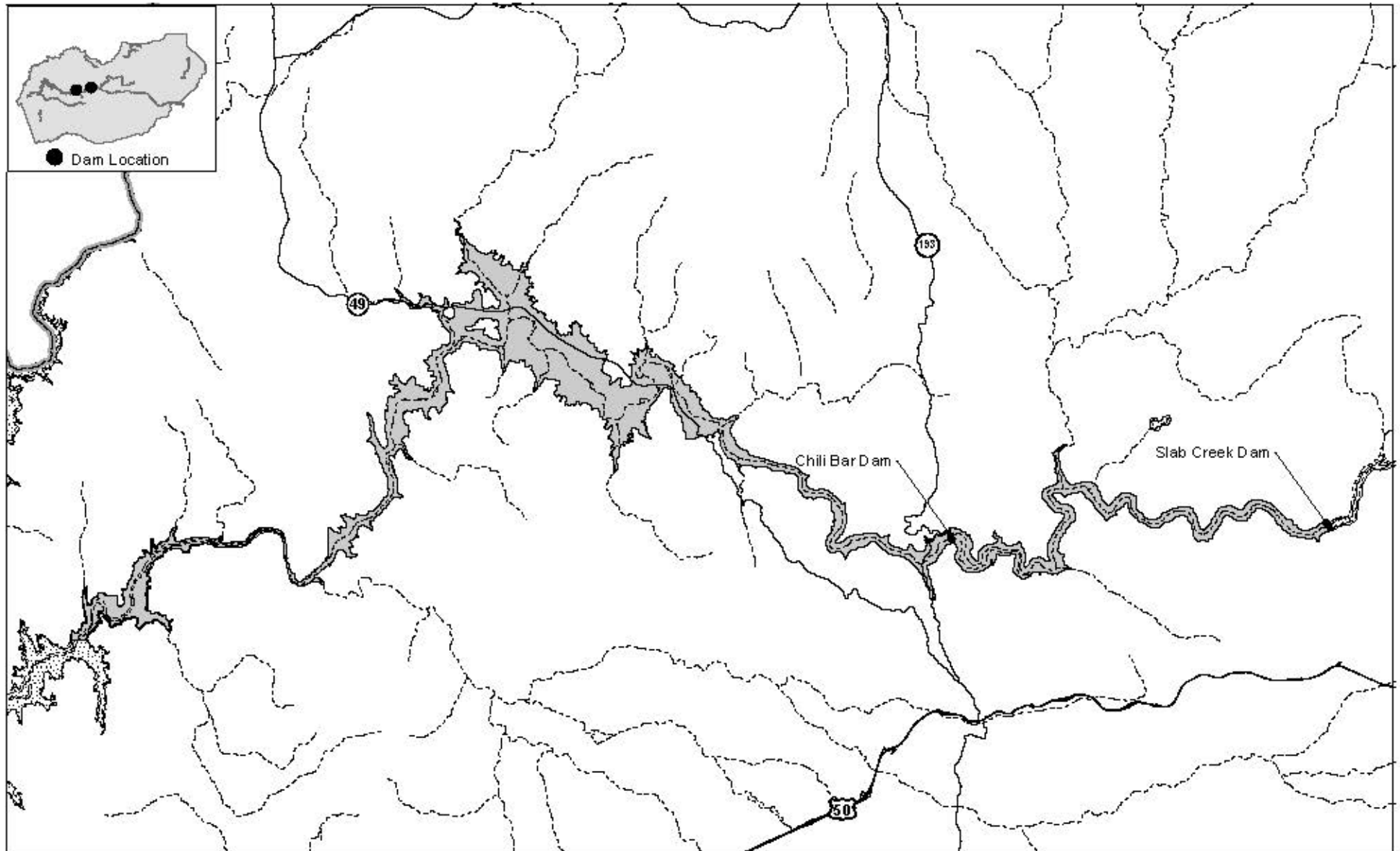
Cameron Park Lake Dam Failure Inundation Zone



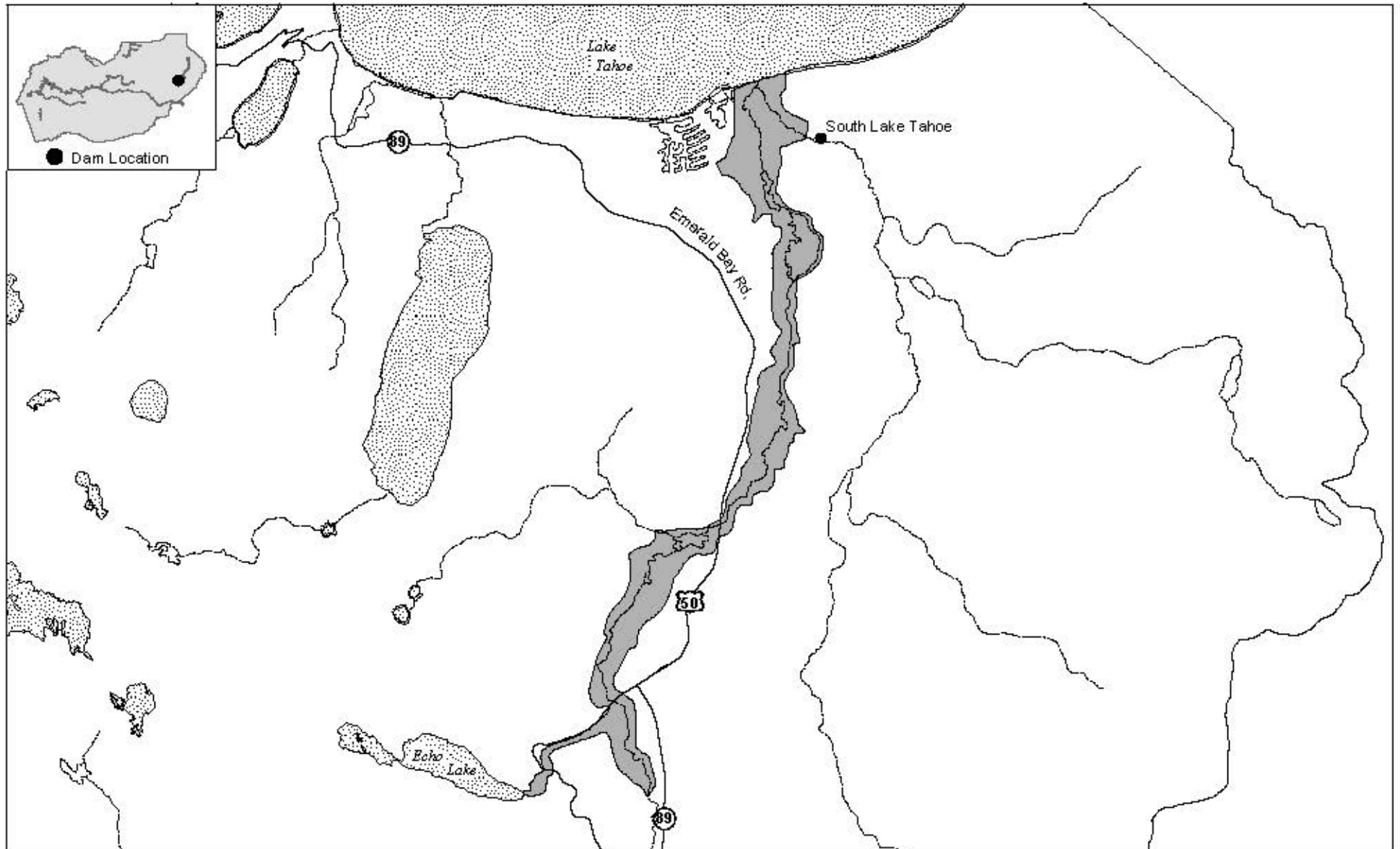
Caples Lake Dam Failure Inundation Zone



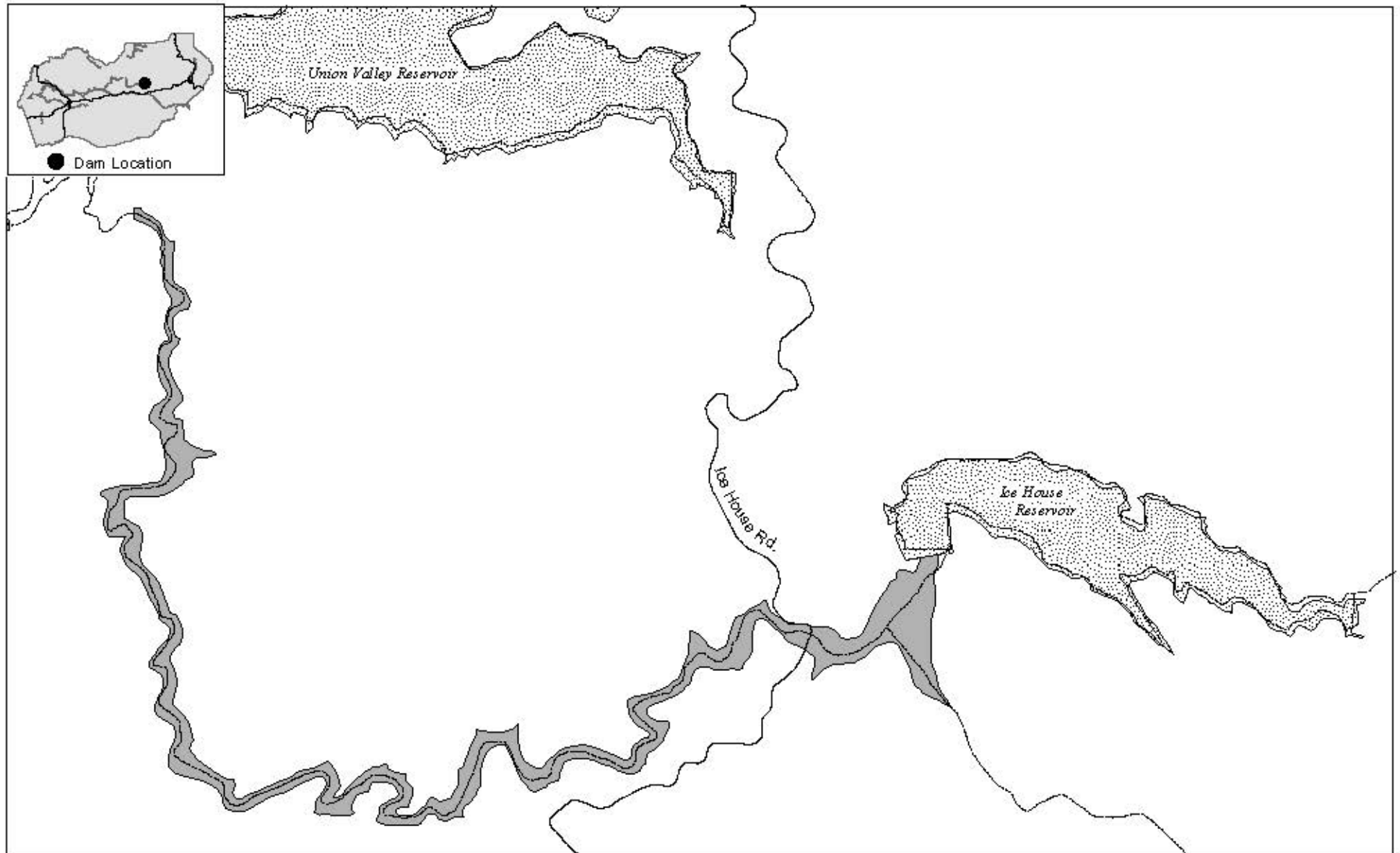
Dam Failure Inundation Zone of the Chili Bar and Slab Creek Dams



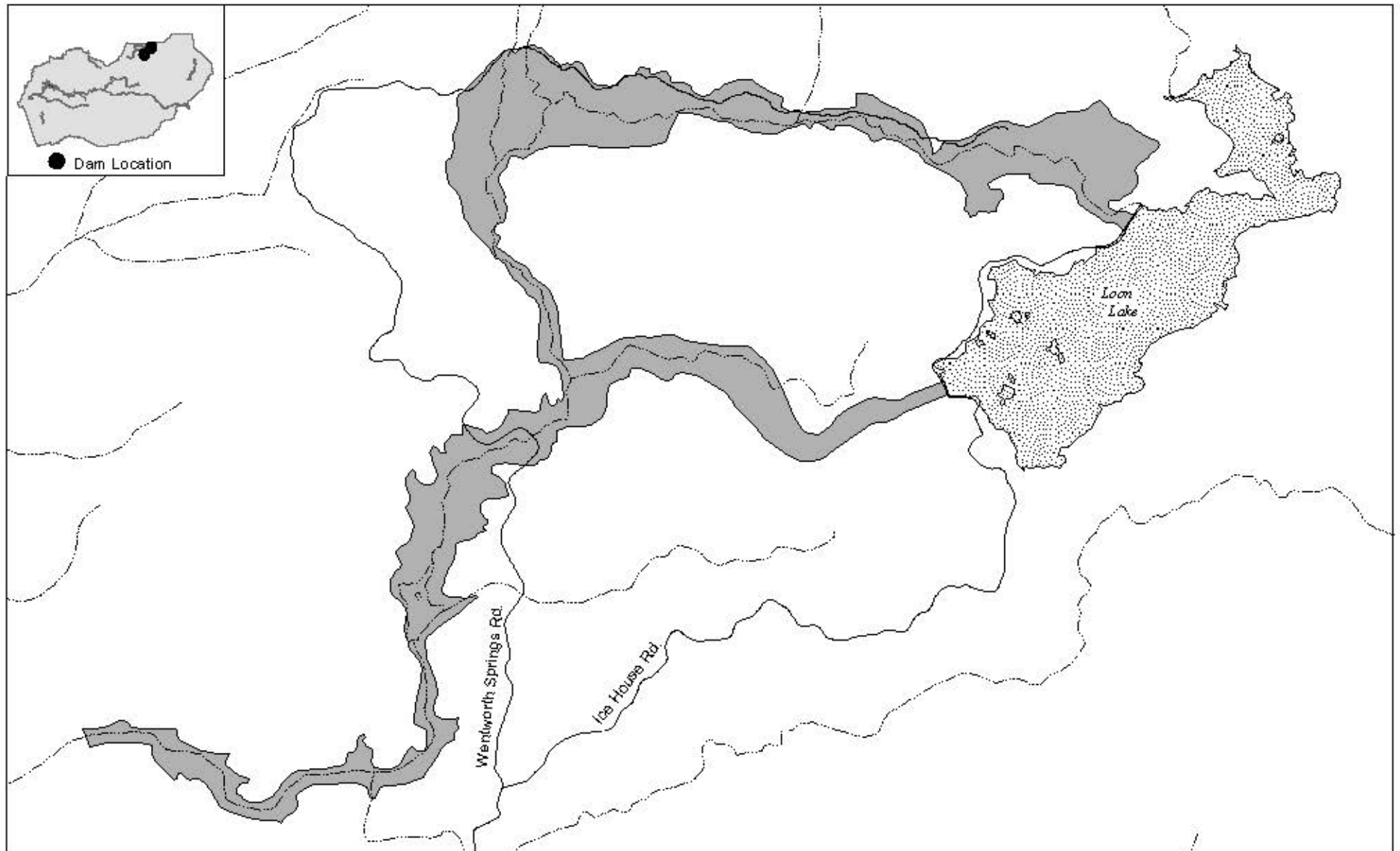
Echo Lake Dam Failure Inundation Zone



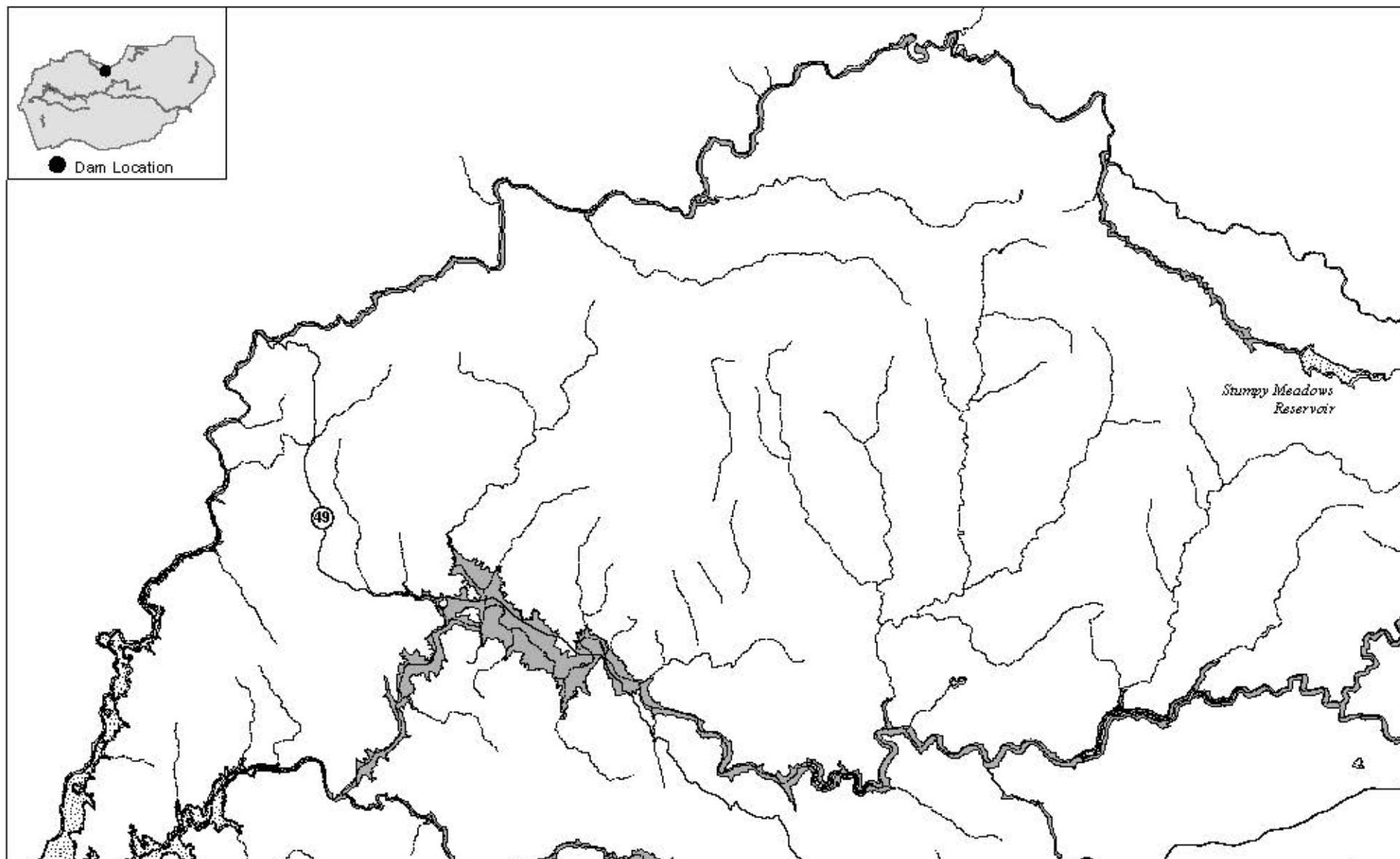
Ice House Dam Failure Inundation Zone



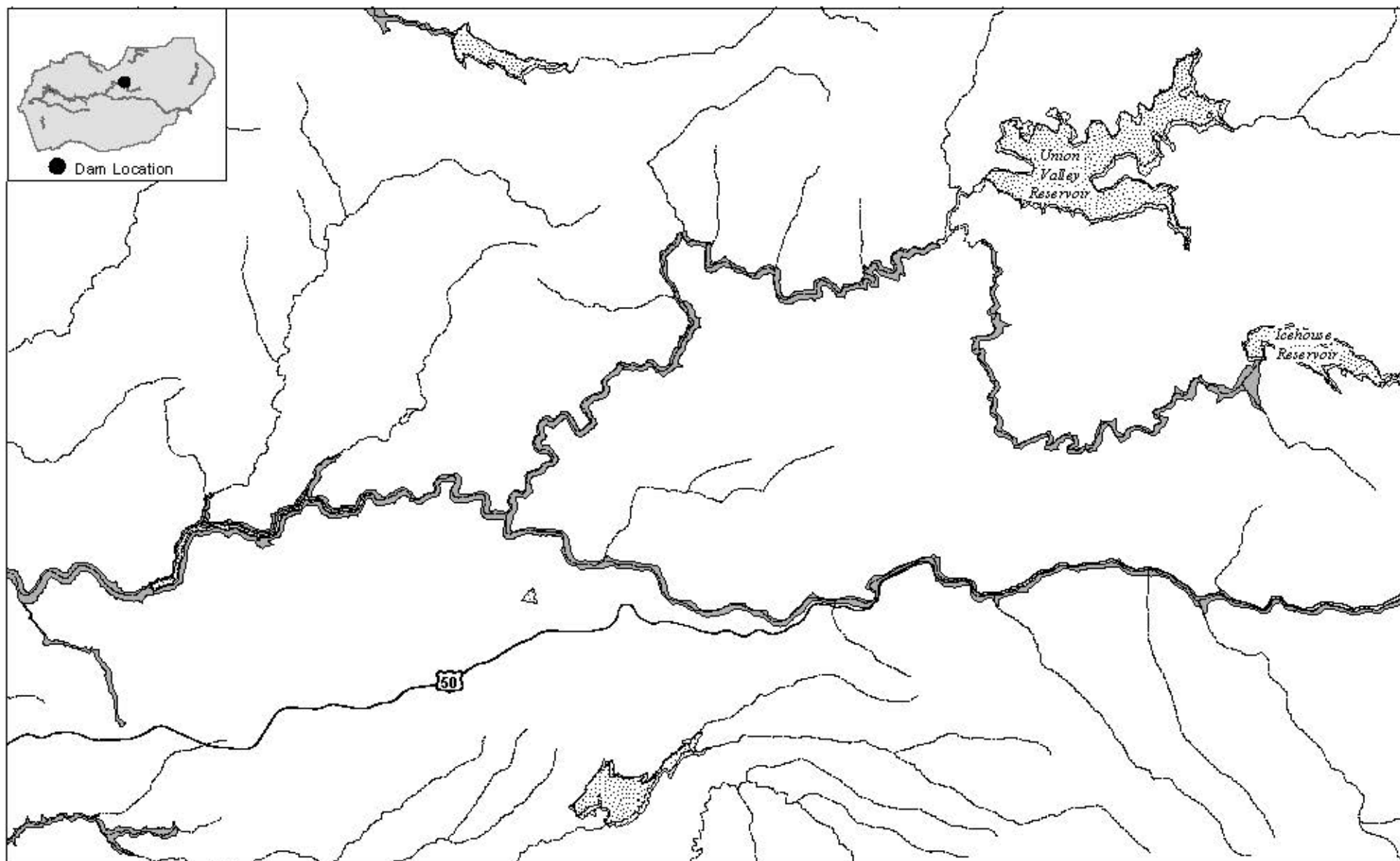
Loon Lake Dam Failure Inundation Zone



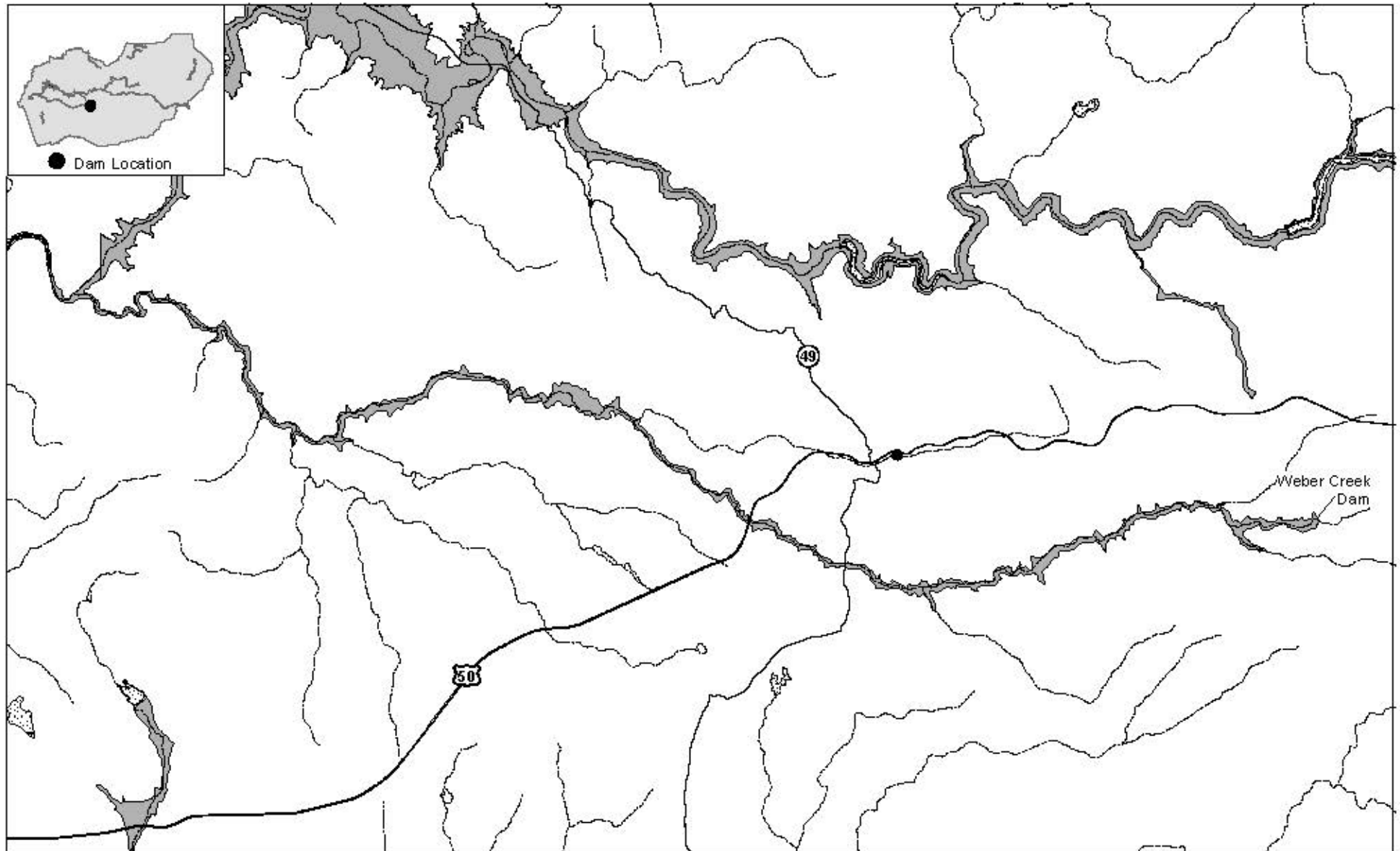
Stumpy Meadows Dam Failure Inundation Zone



Union Valley Dam Failure Inundation Zone



Weber Creek Dam Failure Inundation Zone



Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

APPENDIX B

NOISE CONTOUR MAPS

FIGURE B-1

INDIVIDUAL AIRPORT POLICIES AND COMPATIBILITY MAP CHAPTER 6

Cameron Airpark Airport Land Use Compatibility Plan Airport Noise Zones Policy Map (June 2012)

Map Feature Key

- Parcels
- Airport Boundary
- Major Roads
- Airport Runway
- Airport Influence Area

Noise Zone Key

- CNEL* 55-60
- CNEL* 60-65
- CNEL* 65-70
- CNEL* 70+

*Community Noise Equivalent Level (CNEL)

Notes

1. Noise contour source: Mead & Hunt, Inc. 2011.
Noise contours reflect future scenario of 70,000 annual operations with terrain modeling enabled.
2. See Section 4.2 for policies applicable within each zone.

Map Source: El Dorado County Airport Land Use Commission
Base Data Source: El Dorado County

1 inch = 3,000 feet



Figure CAM - 2

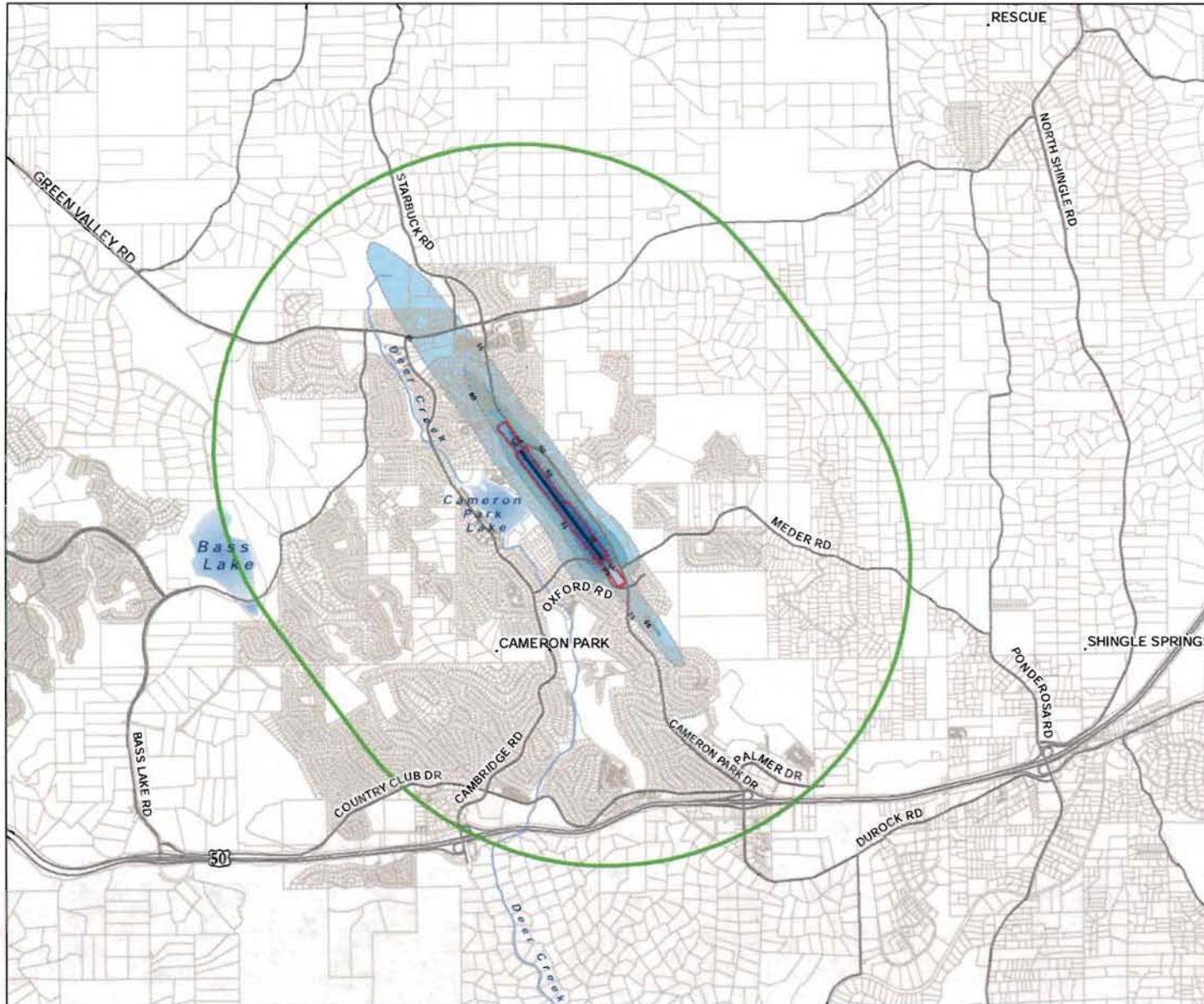


FIGURE B-2

INDIVIDUAL AIRPORT POLICIES AND COMPATIBILITY MAP CHAPTER 6

Georgetown Airport Land Use Compatibility Plan Airport Noise Zones Policy Map (June 2012)

Map Feature Key

- Parcels
- Airport Boundary
- Major Roads
- Airport Runway
- Airport Influence Area

Noise Zone Key

- CNEL* 55-60
- CNEL* 60-65
- CNEL* 65-70
- CNEL* 70+

*Community Noise Equivalent Level (CNEL)

Notes

1. Noise contour source: Mead & Hunt, Inc. 2011. Noise contours reflect future scenario of 38,000 annual operations with terrain modeling enabled.
2. See Section 4.2 for policies applicable within each zone.

Map Source: El Dorado County Airport Land Use Commission
Base Data Source: El Dorado County

1 inch = 3,000 feet

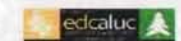


Figure GEO - 2

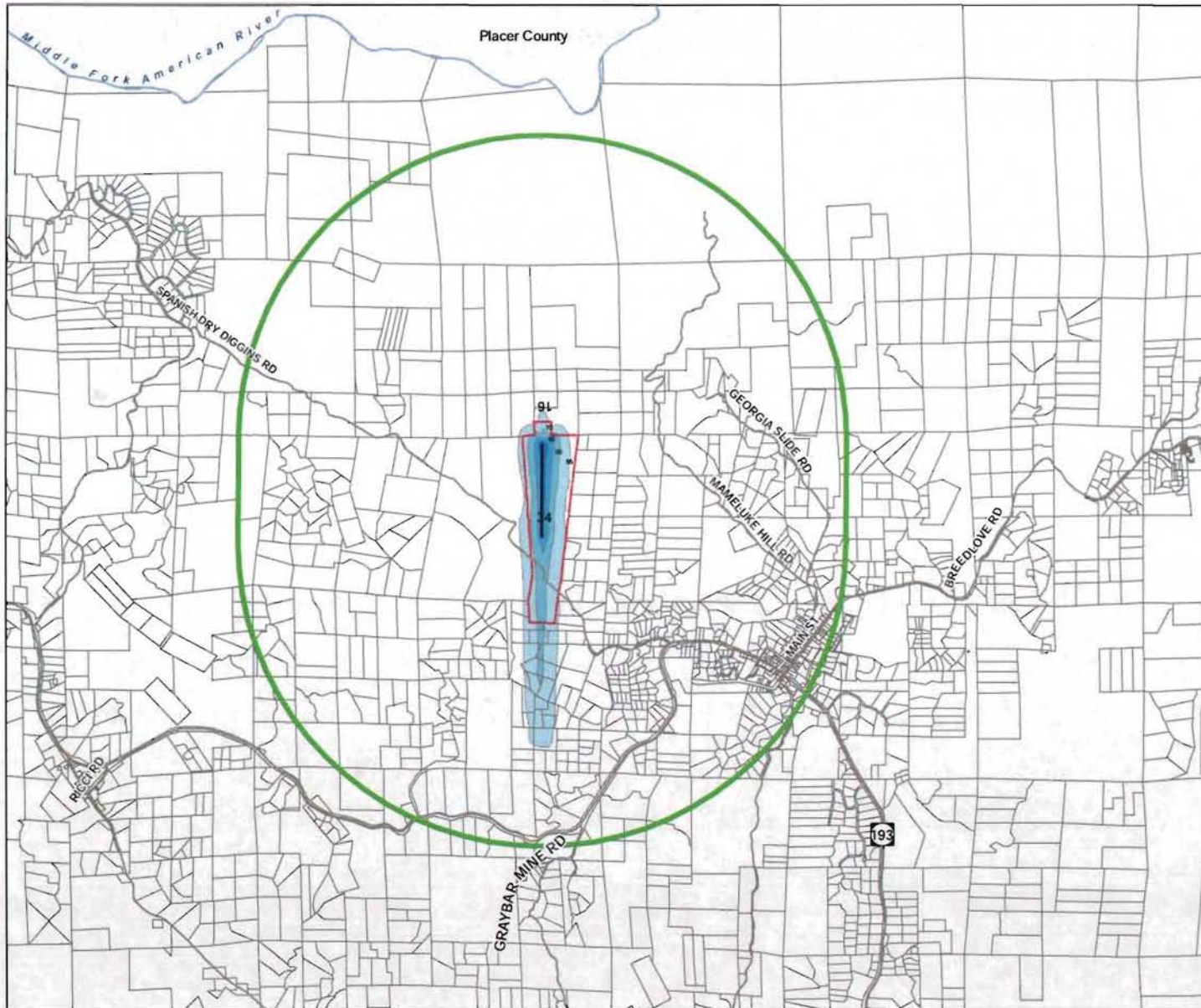


Figure B-3

RESERVED

FIGURE B-4

INDIVIDUAL AIRPORT POLICIES AND COMPATIBILITY MAP CHAPTER 6

Placerville Airport Land Use Compatibility Plan Airport Noise Zones Policy Map (June 2012)

Map Feature Key

- Parcels
- Airport Boundary
- Placerville City Limit
- Major Roads
- Airport Runway
- Airport Influence Area

Noise Zone Key

- CNEL* 55-60
- CNEL* 60-65
- CNEL* 65-70
- CNEL* 70+

*Community Noise Equivalent Level (CNEL)

Notes

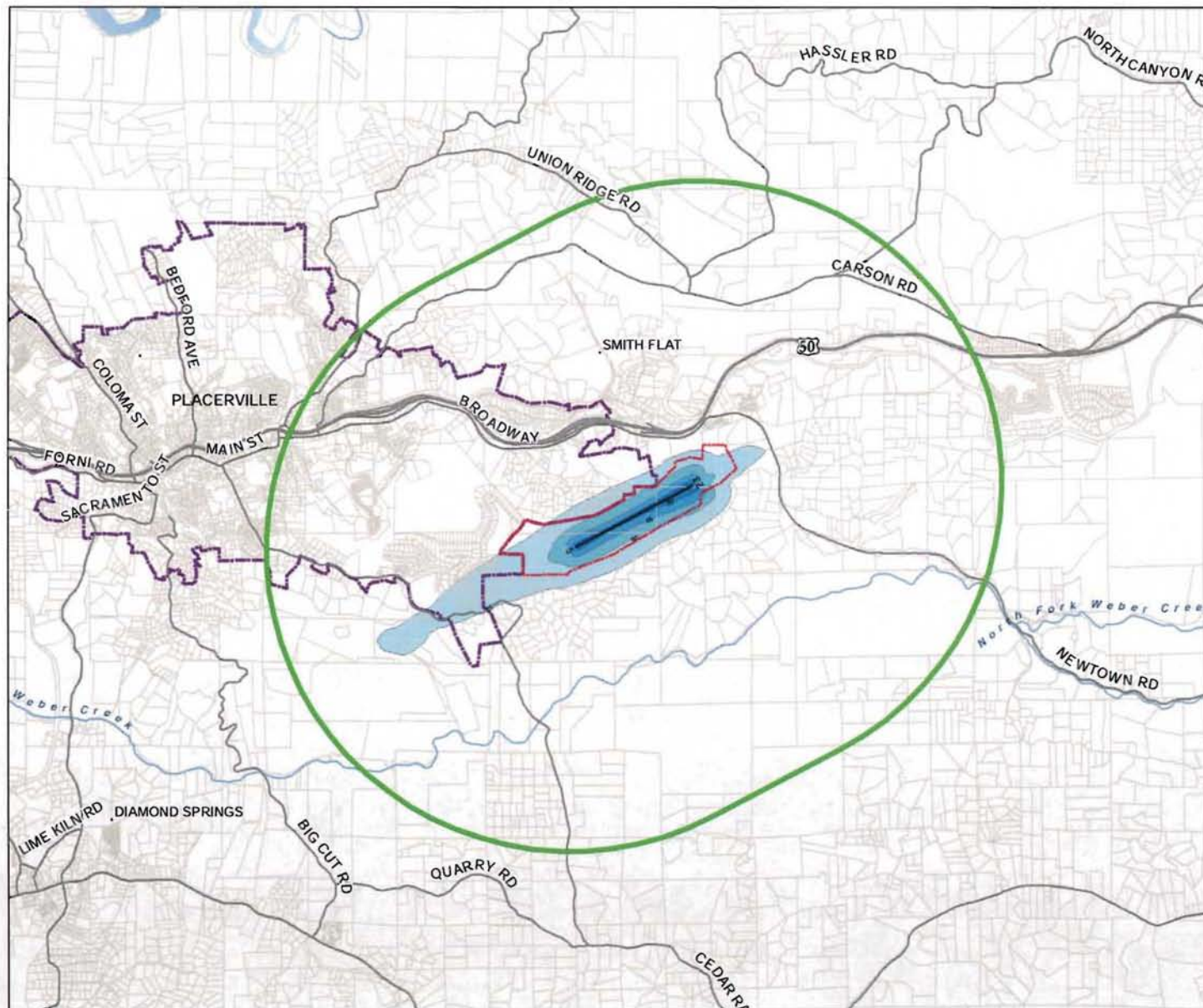
1. Noise contour source: Mead & Hunt, Inc. 2011. Noise contours reflect future scenario of 95,000 annual operations with terrain modeling enabled.
2. See Section 4.2 for policies applicable within each zone.

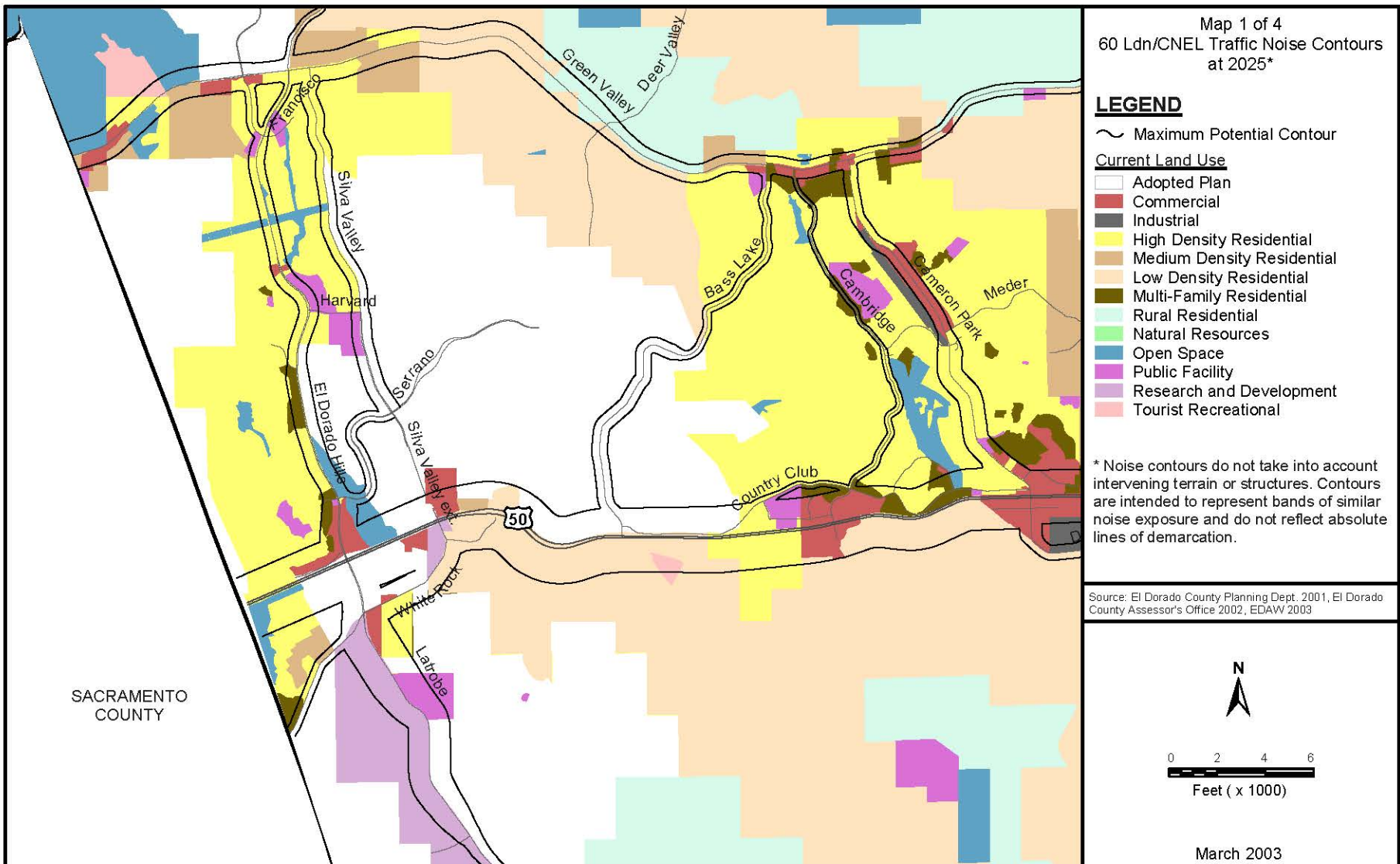
Map Source: El Dorado County Airport Land Use Commission
Base Data Source: El Dorado County

1 inch = 3,000 feet



Figure PLA - 2





Map 2 of 4
60 Ldn/CNEL Traffic Noise Contours
at 2025*

LEGEND

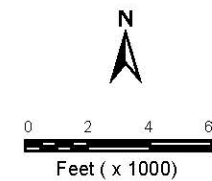
~ Maximum Potential Contour

Current Land Use

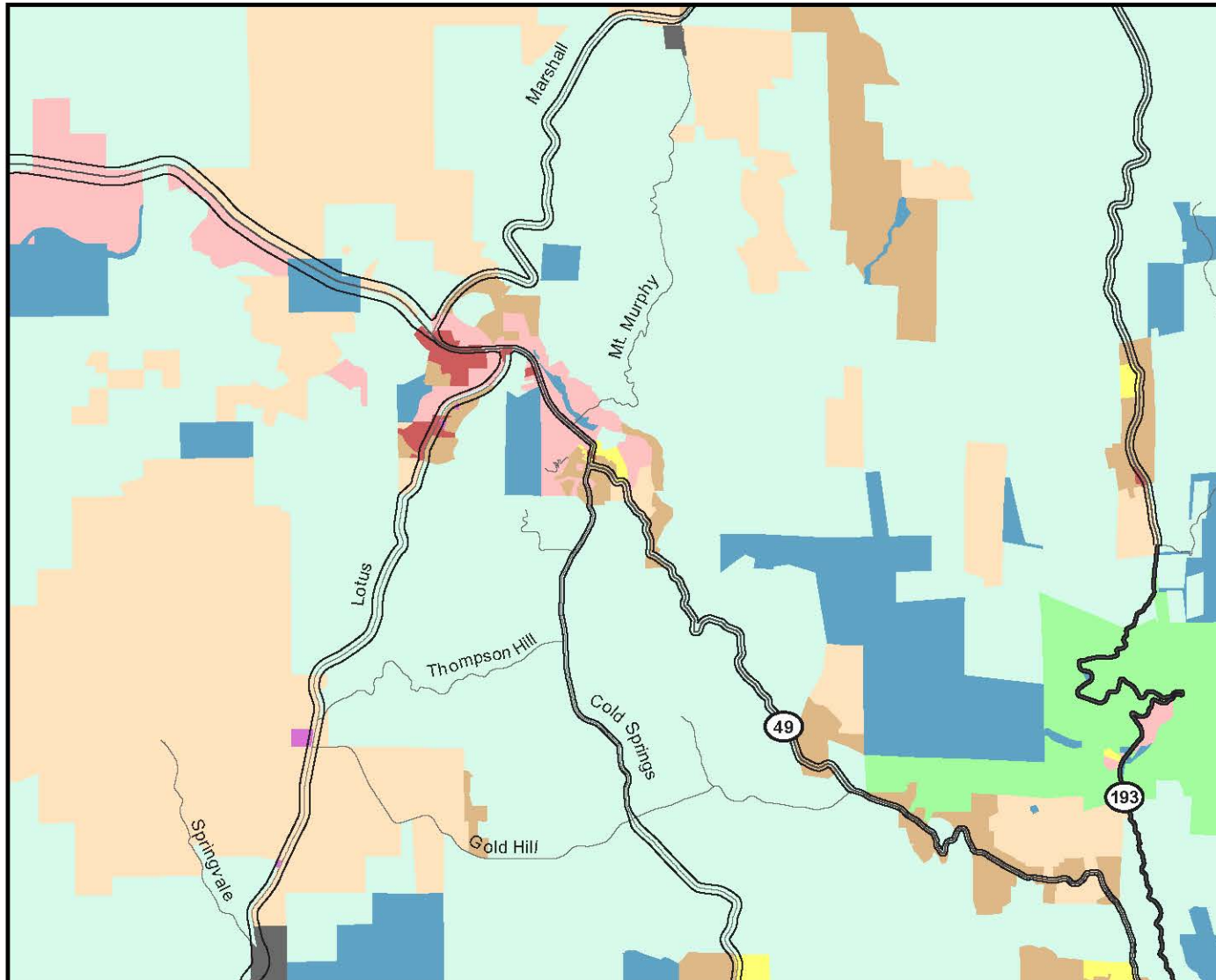
- Adopted Plan
- Commercial
- Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Multi-Family Residential
- Rural Residential
- Natural Resources
- Open Space
- Public Facility
- Research and Development
- Tourist Recreational

*Noise contours do not take into account intervening terrain or structures. Contours are intended to represent bands of similar noise exposure and do not reflect absolute lines of demarcation.

Source: El Dorado County Planning Dept. 2001, El Dorado County Assessor's Office 2002, EDAW 2003



March 2003



Map 3 of 4
60 Ldn/CNEL Traffic Noise Contours
at 2025*

LEGEND

~ Maximum Potential Contour

Current Land Use

- Adopted Plan
- Commercial
- Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Multi-Family Residential
- Rural Residential
- Natural Resources
- Open Space
- Public Facility
- Research and Development
- Tourist Recreational

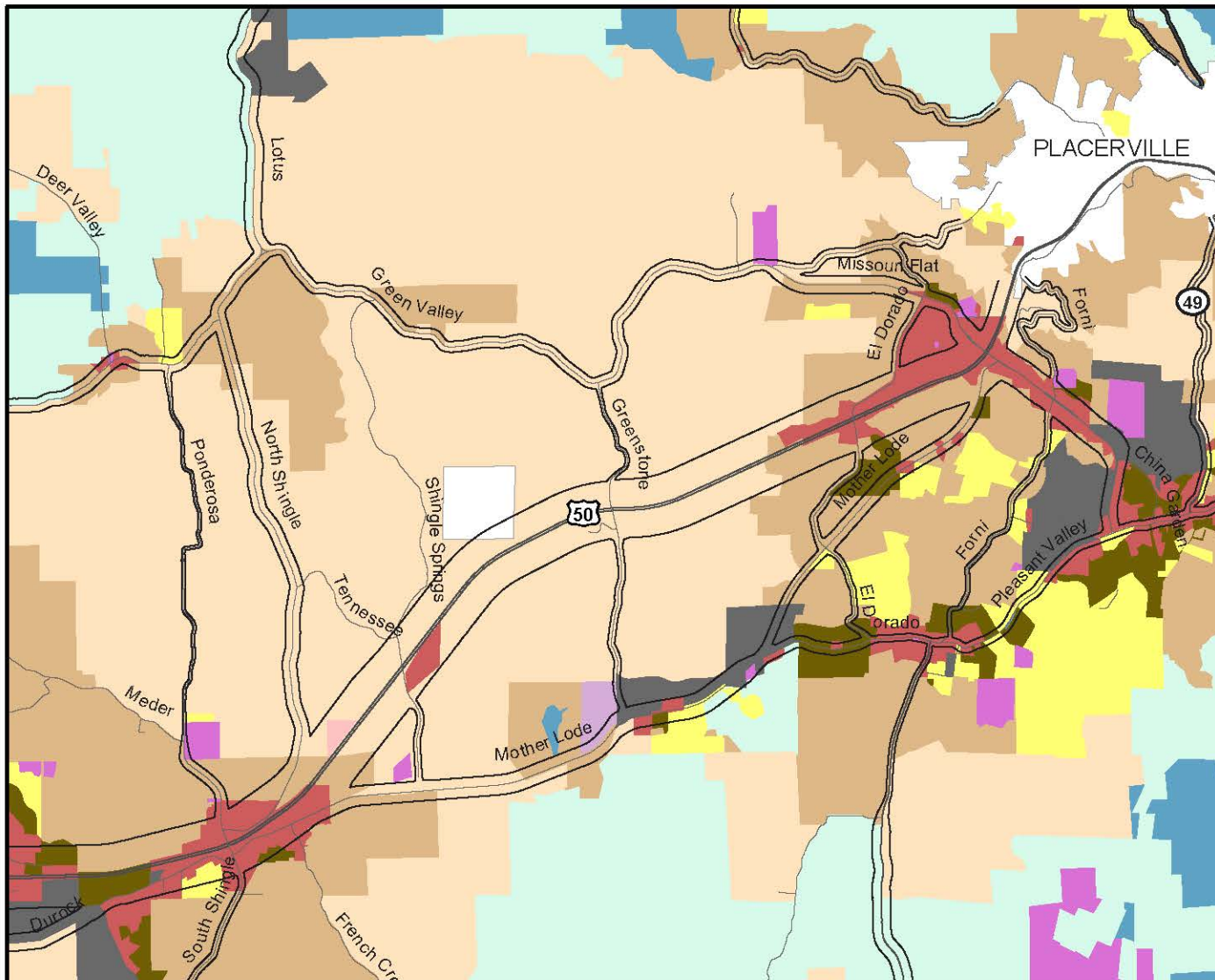
* Noise contours do not take into account intervening terrain or structures. Contours are intended to represent bands of similar noise exposure and do not reflect absolute lines of demarcation.

Source: El Dorado County Planning Dept. 2001, El Dorado County Assessor's Office 2002, EDAW 2003



0 2 4 6
Feet (x 1000)

March 2003



Map 4 of 4
60 Ldn/CNEL Traffic Noise Contours
at 2025*

LEGEND

~ Maximum Potential Contour

Current Land Use

- Adopted Plan
- Commercial
- Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Multi-Family Residential
- Rural Residential
- Natural Resources
- Open Space
- Public Facility
- Research and Development
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* Noise contours do not take into account intervening terrain or structures. Contours are intended to represent bands of similar noise exposure and do not reflect absolute lines of demarcation.

Source: El Dorado County Planning Dept. 2001, El Dorado County Assessor's Office 2002, EDAAW 2003



0 2 4 6
Feet (x 1000)

March 2003

