
**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
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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.

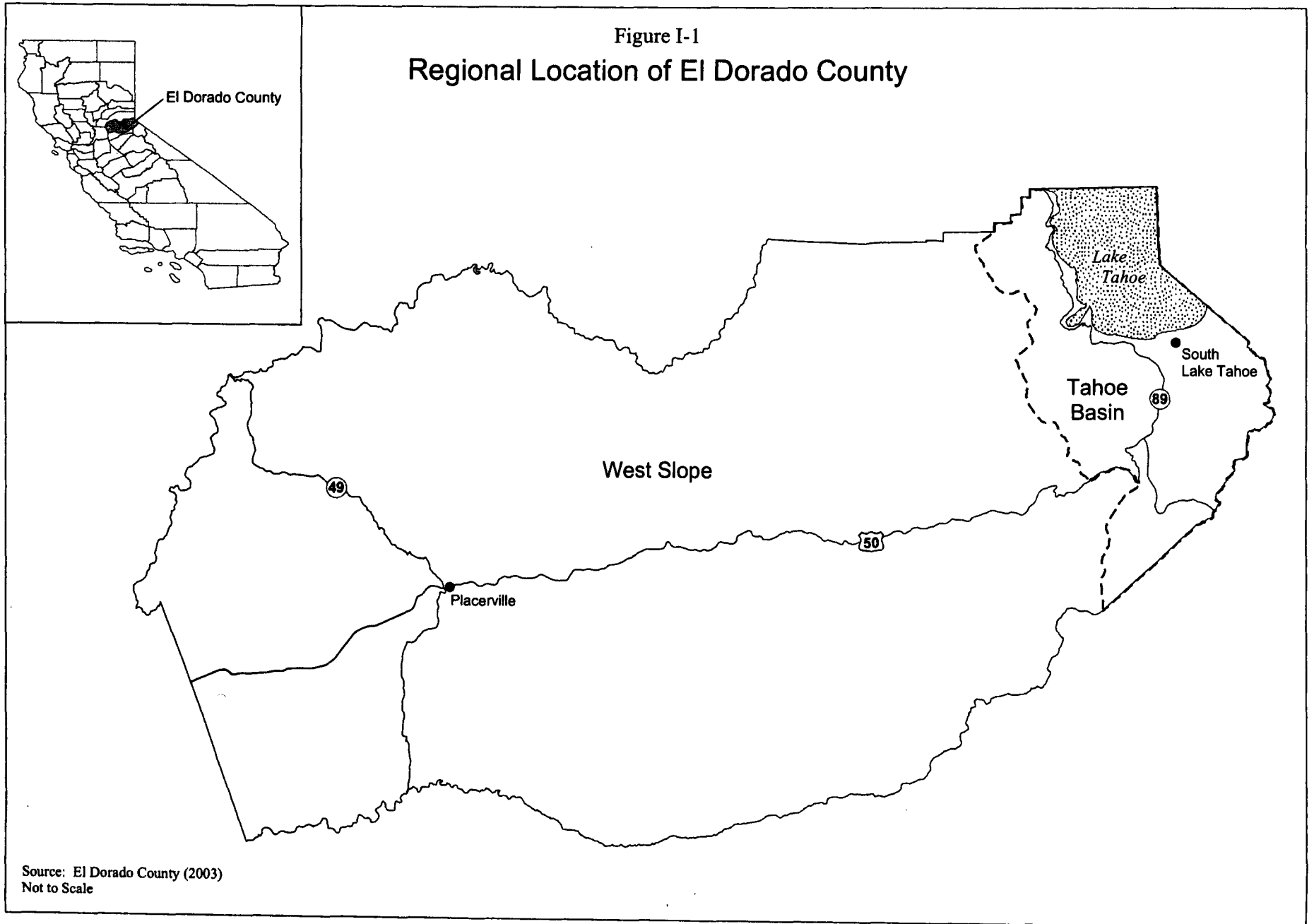
USING THE PLAN

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: Camino/Pollock Pines, El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs, and the City of Placerville and immediate surroundings.
- 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, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land. Within Community Regions, the mixed uses may occur vertically. In mixed use projects, the maximum residential density shall be 10 dwelling units per acre within Community Regions.
- 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: 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, Quintette, Rescue, Somerset, Strawberry, and Chrome Ridge.
- 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 on a single parcel are permissible and encouraged within Rural Centers provided the commercial use is the primary and dominant use of the land. Within Rural Centers, the mixed uses may occur either vertically or horizontally. The maximum residential density shall be four dwelling units per acre in Rural Centers in mixed use areas.
- 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.

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	•	•	•

* May be applied in Rural Regions to reflect existing development when combined with the Platted Lands (-PL) overlay land use designation.

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, multifamily structures such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses) and multiplexes. 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. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. The provision of single-family attached dwelling units in the MFR land use designation is subject to the use of planned development design concepts which may result in zipper-lot zero-lot line, cottage-type, or comparable developments. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

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. Standard residential subdivisions shall maintain a density range from one to two dwelling units per acre. Residential subdivisions utilizing the planned development concept shall maintain a density range from one to five dwelling units per acre. Residential development of single-family attached dwelling units are to be designed to satisfy the upper range of the allowable density under this designation. Proponents of single-family detached or manufactured home projects consistent with the HDR designation shall not be subject to the Planned Development combining zone if their projects meet the criteria set forth in Policy 2.2.5.4. (Res. No. 298-98; 12/8/98)

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 provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component. Except for Community Care Facilities described in Objective 4.1.2, developments in which residential usage is the sole or primary use shall be prohibited on commercially designated lands. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

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 prohibited. Industrial uses shall be restricted to industrial lands within, or in close proximity to, Community Regions and Rural Centers. Industrial lands in Rural Regions shall be constrained to uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization. In the Rural Regions, no additional land shall be designated for industrial uses. This designation is considered appropriate within Community Regions, Rural Centers and, subject to the limitation described above, 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 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.

TABLE 2-2 LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES			
Land Use Designation	Units Per Acre	Persons Per Housing Unit ¹	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	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	10/4 ²	2.8	28/11.2
Research & Development	10/4 ²	2.8	28/11.2
Industrial	–	–	–
Open Space	–	–	–
Public Facilities	–	–	–
Tourist Recreational	–	–	–
Notes: ¹ 1990 U.S. Census ² Maximum of 10 units per acre in Community Regions; maximum of 4 units per acre in Rural Centers			

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	
<p>* 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.</p>	

Table 2-3 amended on July 17, 2007, by Resolution No. 184-2007.

LAND USE DESIGNATIONS AND ZONING DISTRICTS			
Land Use Designations		Zone Districts, Continued	
MFR	Multifamily Residential	RA-20	Residential Agricultural Twenty-acre
HDR	High-Density Residential	RA-40	Residential Agricultural Forty-acre
MDR	Medium-Density Residential	NS	Neighborhood Commercial
LDR	Low-Density Residential	CH	Highway Commercial
RR	Rural Residential	C	Commercial
AL	Agricultural Lands	CPO	Professional Office Commercial
NR	Natural Resource	CP	Planned Commercial
C	Commercial	CG	General Commercial
R&D	Research & Development	R&D	Research and Development
I	Industrial	I	Industrial
OS	Open Space	IR	Resource Industrial
TR	Tourist Recreational	A	Agricultural
Zone Districts		SA-10	Select Agricultural
RM	Multifamily Residential	PA	Planned Agricultural
R2	Limited Multifamily Residential	AE	Exclusive Agricultural
MP	Mobile Home Park	TPZ	Timberland Preserve Zone
R1	One-family Residential	MR	Mineral Resources
R20,000	One-half Acre Residential	RF	Recreational Facilities
R1A	One-acre Residential	RT	Tourist Residential
R2A	Single-family Two-acre Residential	CN	Conservation
R3A	Single-family Three-acre Residential	OS	Open Space
RE-5	Estate Residential Five-acre	TC	Transportation Corridor
RE-10	Estate Residential Ten-acre		
(Zone Districts continued in next column)			

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 provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize impact on various natural resources, avoid cultural resources where feasible, minimize public health concerns, minimize aesthetic concerns, and promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.

- A. The major components of a Planned Development in residential projects shall include the following:
 - 1. Commonly owned or publicly dedicated open space lands of at least 30 percent of the total site. Within a community area, the commonly owned open space can be developed for recreational purposes such as parks, ball fields, or picnic areas. Commonly owned open space does not include space occupied by infrastructure (e.g., roads, sewer, and water treatment plants).
 - 2. Clustered housing units or lots designed to conform to the natural topography.
- B. Non-residential planned developments shall be accomplished through the Zoning Ordinance.

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.

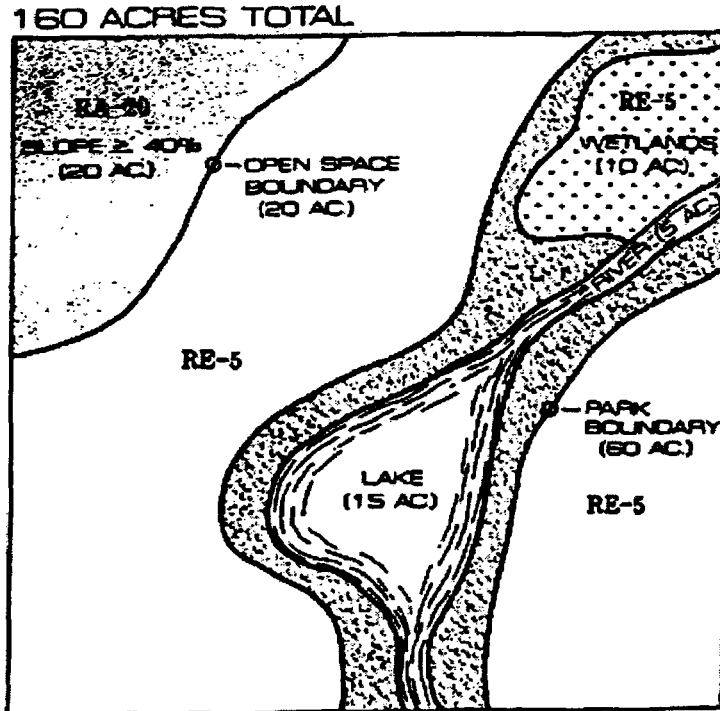
OBJECTIVE 2.2.4: DENSITY BONUS

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 Planned Developments shall be provided additional residential units (density bonus), in accordance with A through C, for the provision of otherwise developable lands set aside for public benefit including open space, wildlife habitat areas, parks (parkland provided in excess of that required by the Quimby Act), ball fields, or other uses determined to provide a bona fide public benefit. (See example below.)

- 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 dedicated to public benefit. In calculating the maximum density permitted by the General Plan land use designation, the County shall include acreage of undevelopable land, except as excluded in Policy 2.2.3.2.
- C. 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.

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 \geq 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 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential.

Policy 2.2.5.5 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. All other divisions of the remaining land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance.

- 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 The Neighborhood Service zoning district shall be permitted in all residential designations within Community Regions, Rural Centers, Medium-Density and High-Density Residential Platted Lands. Uses within the Neighborhood Service Zone District should provide a direct service to the family and/or community and may include educational facilities, day care services, places of worship, lodges, community or group meeting centers, fire stations, libraries, other public facilities, recreational facilities, and commercial uses. Development proposals shall include applications for pre-designating and zoning lands Neighborhood Service Zone at a ratio of up to two acres per 40 units within a new residential subdivision.
- 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 with a special use permit which will require a finding that the establishment of the use will have no significant adverse effect on surrounding property or the permitted uses thereof.

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. The following uses are allowed by right and do not require a special use permit: processing and/or sale of agricultural products, the sale of handicrafts or goods, picnic areas, and any other use allowed by right as specified in the Zoning Ordinance ("Ranch Marketing Ordinance") provided that these activities are conducted on a site with a bona fide agricultural operation.

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 activities, including ski resorts, hunting and fishing clubs, 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 special use permit.

Policy 2.2.5.12 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.).

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 Comprehensive Airport Land Use Plan.

- 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 Development involving any structure greater than 120 square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstrating compliance.

- 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.

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 shall be designated on the zoning maps as Design Historic (-DH) combining zone district.

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.

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. Residential use on second story;
- 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 elimination of billboards along identified scenic and historic routes.

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 scenic corridors shall be removed or relocated out of the corridor allowing an adequate time period for billboard owners to amortize the value of their signs pursuant to an amortization schedule to be included in the Sign Ordinance.

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 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.

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 Community Plan (Tahoe Regional Planning Agency and El Dorado County 1993). The Meeks Bay/Tahoma area is also suitable for development of a Community 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:

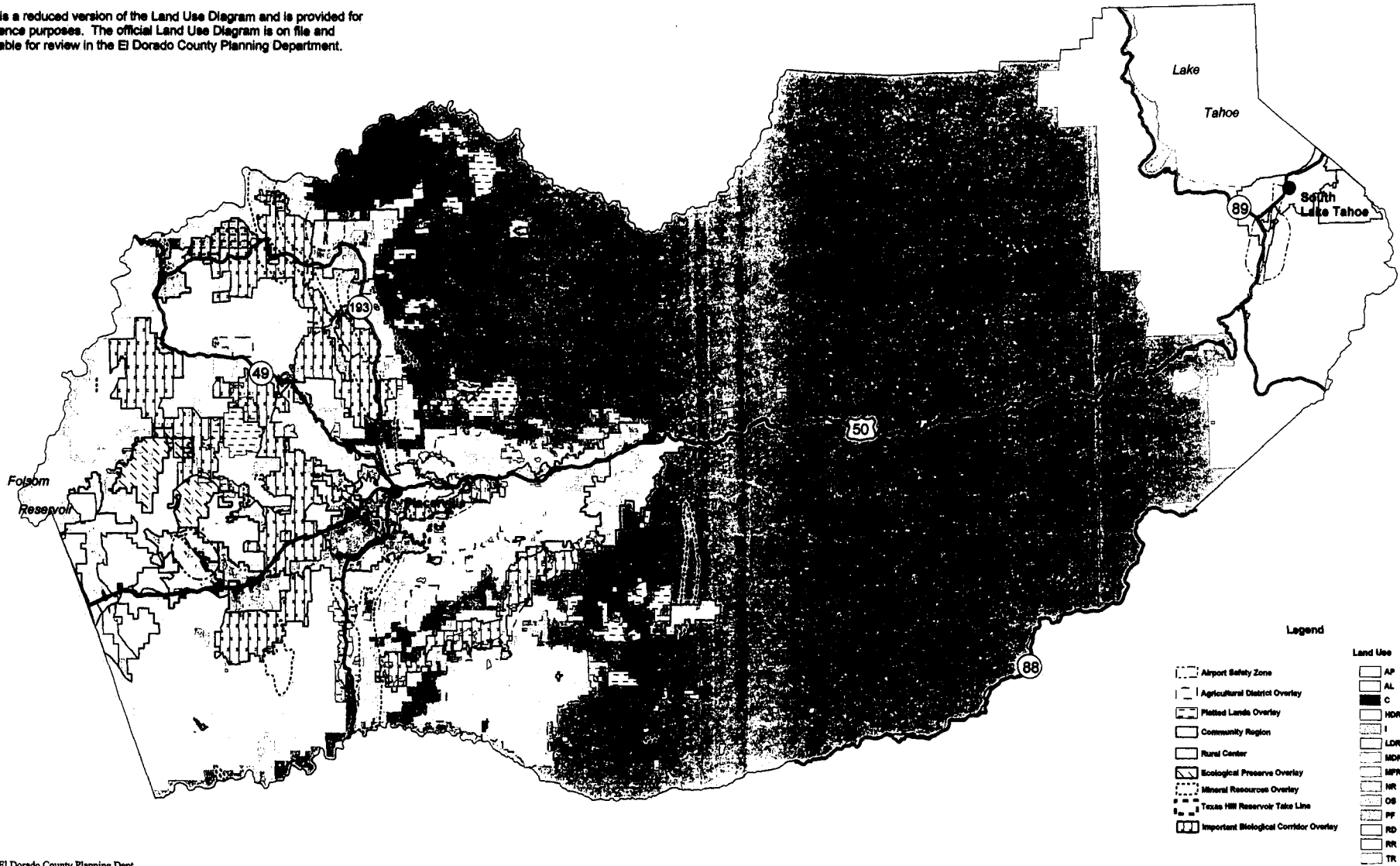
- Preparation and adoption of a Community Plan for the Tahoma/Meeks Bay area;
- Identification of additional affordable housing opportunities;
- Modification of the County’s Zoning Ordinance to be consistent with, or adopt as County Code, the TRPA Code of Ordinances and Plan Area Statements; and
- Implementation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

FIGURE LU - 1: LAND USE DIAGRAM

This is a reduced version of the Land Use Diagram and is provided for reference purposes. The official Land Use Diagram is on file and available for review in the El Dorado County Planning Department.



Source: El Dorado County Planning Dept.
July 19, 2004



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 four traffic impact mitigation fee programs that are used to fund capital improvements to the road system to mitigate traffic impacts resulting from development. These programs are:

- West Slope Area of Benefit Traffic Impact Mitigation Fee Program: this program was originally adopted in 1991. The Board adopted major revisions to the program in August 1996.
- Transportation Impact Fee Program for the State System's Capacity and Interchanges: this program was adopted in August 1996.
- El Dorado Hills/Salmon Falls Area Road Impact Fee Program: this program was originally adopted in 1984. The Board adopted major revisions to the program in August 1996 and December 2000.
- Interim Transportation Impact Fee for Highway 50 Corridor Improvements: this program was adopted in October 2002.

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

2025. 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 highways are shown on the Circulation Map in the following two forms:

- **Established alignments:** depicted by solid lines on the map. These include existing highways where the centerline is the precise centerline and future highways where the Board of Supervisors, a City Council, or the subdivision process has established a precise alignment.
- **Conceptually proposed alignments:** depicted by dashed lines indicating future facilities, the precise alignments of which have yet to be determined.

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

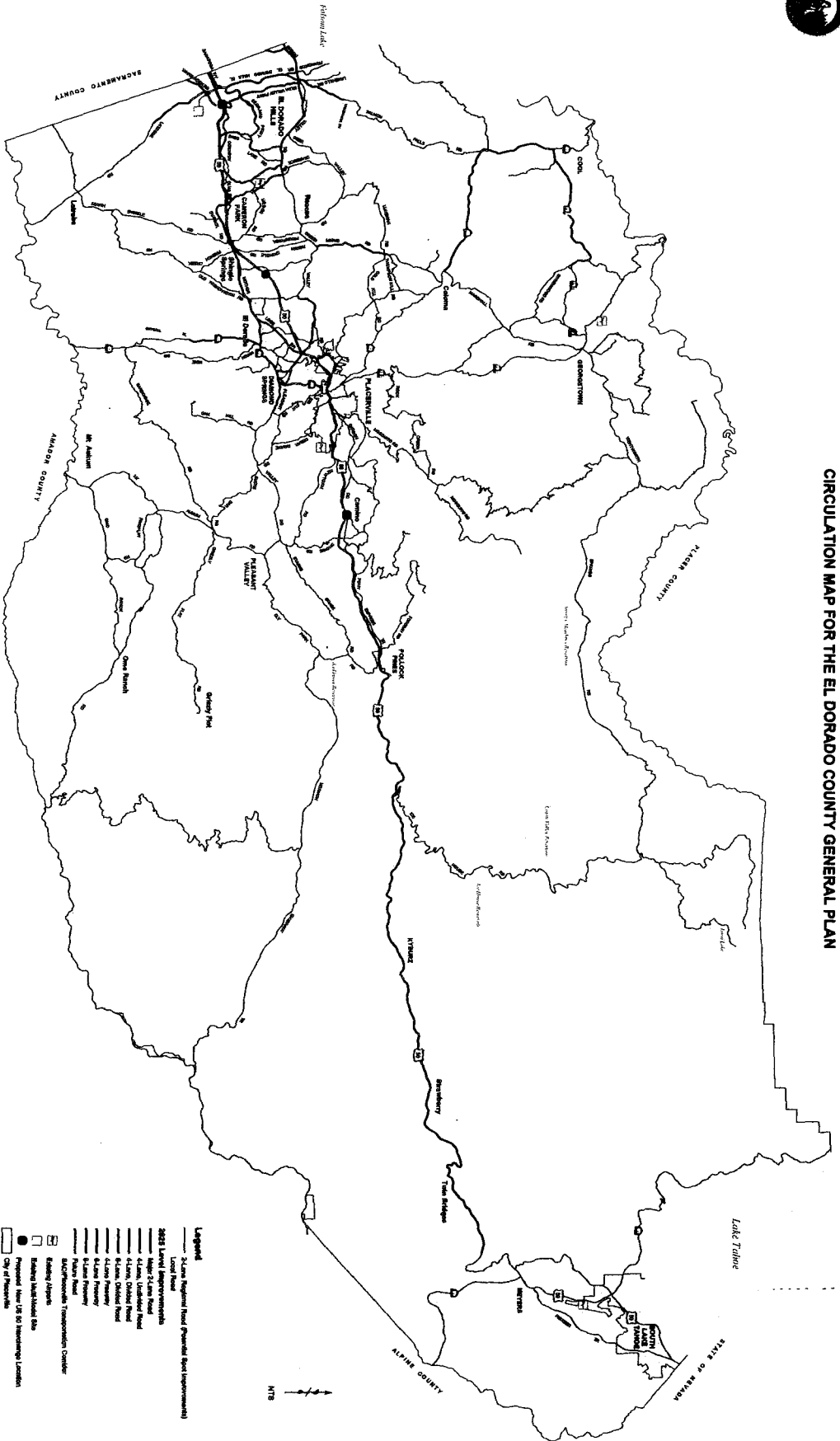
A Four-Lane Divided Road typically has a right-of-way width of 100 feet and a roadway width from curb to curb, including a 16-foot median, of 84 feet. The function of a Four-Lane Divided Road is similar to that of a Six-Lane Divided Road, with the principal difference being capacity. Four-Lane Divided 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



Figure TC - 1
CIRCULATION MAP FOR THE EL DORADO COUNTY GENERAL PLAN



Source: El Dorado County Department of Transportation
 July, 2004
 Note: This is a reduced version of the Circulation Map provided for reference purposes.
 The official Circulation Map is on file and available for review at the Department of Transportation.

- Legend**
- 1.5-in. Median Road (Proposed Road Improvement)
 - 1.5-in. Road
 - 3.0-in. Road
 - 5.0-in. Road
 - 7.5-in. Road
 - 10.0-in. Road
 - 12.5-in. Road
 - 15.0-in. Road
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capacity. Community Region Four-Lane Undivided Roads have fully controlled access with limited private property access and public road approaches.

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.

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 FUNCTIONAL CLASS				
Functional Class	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 of effort 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 accidents; 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 The County shall amend the circulation diagram to include a new arterial roadway from the west side of the El Dorado Hills Business Park to U.S. 50.
- 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 maximum 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 Development through 2025, within Traffic Analysis Zones 148 and 344, shall be conditioned so that a cap of 10,045 full-time employees is not exceeded, unless it can be demonstrated that a higher number of employees would not violate established level of service standards.

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 The following policies shall remain in effect until December 31, 2008 unless extended by the voters prior to that time:

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 (shown in Table TC-2) that are allowed to operate at Level of Service F without first getting the voters' approval.
3. Developer-paid traffic impact fees 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.
4. County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Exceptions are allowed if county voters first give their approval.
5. 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 (Through December 31, 2008)		
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. Prepare an annual Capital Improvement Program (CIP) specifying roadway improvements to be completed within the next 10 years to ensure compliance with all applicable level of service and other standards in this plan, identifying improvements expected to be required within the next 20 years, and specifying funding sources sufficient to develop the improvements identified in the 10-year plan;
- B. Annually monitor traffic volumes on the county's major roadway system depicted in the Circulation Diagram; and
- C. Review development proposals to ensure that the development would not generate traffic in excess of that contemplated by the Capital Improvement Program for the next ten years or cause levels of service on any affected roadway segments to fall below the levels specified in this plan.

Policy TC-Xc The following policies shall take effect upon the expiration of the policies in Policy TC-Xa:

1. Traffic from residential development projects 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 except as specified in Table TC-3.
2. Additional segments of U.S. Highway 50 and other highways and roads may be added to Table TC-3 only upon approval of a majority of the Board of Supervisors.
3. Developer-paid traffic impact fees shall pay for the portion of road capacity improvements, which would not be paid for through other County revenue sources, necessary to offset and mitigate the traffic impacts reasonably attributable to new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county.
4. County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Exceptions are allowed if County voters first give their approval.

TABLE TC-3		
El Dorado County Roads Allowed to Operate at Level of Service F¹		
(After December 31, 2008)		
	Road Segment(s)	Max. V/C²
U.S. Highway 50	Canal Street to junction of State Route 49 (Spring Street)	1.23
	Bedford Avenue to beginning of freeway	1.13
	Beginning of freeway to Washington overhead	1.13
	Ice House Road to Echo Lake	1.03
Notes:		
¹ Roads improved to their maximum width given right-of-way and physical limitations.		
² Volume to Capacity ratio.		

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 or, after December 31, 2008, Table TC-3. The volume to capacity ratio of the roadway segments listed in Tables TC-2 and TC-3 as applicable 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 Prior to occupancy for development that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the developer shall do one of the following: (1) construct all road improvements necessary to regional and local roads needed to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure adequate funding is identified and available for the necessary road improvements and those projects are programmed. The determination of compliance with this requirement shall be based on existing traffic plus traffic generated from the project and from other reasonably foreseeable projects.

Policy TC-Xg Each development project shall dedicate right-of-way and construct or fund 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. For road improvements that provide significant benefit to other development, the County may allow a project to fund its fair share of improvement costs through traffic impact fees or receive reimbursement from impact fees for construction of improvements beyond the project’s fair share. The amount and timing of reimbursements shall be determined by the County.

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. Until such time as updated traffic impact fees are adopted pursuant to this General Plan, any subdivisions will be required to either (1) execute an agreement agreeing to pay the higher fees, even after

building permits have been issued or (2) have a notice of restriction placed on the final map prohibiting the issuance of building permits until the updated traffic impact fees are adopted.

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 to meet the requirements of the policies of this General Plan.

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.

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.

- 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.

Policy TC-4a The County shall implement a system of recreational, commuter, and inter-community bicycle routes in accordance with the County’s *Bikeway Master Plan*. 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 *Bikeway Master Plan*, 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 *Bikeway Master Plan*, 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.

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 five years. The Board of Supervisors shall update the CIP every two years, 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 adoption; every two years 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 with revised growth forecasts and 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
Time Frame:	First full fiscal year following General Plan adoption. Review and revise as necessary every five years thereafter.

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 on 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)

Work with the Sacramento Area Council of Governments (SACOG), Sacramento County and the City of Folsom to identify potential alignments for a new arterial roadway from the west side of El Dorado Hills Business Park to U.S. Highway 50. [Policy TC-1u]

Responsibility:	Department of Transportation
Time Frame:	Identify potential alignments within one year of General Plan adoption.

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.

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EL DORADO COUNTY GENERAL PLAN HOUSING ELEMENT

SECTION 1: INTRODUCTION

This Housing Element embodies El Dorado County's plan for addressing the housing needs of residents of unincorporated areas of the county through 2008. The element was cooperatively prepared by Crawford Multari & Clark Associates and the El Dorado County Planning, Building, and Human Services Departments, with vital assistance from the Sacramento Area Council of Governments (SACOG), City of South Lake Tahoe, City of Placerville, and Tahoe Regional Planning Agency.

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 element becomes part of the County's General Plan.

This element is divided into six sections and is organized 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 Element
- Section 6: Housing Goals, Policies, and Implementation Program

Attachment B contains details to support the evaluation of the previous Housing Element.

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 65581[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. Housing elements must be updated once every five years.

CONTENTS AND ORGANIZATION OF THE ELEMENT

State law (Government Code Section 65583) requires 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. Housing and Community Development 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).

After the needs assessment is complete, the County must develop quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., 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.

B. County's Land Inventory: 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.

BACKGROUND

The County's previous Housing Element was adopted by the Board of Supervisors on January 23, 1996, and approved by HCD on June 18, 1996. The 1996 Housing Element was based on regional housing needs for the period of 1990–1997, as allocated by the Sierra Planning Organization (SPO), the Council of Governments with which the County was previously associated. Pursuant to state law, the County was scheduled to adopt a new Housing Element in June of 2001. However, since adoption of the 1996 element, the state modified the schedule for completion of subsequent housing elements and El Dorado County became a member of a different Council of Governments, SACOG. These two changes extended the deadline for completion of El Dorado County's next Housing Element to December 31, 2003. Consistent with direction from HCD, the 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 Authority, which is part of the Department of Human Services, provides housing assistance through a number of programs. The County Housing Authority also provides housing assistance to the residents of the cities of Placerville and South Lake Tahoe. The Planning Department reviews and applies County regulations to housing development proposals. The Building Department, Environmental Management Department, and Department of Transportation work with the Planning Department 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. The Department of Housing and Community Development evaluates the overall need and distributes regional needs to Councils of Governments representing various regions (or counties) of the state. The Councils of Governments then allocate housing needs to jurisdictions that they represent. As noted above, El Dorado County is now a member of SACOG, which acts as the Council of Government for a six-county region (Sacramento, Yolo, Yuba, Placer, Sutter, and El Dorado Counties).

Consistent with state law (Government Code Section 65584), SACOG prepared and adopted a Regional Housing Needs Plan (RHNP) in 2001. The 2001 RHNP allocates, by jurisdiction, the "fair share" of the region's projected housing needs by household income group through 2007. The RHNP also identifies and quantifies existing housing needs for each jurisdiction. The 2001 RHNP replaces El Dorado County's allocation as outlined in SPO's 1991 RHNP. As it developed regional needs, SACOG considered factors such as market demand for housing, employment opportunities, availability of suitable sites and public facilities, loss of existing affordable units, and special housing needs.

The major goal of the RHNP is to assure 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. In its RHNP, SACOG identifies four key concepts:

- A. The housing unit allocations, as distributed by income category, are primarily determined by the following: (1) the jurisdiction’s projected housing growth in relation to regionwide housing growth; and (2) the extent to which a jurisdiction’s current income distribution differs from that of the regional average.
- B. The allocations are intended to be used by jurisdictions in updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated. The allocations are not housing unit quotas that jurisdictions must achieve within the planning period of the housing element.
- C. The regional allocations only address a portion of each jurisdiction’s housing needs under the provisions of state housing law.
- D. Under state law, existing zoning ordinances, policies, building standards, and other local land use regulations cannot be used by local jurisdictions as a justification for a request to reduce their allocation targets.

SACOG’s allocations are shown in Table HO-1 and are discussed in detail later in this element.

TABLE HO-1 Sacramento Area Council of Governments Housing Allocations for El Dorado County (2001–2008)		
Income Category	SACOG Allocation	% of Projected Need
Very Low	2,829	28.31
Lower	1,890	18.91
Moderate	2,100	21.01
Above Moderate	3,175	31.77
Total	9,994	100.00
Source: Sacramento Area Council of Governments: <i>Regional Housing Needs Plan</i> (2001, as amended).		

INCOME LEVELS USED IN THIS DOCUMENT

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

- Very Low: households with incomes that do not exceed 50 percent of the area median family income (MFI).

- Lower: households with incomes greater than 50 percent but no more than 80 percent of the MFI.
- Moderate: households with incomes greater than 80 percent but no more than 120 percent of the MFI.
- Above Moderate: households with incomes greater than 120 percent of the MFI.

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

Because low-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, low-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 Costs and Affordability.”

PUBLIC PARTICIPATION

Opportunities for residents to provide input on housing issues and to recommend strategies is critical to the development of appropriate and effective housing programs. In order to facilitate this process, five public workshops and one public hearing were held during the development of the Housing Element and input was solicited from all economic groups through outreach to individuals and organizations that play a key role in providing local housing opportunities and social services. To notice these meetings, the County published legal notices in county newspapers, sent notices to persons who indicated that they wanted to be noticed, and posted announcements at county office, libraries, and post offices.

All of the workshops were to inform the community of State Housing Law requirements, to gather information on existing conditions, and to discuss local concerns. A presentation was made at each meeting detailing each of these items. One of these workshops was held in South Lake Tahoe to discuss housing issues of particular concern in the Lake Tahoe Basin. The other workshops were held in Placerville, Greenwood, El Dorado Hills, and Somerset. Verbal comments were recorded at the meetings, and written comments were also received.

On December 13, 2002, the housing goals and policies were released to the public and posted on the County website. A hearing to receive comments on the proposed goals and policies was held before the El Dorado County Planning Commission on January 9, 2003.

All of the input received at the workshops and at the hearing has been considered and incorporated into the Housing Element, where appropriate.

Public outreach will continue throughout the completion and adoption of the element. At least three additional public hearings will be scheduled: two before the Planning Commission (as part of the draft and final General Plan and Environmental Impact Report hearings) and one at the Board of Supervisors (as part of the final General Plan and Environmental Impact Report hearing).

CONSISTENCY WITH GENERAL PLAN

The Housing Element is one of seven mandatory elements of the El Dorado County General Plan. The purpose of the Housing Element is to support and increase the 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. To this end, the Housing Element has detailed goals, policies, and specific measures. However, under state law, the entire general plan is required to be “internally consistent” meaning that all elements of the 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. The policies of this Housing Element have been reviewed for consistency with the remaining elements of this General Plan. None of the policies in this element are inconsistent with any other policy. Where General Plan policies seek to achieve seemingly competing objectives, the policies have been designed to allow a balanced approach towards those objectives. For example, while some General Plan policies promote preservation of open space, others set land use designations that allow development of housing on some undeveloped land while leaving other land with a lower intensity of development.

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.

POPULATION CHARACTERISTICS

The U.S. Census Bureau estimates that the population of the unincorporated areas of El Dorado County was 123,080 on April 1, 2000. A comparison of the 1990 and 2000 Census data (Table HO-2) shows that the population of the unincorporated part of the county grew 28 percent during that ten-year period (the overall population of the County increased by 24 percent). According to 2000 Census data for all areas of all California counties, El Dorado County had the eighth highest increase in overall California county population between 1990 and 2000. The California Department of Finance (DOF) ranks El Dorado County 30th (out of 58 counties) in population (State of California Department of Finance 2002).

TABLE HO-2			
Comparison of 1990 and 2000 Census Data on Population			
	1990	2000	% Change
Population, Entire County	125,995	156,299	24
Population, Unincorporated County	96,054	123,080	28
Source: U.S. Census Bureau: Table P1 (Total Population) for the 1990 and 2000 Census counts (2001).			

The results of the 2000 Census report that the residents of unincorporated El Dorado County lived in 45,528 housing units. Persons per household is determined by dividing the total number of occupied housing units by the population; the 2000 average countywide household size (persons/occupied unit) was 2.63. The number is slightly higher in renter-occupied units, at 2.73. In the unincorporated areas only, the average household size was 2.70 persons/occupied unit.

Population Projections

In March 2002, Economic & Planning Systems (EPS) completed a detailed land use forecast for the West Slope of El Dorado County (Economic & Planning Systems, Inc. 2002). Economic & Planning Systems estimates that, based on market research, historical growth patterns, and SACOG projections, El Dorado County could be home to an additional 78,000 persons by 2025. Table HO-3 summarizes the EPS population projection. According to the EPS projection, it is expected that the West Slope population would increase 64 percent between 2000 and 2025.

TABLE HO-3				
Population Forecast for the West Slope of El Dorado County¹				
	Year			
	2000 ²	2010	2020	2025
Population	122,000	153,000	185,000	200,000
Increase from previous period	26,000	31,000	32,000	15,000
Average annual growth from previous period	2.4% ³	2.3%	1.9%	1.6%
Notes:				
¹ Excludes the Tahoe Basin				
² At the time the EPS report was being prepared, the final 2000 Census data were not available. The population number indicated here was based on early Census estimates.				
³ Based on a 1990 population of 96,000.				
Source: Economic and Planning Systems, Inc.: El Dorado County Land Use Forecasts for Draft General Plan (2002).				

Based on projections by the Tahoe Regional Planning Agency (TRPA), the El Dorado County portion of the Tahoe Basin (which includes the City of South Lake Tahoe) is expected to grow at a rate of 0.04 percent per year between 2000 and 2010, from 31,514 to 32,793 persons (Tahoe Regional Planning Agency 2002). If the growth rate remains steady through 2025, then the El Dorado County portion of the Tahoe Basin would be home to an additional 3,151 persons between 2000 and 2025.

Households: Age, Race and Ethnicity

According to the 2000 Census (U.S. Census Bureau 2001a), there are 123,080 individuals and 45,526 households in unincorporated areas of El Dorado County. Table HO-4 summarizes the demographics of households in unincorporated El Dorado County. Statistics for different types of families are also displayed.

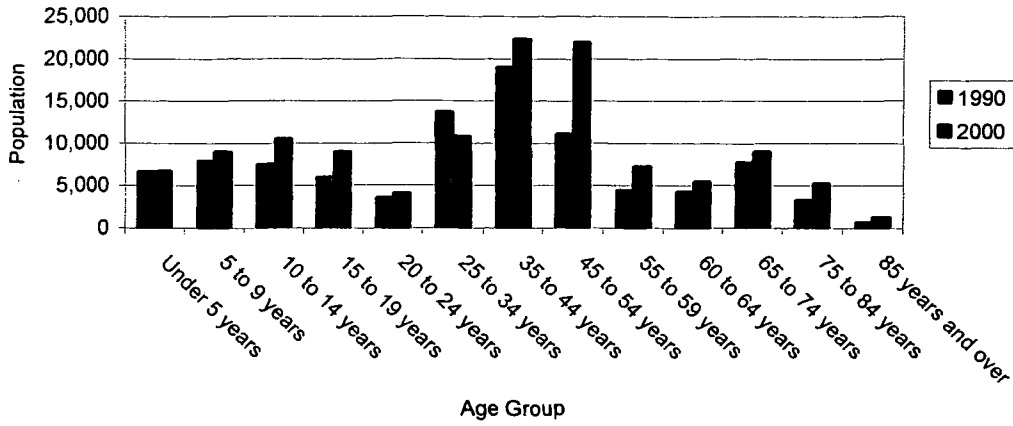
The age distribution in unincorporated El Dorado County is illustrated in Figure HO-1. Data are shown from 1990 and 2000. Populations in most age categories have increased in the ten years, although the county's "25 to 34" decreased. The largest age group in El Dorado County and the State of California in 2000 was "35 to 44." The "45 to 54" group has increased most dramatically, by more than 10,000 residents. These data indicate that the county's median age is increasing.

Figure HO-2 displays the age of the householder in owner-occupied units. In 1990, 54.9 percent (12,035 households) of the householders in owner-occupied units in unincorporated areas of the county were between the ages of 15 and 44. In 2000, that percentage decreased to 32.1 percent (12,135 households).

Figure HO-3 displays the age of the householder in renter-occupied units. Generally, fewer people over 65 are shown as the householder in renter-occupied units as compared to owner-occupied units.

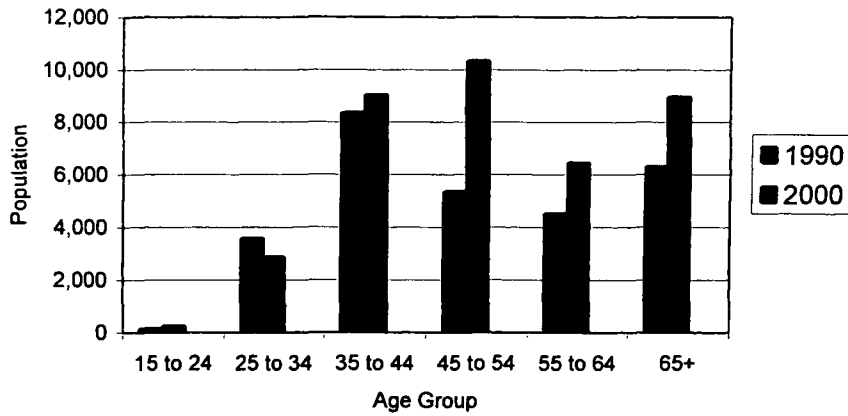
TABLE HO-4 2000 Census Unincorporated County Demographics		
	Number	%
Population	123,080	100%
<i>Race: White</i>	113,619	92%
<i>Race: Black or African American</i>	871	0.7%
<i>Race: American Indian or Alaskan Native</i>	1,193	1.0%
<i>Race: Asian</i>	1,589	1.3%
<i>Race: Native Hawaiian or Other Pacific Islander</i>	168	0.1%
<i>Race: Other</i>	1,858	1.5%
<i>Race: Two or More Races</i>	3,701	3.0%
<i>Hispanic or Latino Origin, Regardless of Race</i>	6,728	5.5%
Total Number of Housing Units in the County	53,036	
Number of Households (Occupied Housing Units)	45,526	
<i>Population Living in Households</i>	122,330	
<i>Average Household Size (persons)</i>	2.7	
Number of Families	35,465	
<i>Population in Families</i>	109,351	
<i>Average Family Size (persons)</i>	3.03	
Married Couple Family Households	30,621	
<i>With Children Under 18 Years of Age</i>	13,185	
Other Family Households	4,844	
<i>With Children Under 18 Years of Age</i>	2,973	
<i>With Female Householder (no husband present) and Children Under 18</i>	2,063	
Nonfamily Households	2,309	
<i>With Children Under 18 Years of Age</i>	169	
<i>With Female Householder (no husband present) and Children Under 18</i>	44	
Households with One or More People 65 Years of Age or Older	15,590	
<i>Householder is 65 Years of Age or Older</i>	6,362	
Definitions:		
<ul style="list-style-type: none"> • A <i>householder</i> is the person, or one of the people, in whose name the home is owned, being bought, or rented. • A <i>family</i> is a group of two or more people who reside together and who are related by birth, marriage, or adoption. A <i>family householder</i> is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A <i>nonfamily householder</i> is a householder living alone or with nonrelatives only. • <i>Other family</i> includes single parent families, stepfamilies, and subfamilies. 		
Source: U.S. Census Bureau: Census 2000, <i>Summary File 3</i> (August 2002).		

FIGURE HO-1
Age Breakdown, 1990 and 2000



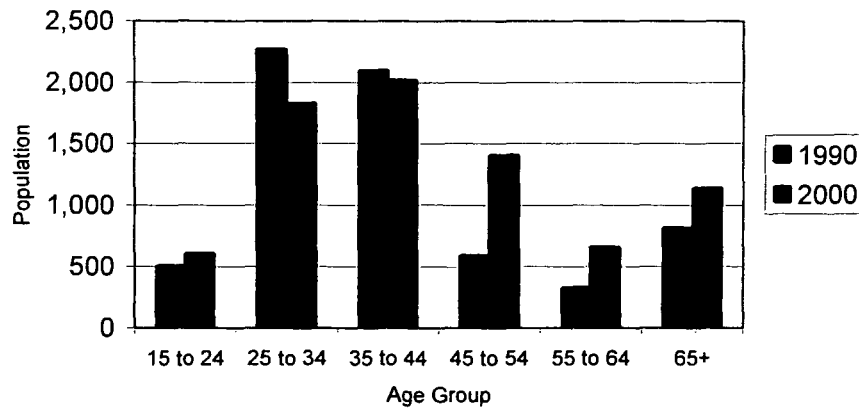
Source: U.S. Census Bureau: Census 1990, *Summary File 3* (1990); Census 2000, *Summary File 2* (January 2002).

FIGURE HO-2
Age of Owner-Occupied Householder



Source: U.S. Census Bureau: Census 1990, *Summary File 3*; Census 2000, *Summary File 3* (August 2002).

FIGURE HO-3
Age of Renter-Occupied Householder



Source: U.S. Census Bureau: Census 1990, *Summary File 3*; Census 2000, *Summary File 3* (August 2002).

EMPLOYMENT

The State of California Employment Development Department (EDD) reports that, in 2000, the civilian labor force in all of El Dorado County totaled 82,200 workers (State of California Employment Development Department 2001). “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 2000 labor force data.

TABLE HO-5 El Dorado County 2000 Annual Average Monthly Labor Force	
Labor Force: Total	82,200
Employment	79,000
Unemployment	3,200
Unemployment Rate	3.9%
Notes: Data are not seasonally adjusted. Data include unincorporated and incorporated areas of the county.	
Source: State of California Employment Development Department Labor Market Information Division (2001).	

In addition to tracking the labor force of California’s counties, EDD also tracks industry employment data (Table HO-6). These data reflect 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.

TABLE HO-6
El Dorado County 2000 Annual Average Employment by Industry

Industry	Number of Jobs	% of All Jobs
Farming	400	0.89
Goods Producing		
Construction and Mining	4,000	8.99
Manufacturing	2,500	5.62
Service Producing		
Transportation and Public Utilities	1,200	2.69
Trade	10,800	24.27
Finance, Insurance, and Real Estate	1,600	3.60
Services	15,000	33.71
Government	9,000	20.23
TOTAL	44,500	
Note: Data include unincorporated and incorporated areas of the county.		
Source: State of California Employment Development Department Labor Market Information Division (2001).		

SACOG also tracks employment on the West Slope by defined Regional Analysis Districts (RADs). Table HO-7 shows percentages of employment by RAD in 1999.

TABLE HO-7
West Slope Employment by SACOG Regional Analysis District

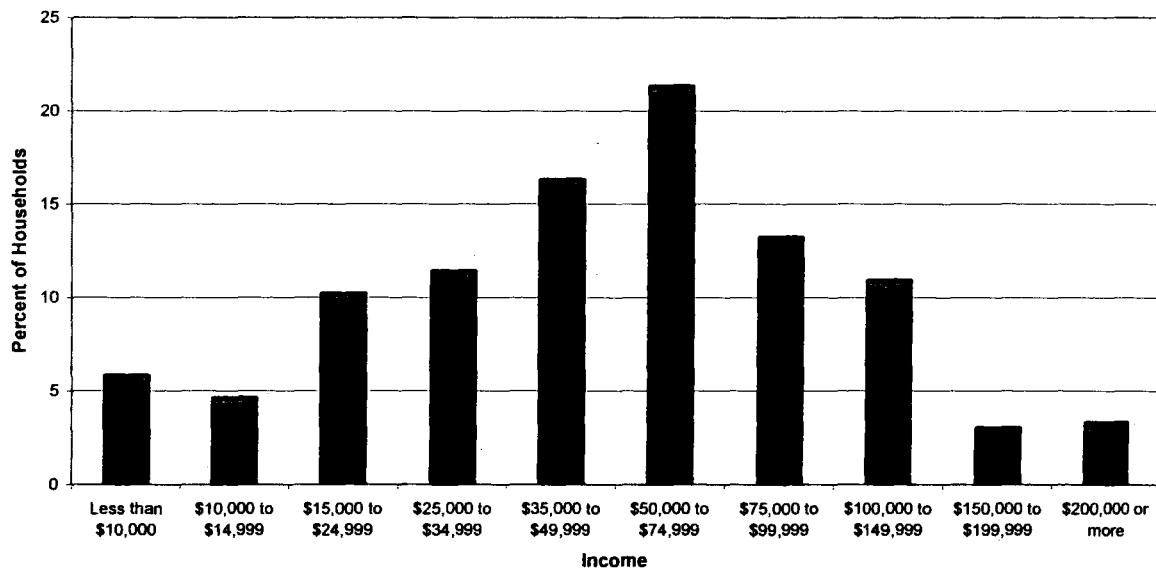
Regional Analysis District	1999 Jobs	Percent of Total Jobs ¹
El Dorado Hills (RAD 85)	6,082	20
Cameron Park-Shingle Springs (RAD 86)	4,953	16
Pilot Hill (RAD 87)	377	1
Coloma-Lotus (RAD 88)	525	2
Diamond Springs (RAD 89)	1,304	4
West Placerville (RAD 90)	4,459	15
South Placerville (RAD 91)	7,579	25
East Placerville (RAD 92)	1,003	3
Pollock Pines (RAD 93)	2,147	7
Mt. Aukum-Grizzly Flat (RAD 94)	377	1
Georgetown (RAD 95)	1,107	4
El Dorado High Country (RAD 96)	219	<1
TOTAL	30,132	
Note:		
¹ Total may not equal 100 percent due to rounding.		
Source: Sacramento Area Council of Governments (SACOG) (2002).		

INCOME

In January 2002, HCD reported that the 2002 area median family income for a four-person family in El Dorado County (and for all of the Sacramento metropolitan area, which includes Sacramento, Placer, and El Dorado Counties) was \$57,300 (State of California Department of Housing and Community Development 2002a).

The Department of Finance reports that the 1999 median adjusted gross income for El Dorado County based on personal income tax returns was \$36,701 for individual filers and \$61,548 for joint filers (State of California Department of Finance 2002c). The Department of Finance projects that personal income will increase six percent from 2002 to 2003 (State of California Department of Finance 2002d). Figure HO-4 shows the 1999 distribution of household income (U.S. Census Bureau 2001b). These data assume a median income of \$51,484 in El Dorado County in 1999.

FIGURE HO-4
1999 Distribution of Household Income for El Dorado County



Source: U.S. Census Bureau: Census 2000: demographic profiles 100 percent and sample data (2001).

SPECIAL NEEDS GROUPS

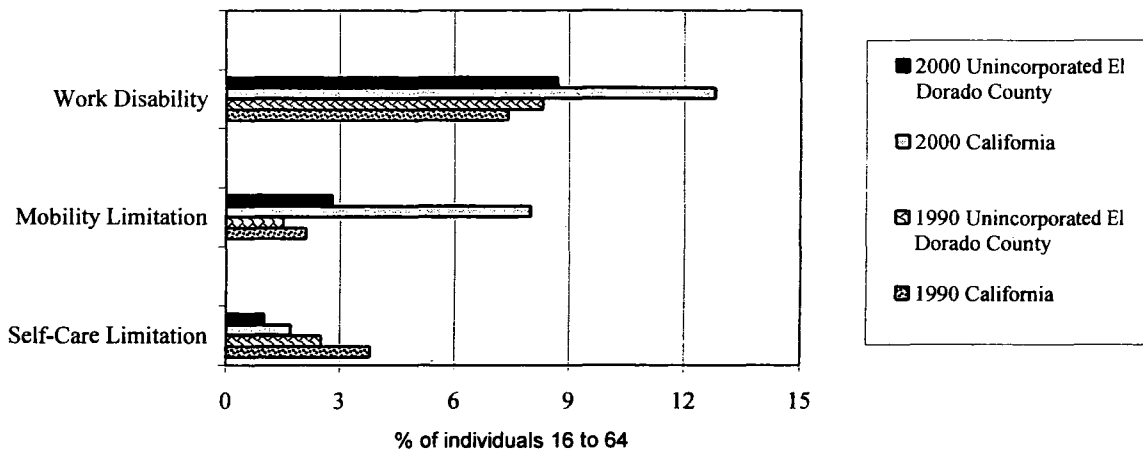
This portion of the element identifies and discusses six groups in El Dorado County that require special housing needs: people with disabilities, seniors, agricultural employees, female heads of households, homeless persons, and large families and households. To build support for housing solutions, local participation needs to be at the very core of the process. The County attends regular monthly meetings held by several organizations (One Stop/Job One Partners, Golden Sierra Job Training Agency Youth Council, and MAAT (Multi Area

Agency Team) to discuss all factors of special needs groups, including housing, employment as it relates to housing issues, and homelessness.

Disabled

The 2000 census recorded 7,870 persons aged 16 to 64 in unincorporated areas of El Dorado County who had a work disability, 2,569 who had mobility limitations, and 917 who had self-care limitations (Figure HO-5). The number with work disabilities increased by 2,834 persons from 1990. Mobility limitations increased by 1,651 persons from 1990. Self-care limitations decreased by 597 persons since 1990. Additionally, according to Census 2000, 1,437 households in unincorporated El Dorado County received Supplemental Security Income (SSI) from the federal government. Supplemental Security Income recipients represent persons that have lost a “major life activity,” that is, they are severely disabled. One thing to note is that all of 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-5
Disabled as Percentage of the Population**



Source: U.S Census Bureau: Census 1990, *Summary File 3*; Census 2000, *Summary File 3* (August 2002).

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. People with severe physical or mental disabilities may also require supportive housing, nursing facilities, or 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 Social Security Income, 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. 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. The intent of universal design is 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.

The following are the seven principles of universal design as outlined by the Center for Universal Design (2002):

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 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.

Seniors

According to Census 2000 (2002c), the unincorporated portion of the county's population of persons 65 and older increased from 11,762 to 15,749 (33.9 percent) from 1990 to 2000. On a state level, the over 65 population increased 14.9 percent in the same ten-year period. In El Dorado County, a large number of senior households own their home. There were 8,951 senior owner households and 1,138 senior renter households in 2000. Additionally, 7.3 percent of the total households in El Dorado County are made up of seniors who live alone (U.S. Census Bureau 2002c).

Because 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. Also, 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. Currently, nearly 85 percent (50,480 units) of El Dorado County's housing stock is made up of single-family detached homes, leaving only 15 percent of the housing stock for those who choose to or must live in other forms of housing.

Some seniors have the ability 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.

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.

Agricultural Employees

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. This represents less than one percent of non-migrant seasonal and migrant farmworkers statewide.

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 2001 *Annual Crop Report* shows the biggest agricultural industries as timber (\$23,692,400) and fruit and nut crops (\$11,636,700). Fruit and nut production requires some agricultural employee labor. The County has limited channels to address the need for agricultural employee housing. These include Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funding and HCD grants (e.g., Joe Serna, Jr. Farmworker Housing Grant Program). Other organizations with local representation, such as the Rural Community Assistance Corporation, also offer agricultural employee assistance.

Agricultural employee housing is allowed with a special use permit in the Agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (PA), and Select Agricultural (SA) zoning districts. There are approximately 3,800 parcels (558,361 acres) zoned A, AE, PA, or SA countywide. Because most of the land zoned A is federally owned (U.S. Forest Service land), it is assumed that those lands zoned AE, PA, or SA could best accommodate agricultural employee housing. These lands total 1,446 parcels (80,142 acres). Of these, 1,042 parcels are greater than or equal to 10 acres; a minimum of 10 acres must be in agricultural production for agricultural employee housing to be built (El Dorado County Zoning Ordinance Sections 17.36.080, 17.36.140, and 17.36.240). This number of potentially available parcels is adequate to meet the housing needs for agricultural employees in El Dorado County. In addition, efforts to provide affordable housing generally and rental housing specifically will help address the housing needs of this group (see also Measure HO-S).

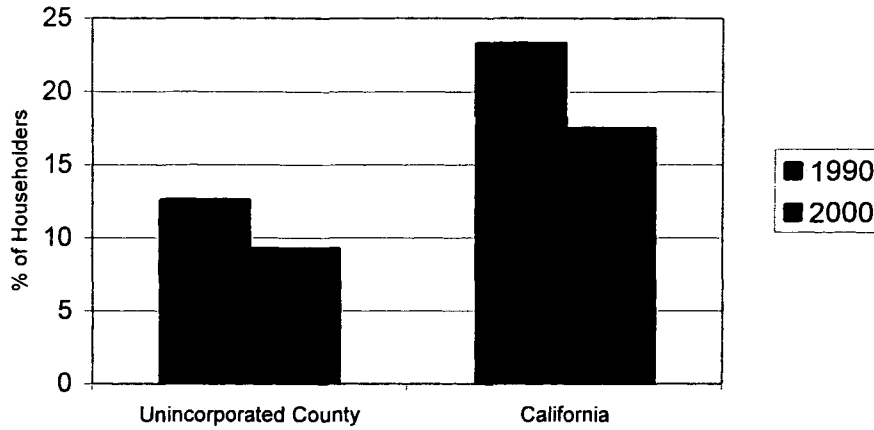
Health and Safety Code Section 17021.6 states that “no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone.” The County has proposed Measure HO-NN 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

El Dorado County, and the state as a whole, experienced a decrease in single female households from 1990 to 2000. In 1990 there were 3,510 single female households, which decreased to 3,293 in 2000 (See Table HO-8 and Figure HO-6).

Geographical Area	Total Households	Total Single Female Householders	With Related Children Under 18
Unincorporated El Dorado County	35,465	3,293	2,224
California	7,985,489	1,401,078	954,733
Source: U.S. Census Bureau: Census 2000, <i>Summary File 3</i> (August 2002).			

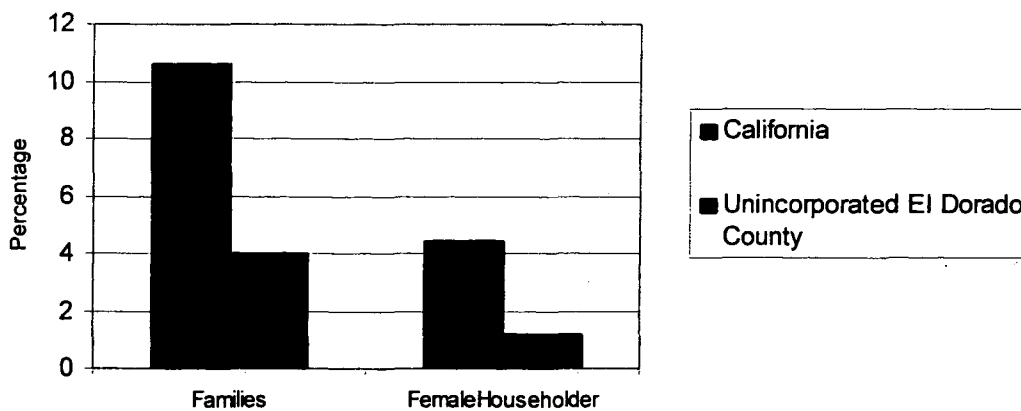
FIGURE HO-6
Percentage of Single Female Householders



Source: U.S. Census Bureau: Census 2000, *Summary File 3*; Census 1990, *Summary File 3* (August 2002).

Figure HO-7 compares poverty statistics for families and female householders in unincorporated areas of the county and in the state in 1999. The percentages in El Dorado County are significantly lower than the state figures.

FIGURE HO-7
Percentage of Families in Poverty, 1999



Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

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 emergency shelter. 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 State Department of Housing and Community Development estimates that the homeless population has topped 360,000 in California. About a third of the homeless consists of homeless families. However, El Dorado County does not have a current estimate of the number of homeless people in the county. Further, counting the homeless in the county is a difficult, if not impossible task. 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 proposes to work with the community and local organizations in order to understand and acknowledge that homelessness may be an issue in the community. The outcome of this partnership is increased support for homeless programs, community education, and a better understanding of the unmet need.

Many other groups are also in need of temporary and transitional affordable housing. The El Dorado County Community Action Committee 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 Committee 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 groups have been addressed in Policies HO-4d, HO-4e, and HO-4f.

Residential shelters, transitional housing, and permanent supportive housing can be permitted as Community Care Facilities pursuant to the County Zoning Ordinance. Community Care Facilities are defined as “Any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care, day care or homefinding agency services for children, adults, or children and adults, including, but not

limited to, the developmentally disabled, physically handicapped, mentally disordered, or incompetent persons.” Currently, Community Care Facilities are allowed by right in the following districts, subject to the development standards of each:

- Commercial (C)
- Professional Office Commercial (CPO)
- Planned Commercial (CP)

Community Care Facilities are allowed subject to a special use permit in the following districts:

- Limited Multifamily Residential (R2)
- Multifamily Residential (RM)
- One-family Residential (R1)
- One-half Acre Residential (R-20,000)
- One-acre Residential (R1A)
- Single-family Two-acre Residential (R2A)
- Single-family Three-acre Residential (R3A)
- Estate Residential Five-acre (RE-5)
- Estate Residential Ten-acre (RE-10)
- Tourist Residential (RT)

Special use permits are discretionary, so environmental review pursuant to the California Environmental Quality Act and approval by the appropriate body (i.e., Zoning Administrator or Planning Commission) are necessary. Conditions of approval vary based on the specific nature of the proposal.

Community Care Facilities may be established on currently developed as well as undeveloped parcels. Table HO-9 summarizes the number of parcels, by zone district, assigned a designation that would allow a Community Care Facility either by right or subject to a Special Use Permit. The table is not intended to summarize where Community Care Facilities will be developed but rather how many parcels are currently zoned in a manner that could facilitate establishment of such facilities.

TABLE HO-9 Parcels Upon Which a Community Care Facility Could be Established, by Zone District	
Zone District	Number of Parcels
Commercial (C)	958
Professional Office Commercial (CPO)	72
Planned Commercial (CP)	506
Limited Multifamily Residential (R2)	1,843
Multifamily Residential (RM)	103
One-family Residential (R1)	35,477
One-half Acre Residential (R-20,000)	1,469
One-acre Residential (R1A)	4,808
Single-family Two-acre Residential (R2A)	4,337
Single-family Three-acre Residential (R3A)	1,326
Estate Residential Five-acre (RE-5)	11,374
Estate Residential Ten-acre (RE-10)	8,048
Tourist Residential (RT)	167
Note: Includes both currently developed and vacant parcels.	
Source: El Dorado County (2003).	

Implementation Measure HO-GG of this Housing Element includes direction to the County to review and revise its Zoning Ordinance to clarify the placement of shelters and transitional housing.

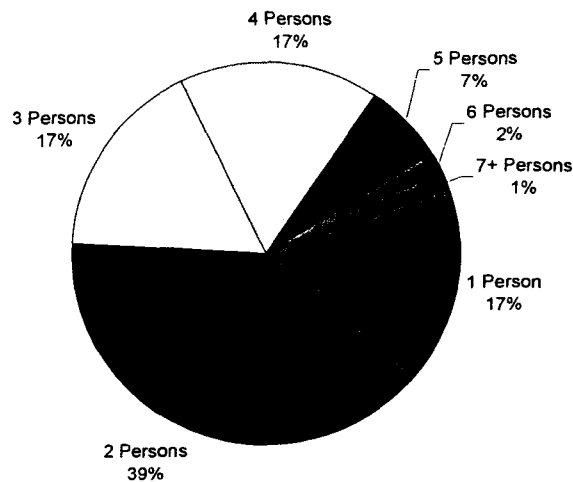
Large Families and Households

The State Department of Housing and Community Development defines large families and households as those having five or more members (2002c). The 1990 Census data indicate that the distribution of family size in El Dorado County did not change significantly between 1990 and 2000. According to the 2000 Census, 10 percent of family households in unincorporated El Dorado County were comprised of five or more persons. Of the large family households, 3,839 were owners and 765 were renters. When nonfamily households (single individuals or unrelated individuals living together) are added into the analysis, the percentage of large households in unincorporated areas remains at about 10 percent. Statewide the figures are much higher, 23 percent of family households (and 16 percent of all households) have five or more members. In El Dorado County, less than one percent of all

nonfamily households have seven or more individuals. Figure HO-8 summarizes 2000 family size in unincorporated El Dorado County.

A review of Census data indicates that the percentages of large families in the county are not obviously weighted toward any identifiable ethnic group or toward the birthplace of householders (U.S. Census Bureau 2002b).

FIGURE HO-8
Distribution of Family Households by Size in Unincorporated El Dorado County



Source: U.S. Census Bureau: *Census 2000 Summary File 3* (August 2002).

HOUSING STOCK CHARACTERISTICS

Housing

The 2000 Census reported that the unincorporated portions of El Dorado County have 53,036 housing units (U.S. Census Bureau 2002). Of these, 45,501 (86 percent) are occupied. Table HO-10 summarizes housing unit occupancy.

TABLE HO-10		
Unincorporated El Dorado County 2000 Housing Unit Occupancy		
	Number	Percent
Total Housing Units Available	53,036	
Occupied Housing Units	45,501	86
<i>Owner Occupied</i>	37,838	71
<i>Renter Occupied</i>	7,663	14
Vacant Housing Units	7,535	14
<i>Number of Vacant Units for Seasonal, Recreational, or Occasional Use Only</i>	6,225	12
Source: U.S. Census Bureau: Census 2000, <i>Summary File 3</i> (August 2002).		

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 housing units for seasonal, recreational, or occasional use. According to the U.S. Census, the unincorporated portion of the county has 6,225 such units. Because these units are included in the vacancy figure but are generally not available for yearly rental or purchase, the true number of vacant units available for rent or purchase in the county is substantially lower than 7,535. The seasonal units present a housing challenge, particularly in the Tahoe Basin, which has the greatest concentration of unavailable units and a great need for affordable housing.

Housing Type

As shown on Table HO-11, in 1990 there were 43,820 housing units in the unincorporated areas of El Dorado County. By 2000, the number increased to 53,036 units. Most of this increase was due to single-family construction. The number of 5+ unit structures increased by 481, as did the proportion of these types of units (up from 3.0 to 3.6 percent of the total number of units). During this same time period, 2 to 4 unit buildings increased in number but decreased in proportion of the total number of units. Mobile homes saw a decrease in their share of both number of units and percentage of total units.

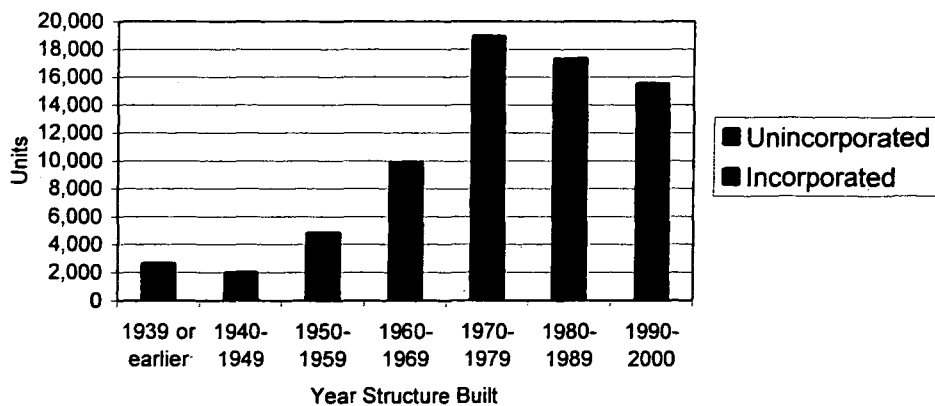
	1990		2000		Change in Units
	Units	Percent ¹	Units	Percent	
Single Family	37,376	85.3	46,681	88.0	+ 9,305
2 to 4 Units	855	2.0	897	1.7	+ 42
5+ Units	1,297	3.0	1,912	3.6	+ 615
Mobile Homes	4,089	9.3	3,396	6.4	- 693
Other ²	203	0.5	150	0.3	- 53
Total	43,820		53,036		+ 9,216

Notes:
¹ Numbers may not add up to 100% due to rounding.
² Includes boats, recreational vehicles, vans, and the like.

Source: U.S. Census Bureau: Census 1990, *Summary File 3* (1992) and Census 2000, *Summary File 3* (August 2002).

Figure HO-9 shows the housing construction in unincorporated and incorporated areas of the county. The rate of construction has increased in the unincorporated parts of the county as compared to the 1950s. Numbers of units constructed have been the highest in the three decades since 1970. The number of units constructed in all areas of the county peaked from 1970-1979.

**FIGURE HO-9
Housing Units Constructed by Decade**

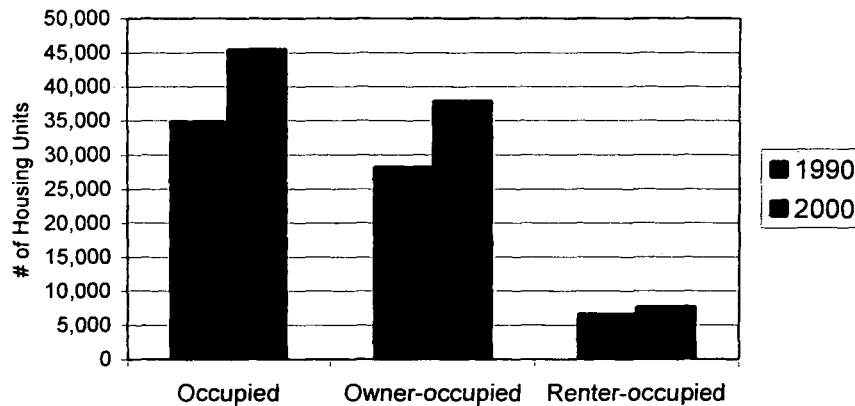


Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

Tenure

The U.S. Census Bureau defines tenure as the distinction between owner-occupied and renter-occupied housing units. Figure HO-10 illustrates the changes in tenure from 1990 to 2000.

**FIGURE HO-10
Changes in Tenure Since 1990**



Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

Physical Housing Conditions

Table HO-12 shows the results of a survey on housing conditions in portions of El Dorado County by Connerly & Associates, Inc., in November 1995. The purpose of this survey was to rate the condition of the housing stock in older, more established areas of the county. The survey was conducted using “windshield” and walk-by survey techniques, keeping within the public rights-of-way, to assess the exterior physical condition of each housing structure. The survey included all single-family, multifamily, and duplex homes in the survey area.

The survey results indicated that 30 percent of housing in the survey area was substandard and in need of structural repair work in order for the dwelling to remain habitable. A small amount of the housing stock (less than one percent) was deemed not suitable for repairs. These results are similar to Placer County (Placer County Planning Department 2002). However, only 13 percent of the housing stock needs replacement or rehabilitation statewide (California Housing Law Project 2002). Although, since the time the survey was completed, land and home values have increased significantly and interest rates have dropped. Accordingly, many individuals have made improvements to their homes, as a result of additional equity and as a means to increase the resale value of their properties.

However, while the conditions may have changed some, the overall results remain valid (Schulze pers. comm. 2002). Accordingly, there are greater rehabilitation needs in Survey Area 2, the eastern slope of Sierra Nevada; Survey Area 4, the Highway 50 corridor east of Placerville; and Survey Area 5, along State Route 49 and south of Highway 50. According to County Code Compliance staff, there are also some rehabilitation needs in the older residential neighborhoods of the Cameron Park area, which were not included in the Connerly & Associates survey (Schulze pers. comm. 2002).

The following definitions were used during the survey to identify “standard,” “substandard-suitable for rehabilitation,” and “substandard-not suitable for rehabilitation.”

Standard. Structural components appear to be in acceptable condition based on an exterior examination of the roofline, wall alignments, foundation, window and door opening, and electrical and plumbing connections (structural integrity). The structure appears acceptable for the purposes of habitation and intended use (structural condition).

Substandard–Suitable for Repairs. One or more structural components appear substandard, as evidenced by a sagging roofline, walls out of plumb, sagging foundation, or displaced foundation elements, door and/or window openings out of alignment, and/or substandard electrical connections or plumbing, if visible from the street (structural integrity). Overall condition of the structure appears minimally acceptable for the purposes of habitation and intended use, but some repairs are necessary (structural condition).

Substandard–Not Suitable for Repairs. Most of the structural components appear severely out of alignment, damaged, substandard or missing (structural integrity). Overall condition of the structure is unacceptable for the purpose of habitation and the intended use (structural conditions).

**TABLE HO-12
Housing Conditions Summary**

Survey Area	Communities in Survey Area	Units Surveyed	Standard	% of Total	Substandard Suitable for Repairs	% of Total	Not Suitable for Repairs	% of Total
1 North of US 50	Arroyo Vista, Auburn Lake Trails, Coloma, Cool, Garden Park, Garden Valley, Georgetown, Greenwood, Kelsey, Mosquito, Pilot Hill, Rescue	1,585	1,405	89%	176	11%	4	<1%
2 Eastern Slope of Sierra Nevada	Meyers	706	452	64%	254	36%	0	0%
3 East of SR 49 and south of US 50	Grizzly Flat, Mt. Aukum, Newtown, Pleasant Valley	358	296	83%	60	17%	2	<1%
4 US 50 corridor east of Placerville	Camino, Camino Heights, Cedar Grove, Pollock Pines, Smith Flat	2,200	1,359	62%	828	38%	13	<1%
5 Along SR 49 and south of US 50	Deer Park, Diamond Springs, El Dorado, Frenchtown, Latrobe, Shingle Springs	843	499	59%	340	40%	4	<1%
TOTAL		5,692	4,011	70%	1,658	30%	23	<1%

Crowding

The Census Bureau and U.S. Department of Housing and Urban Development (HUD) define an overcrowded unit as one occupied by more than one person per room and a severely overcrowded unit as one occupied by more than one and one-half persons per room. The room count does not include bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, strip or pullman kitchens, laundry or furnace rooms, unfinished attics or basements, open porches, sun porches not suited for year-round use, unfinished space used for storage, mobile homes or trailers used only as bedrooms, and offices used only by persons not living in the unit (U.S. Census Bureau 2002a).

The U.S. Census Bureau estimates that, in 2000, 2.9 percent of countywide occupied housing units were overcrowded and 2.3 percent were severely overcrowded, resulting in a total overcrowding rate of 5.2 percent (U.S. Census Bureau 2001b). This is considerably less than the 2000 statewide estimates of 6.1 percent overcrowded and 9.1 percent severely overcrowded (total of 15.2 percent living in overcrowded units). By tenure, the Census showed that 2.6 percent of owner-occupied houses in the County were overcrowded and 0.75 percent were severely overcrowded. In renter-occupied units, 4.0 percent were overcrowded and 2.6 percent were severely overcrowded. A comparison with the countywide 1990 Census estimates indicates that the percentages of overcrowded occupied units did not increase over the ten-year period (U.S. Census Bureau 1991); this is consistent with the California Research Bureau's findings that the 2000 statewide crowding rate is not significantly different from the 1990 rate (Moller et al. 2002).

According to a 2002 report by the California Research Bureau (Moller et al. 2002), demographic variables are the most significant factors explaining crowding in California. This finding is contrary to the popular belief that crowding is mostly determined by the housing market; the Research Bureau found that measures of housing availability and affordability at the county level appear to be uncorrelated with changes in overcrowding. Because demographic factors are such powerful predictors of crowding, any analysis of crowding must examine these factors in addition to the more traditionally analyzed subjects of housing availability and affordability (see the following discussion regarding housing cost and affordability).

HOUSING COST AND AFFORDABILITY

Income Limits

The HUD and HCD use income limits to determine housing affordability for the four different income groups (very low, lower, moderate, and above moderate; see page 76). Table HO-13 shows the 2002 County income limits (i.e., the maximum incomes for each income category) as determined by HCD. These limits are revised yearly by HCD, consistent with state and federal law.

TABLE HO-13				
2002 Income Limits for El Dorado County¹				
Number of Persons in Household	Maximum Income in Dollars			Median Income in Dollars ²
	Very Low	Lower	Moderate	
1	20,050	32,100	48,150	40,100
2	22,900	36,650	55,000	45,850
3	25,800	41,250	61,900	51,550
4	28,650	45,850	68,750	57,300
5	30,950	49,500	74,250	61,900
6	33,250	53,150	79,750	66,450
7	35,550	56,850	85,250	71,050
8	37,800	60,500	90,750	75,650

Notes:

¹ Based on an MFI for a four-person family of \$57,300. 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: State of California Department of Housing and Community Development: *2002 Income Limits* (2002).

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 take into account the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems (Governor's Office of Planning and Research 1998). According to the DOF and state General Plan Guidelines, a jobs-to-housing ratio of 1.5:1 is considered "balanced" (Association of Bay Area Governments 2001).

According to SACOG, there were 30,132 jobs available on the West Slope for individuals living in 51,685 housing units in 1999 (Table HO-14) (SACOG 2002a and 2002b). This equates to 0.6 jobs for each housing unit, indicating that many workers must leave the county to work. Only one of the eleven SACOG Regional Analysis Districts (RADs), West Placerville (RAD 90), has a "balanced" ratio.

TABLE HO-14
Jobs-to-Housing Ratios for the West Slope of El Dorado County

Regional Analysis District (RAD)	1999 Jobs	1999 Housing	Jobs:Housing
El Dorado Hills (RAD 85)	6,082	6,685	0.9:1
Cameron Park-Shingle Springs (RAD 86)	4,953	10,144	0.5:1
Pilot Hill (RAD 87)	377	1,764	0.2:1
Coloma-Lotus (RAD 88)	525	2,810	0.2:1
Diamond Springs (RAD 89)	1,304	4,640	0.3:1
West Placerville (RAD 90)	4,459	2,915	1.5:1
South Placerville (RAD 91)	7,579	3,734	2:1
East Placerville (RAD 92)	1,003	2,143	0.5:1
Pollock Pines (RAD 93)	2,147	6,980	0.3:1
Mt. Aukum-Grizzly Flat (RAD 94)	377	3,498	0.1:1
Georgetown (RAD 95)	1,107	2,908	0.4:1
El Dorado High Country (RAD 96)	219	1,465	0.2:1
TOTAL	30,132	51,685	0.6:1
Source: Sacramento Area Council of Governments (2002).			

What the enumerated jobs-to-housing ratios shown in Table HO-14 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 the county (El Dorado Hills area, RAD 85) and a large export of workers from that same area. Although this RAD supplies a substantial percentage of the West Slope's jobs (20 percent of the total, according to SACOG), those jobs do not pay in the range to support habitation in the type of housing available in El Dorado Hills. 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 30 minutes (which results in a 60-minute average commute per workday) (U.S. Census Bureau 2001b).

Housing Affordability

In its 1999 report *State of California's Housing Markets*, HCD indicates that, statewide, 22 percent of homeowners and 29 percent of renters overpay for housing; recent estimates of rental overpayment are substantially higher. According to current public standards, overpayment occurs when a household spends 30 percent or more of gross income on housing. Of those households that overpay, many are low income, although housing affordability is also of concern to moderate income households.

Lower Income Households Overpaying for Housing

According to the National Low Income Housing Coalition's report *Out of Reach 2001: America's Growing Wage-Rent Disparity*, California is the least affordable state in which to live in the nation in terms of rental affordability. To be "affordable," the monthly shelter cost must not exceed 30 percent of the household income (household income is defined as the total income of all working members of the household). Shelter cost is defined as the rent plus the cost of all utilities (except telephones).

Section 8(c)(1) of the United States Housing Act of 1937 requires HUD to publish fair market rents (FMRs) annually. Fair Market Rents are gross estimates for fair shelter costs that vary nationwide. They are used to determine payment standard amounts for a number of federal housing programs (including the Section 8 Housing Choice Voucher [HCV] Program), though nonfederal programs may require use of FMRs for other purposes. Fair Market Rents provide a useful tool for determining the extent of housing cost overpayment by low-income households.

According to NLIHC, 47 percent of California renter households pay more than what is considered affordable for shelter. In an El Dorado County household with a single worker, that worker must earn at least \$13.63 per hour to afford the FMR for a two-bedroom unit. Table HO-15 shows FMRs for El Dorado County based on the number of rooms, associated hourly wages needed to afford FMR, and the number of hours an individual must work per week at minimum wage to afford payment of FMR.

	Number of Bedrooms			
	1	2	3	4
Fair Market Rent (FMR)	\$566	\$709	\$983	\$1,159
Hourly Wage Needed to Afford FMR	\$10.88	\$13.63	\$18.90	\$22.29
Percent of Minimum Wage ¹	174%	218%	302%	357%
Work Hours per Week at Minimum Wage Needed to Afford FMR	70	87	121	143
Note:				
¹ Assumes one worker per household working a 40-hour work week.				
Source: National Low Income Housing Coalition: <i>Out of Reach 2001: America's Growing Wage-Rent Disparity</i> (October 2001).				

Currently, there are 28 apartment complexes in the unincorporated part of the county, three of which are for seniors only. Of these, 16 provide two-bedroom units for rent at or less than HUD's FMR (or, in some cases, for rent at 30 percent of the renter's income). According to SACOG, however, the average market rents for one-, two-, and three-bedroom units (including houses as well as apartments) are substantially higher than HUD's FMR determination (Table HO-16) (SACOG 2002c).

Number of Bedrooms	Average Rent	Amount Above FMR
1	\$1,030 ¹	\$464
2	\$990	\$281
3	\$1,147	\$164

Note:
¹ The average rent for a one-bedroom apartment is higher than that for a two-bedroom apartment because of the short supply of one-bedroom units. Additionally, most one-bedroom apartments are in more desirable areas of the county where housing prices are generally higher.

Source: Sacramento Area Council of Governments: *Facts & Figures* (February 2002 Edition).

As of November 2002, the County's Section 8 Program had a waiting list of over 1,000 individuals/families in need of housing assistance; most of these individuals/families earn less than 50 percent of MFI. The County "opens up" the Section 8 Program waiting list approximately once every two years. When it was opened in October 2002, over 700 individuals/families were placed on the list.

According to the 2000 Census, more than 48 percent of households countywide earned less than the countywide median income in 1999 (at that time, \$51,000 per year). Table HO-17 gives examples of affordable rents for each of the five income groupings for those earning less than \$50,000 annually (income groupings as defined by the Census Bureau).

Total Annual Income	Percent of Households in County	Affordable Rent Range ¹
Less than \$10,000	5.8	\$250/month and less
\$10,000 to \$14,999	4.6	\$250 to \$375/month
\$15,000 to \$24,999	10.2	\$375 to \$625/month
\$25,000 to \$34,999	11.4	\$625 to \$875/month
\$35,000 to \$49,999	16.3	\$875 to \$1,250/month

Notes
¹ Assumes an affordable rent is 30 percent of household income.

Source: U.S. Census Bureau: *Census 2000 Supplementary Survey Summary Table for Sacramento County* (2001).

Overpayment statistics from the 2000 Census indicate that there were 3,553 lower-income renter households earning \$35,000 or less of which 2,372 paid 30 percent or more of their household income on housing, and 5,629 lower-income owner households earning \$35,000 or less of which 3,686 paid 30 percent or more of their household income on housing. When this is combined with the fact that an individual must work 87 hours/week at minimum wage to afford FMR for a two-bedroom unit, it becomes apparent that overpayment is a serious concern for many residents. These high percentages of households overpaying for housing

are not unique to El Dorado County; statewide estimates for rental overpayment range from 29 percent (HCD estimate) to 47 percent (National Low Income Housing Coalition estimate).

In El Dorado County, the 2002 income limit for a three-person low-income household is \$41,250 annually (or \$3,437 monthly) (State of California Department of Housing and Community Development 2002a). Table HO-18 contains examples of rent affordability for three different types of such households.

TABLE HO-18 Examples of Wages and Rental Housing Affordability for Low Income Households in El Dorado County			
	Estimated Monthly Household Income	Affordable Payment	Monthly Rent Affordability¹
Retired Couple with Grandchild	\$2,044	\$613	-\$96
Minimum Wage Couple with Child (both full-time ² @ \$6.75/hr)	\$2,340	\$702	-\$7
Preschool Teacher and Two Children	\$1,954	\$586	-\$123
Notes:			
¹ Assumes that FMR for a two-bedroom unit is \$709.			
² Based on working 2,080 hours per year.			
Source: State of California Department of Housing and Community Development (2002).			

Affordability for Moderate Income Households

Traditionally, discussions regarding affordable housing have focused on very low and lower income households. It is increasingly being recognized that moderate income households—those earning 81 to 120 percent of MFI—have difficulty paying for shelter, whether it be a rental unit or home ownership.

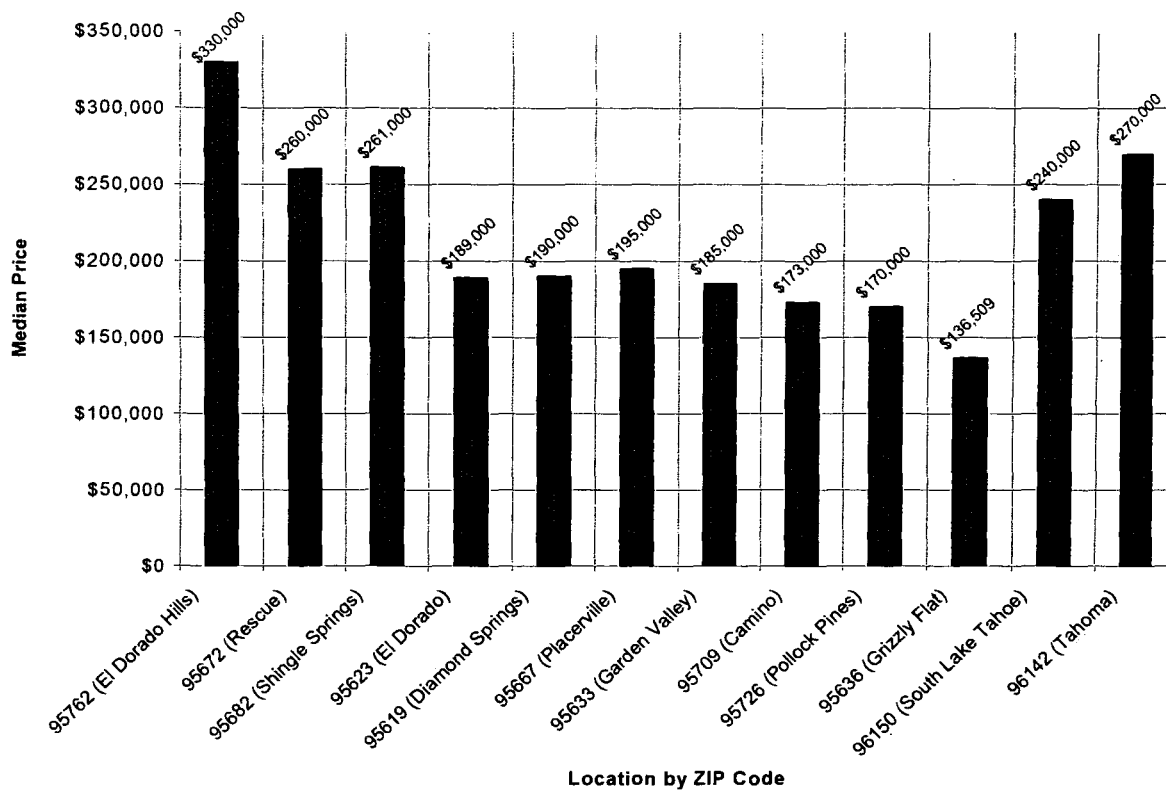
Based on HCD's income limits, a two-person moderate income household earns between \$36,650 and \$55,000 annually (see Table HO-13), which equates to a monthly salary of \$3,054–\$4,583 and an hourly wage of \$17.62–\$26.44. A one-person moderate income household is one that earns between \$32,100 and \$48,150 annually. Moderate income households normally do not qualify for rental housing assistance (e.g., through the Section 8 Program); accordingly, a comparison of wages earned and ability to pay FMR is not an accurate measure of rent affordability for moderate income households.

Table HO-19 summarizes housing affordability for one- and two-person moderate income households using the average El Dorado County two-bedroom rent (which does not take utility costs into account), as reported by SACOG. Income is based on Sacramento Primary Metropolitan Statistical Area (PMSA) wages as reported by the State Employment Development Department Labor Market Information Division; El Dorado County is part of the Sacramento PMSA, so use of these wages is appropriate.

TABLE HO-19 Examples of Wages and Rental Housing Affordability for Moderate Income Households in El Dorado County			
	Estimated Monthly Household Income	Affordable Payment	Monthly Rental Housing Affordability
Preschool Teacher and Security Guard (couple)	\$3,612	\$1,083	+\$93
Retail Sales Clerk and Landscaping Worker (couple)	\$3,690	\$1,107	+\$117
Single Carpenter	\$3,565	\$1,069	+\$79
Single Fitness Trainer	\$2,846	\$853	-\$137
Assumptions: Full-time work (40 hours/week or 2,080 hours per year). Affordable housing cost is 30 percent of monthly income and that an average rent for a two -bedroom unit is \$990 (See Table HO-16.).			
Source: State of California Employment Development Department: <i>Labor Market Information for El Dorado County</i> (2002)			

Historically, home ownership was generally thought to be affordable to this income group. However, countywide median home prices have placed home ownership beyond the financial capabilities of many moderate income households. In many of the county’s communities, home ownership is even a challenge for the above moderate income group. Figure HO-11 summarizes the median home price by postal ZIP code, and Table HO-20 shows examples of home ownership affordability for moderate income households.

FIGURE HO-11
Median Home Price by ZIP Code, April 2002



Source: DataQuick: Home Sale Price Trends (2002).

TABLE HO-20 Examples of Home Ownership Affordability for a Household Earning the Area Median Income ¹ for a Three-Person Family				
Area	April 2002 Median Home Price	Affordable Monthly Mortgage Payment ²	Monthly Mortgage ³	Difference
El Dorado Hills	\$330,000	\$1,289	\$2,086	-\$797
Shingle Springs	\$261,000		\$1,650	-\$361
Garden Valley	\$185,000		\$1,169	+\$120
Pollock Pines	\$170,000		\$1,074	+\$215
South Lake Tahoe	\$240,000		\$1,517	-\$228
Notes:				
¹ Annual income of \$51,550 (MFI for a three-person household).				
² An affordable mortgage payment cost is 30 percent of monthly income.				
³ Based on five percent down and seven percent APR, financed for 30 years. Amount does not include Mortgage Insurance, which would be required with only five percent down.				
Sources: DataQuick (2002) and State of California Department of Housing and Community Development (2002), Granite Bay Loans OnLine (2002).				

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. It has been estimated that 375,000 to 450,000 people in California, mostly very low income elderly and families with children, have benefited from subsidized housing (State of California Department of Housing and Community Development 1999).

Currently, there are over 148,000 units in the state that are “assisted.” These include units that have low interest financing and/or rental subsidies as a result of various programs that began in the 1960s (California Housing Partnership Corporation 2001a). Assistance programs include:

- 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

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

In April 2001, the California Housing Partnership Corporation reported that El Dorado County has 745 federally assisted units (Table HO-21) countywide.

TABLE HO-21 Inventory of Federally Assisted Units, April 2001	
Program	Number of Units
Section 8 Only	165
Section 236/221(d)(3) Mortgages and Section 8	168
Section 236/221(d)(3) Mortgages without Section 8	100
Section 515 Mortgages and Section 8	48
Section 515 Mortgages and Rental Assistance	159
Section 515 without Rental Subsidy	105
TOTAL	745
Source: California Housing Partnership Corporation (2001).	

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.

Table HO-22 identifies the level of conversion risk for assisted units. “Units at Risk” are, for the most part, units with contracts that will expire between 2001 and 2005. The risk assessment does not measure the likelihood that a property owner will renew a contract; it cannot be assumed that those units identified as “at risk” will actually be lost. In El Dorado County, Section 8 contracts first began expiring in 1999. Between 1999 and April 2001, all of the expiring Section 8 contracts were renewed (i.e., none of the owners chose to opt out). Assuming this trend continues, a substantial loss of affordable housing due to conversion to market rate is not expected. Regardless, this Housing Element contains a number of policies that address conversion and conservation of affordable units.

TABLE HO-22 Affordable Units at Risk of Conversion, April 2001		
	Number	Percent of Total Assisted Units
Units at Risk	288	39
Units at Lower Risk: Nonprofit Owned	122	16
Lower Risk: Post 2006 Contract Expiration	67	9
Previously preserved	168	23
Units Prepaid ¹	100	13
TOTALS	745	100
Notes:		
¹ Prepaid units are not automatically converted to market rate. Prepayment of mortgage allows the property owner future flexibility to convert the unit, so the unit remains at risk of conversion.		
Source: California Housing Partnership Corporation (2001).		

Table HO-23 lists the assisted housing developments at-risk in the unincorporated areas of El Dorado County. As the table shows, the unincorporated County has 99 units with contracts at risk of expiring by 2005. Section 515 assistance was funded by the Farmer’s Home Administration (now Rural Development). The loans are for 40 years and may be prepayable in 20 years. Due to the lack of available land, high construction costs, and limited resources, the County has determined that preserving at-risk units is more cost effective than replacing them. To this end, the County has proposed several specific measures to monitor and preserve assisted housing developments (see Measures HO-BB and HO-CC). In addition, several other funding sources, such as the housing trust fund (Measure HO-K), could be used for the preservation of at-risk units once the trust fund is implemented.

TABLE HO-23 Assisted Housing Developments in El Dorado County At Risk				
Development and Monthly Rate¹	# of Assisted Units	Type of Assistance Received	Handicapped Accessible	Senior Complex
Cameron Park				
Green Valley Apartments 1 Bedroom: \$386 and up 2 Bedroom: \$448 and up 3 Bedroom: \$517 and up	40	Section 515	✓	
Diamond Springs				
Diamond Springs Apartments 1 Bedroom: \$393 2 Bedroom: \$458 and up 3 Bedroom: \$503 and up	23	Section 515	✓	
Diamond Springs Senior Apartments 1 Bedroom: 30% of Income	24	Section 515	✓	✓
Shingle Springs				
Shingle Terrace Apartments 2 Bedroom: \$417 3 Bedroom: \$485 4 Bedroom: \$535	12	Section 515	✓	
Notes: ¹ Rental rates from November 2001.				
Source: El Dorado County Department of Human Services				

PROJECTED HOUSING NEEDS

Table HO-24 shows future housing needs in the unincorporated areas of El Dorado County based upon the adopted Regional Housing Needs Plan prepared by SACOG. State law requires councils of governments to prepare such plans for all cities and counties within their jurisdiction.

The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

TABLE HO-24
El Dorado County Housing Allocations (2001–2008)

Income Category	Number of Units As of 2001	SACOG Housing Allocation	Projected Total Units–2008	% of Projected Need	% Increase Over 2001
Very Low	10,605	2,829	13,434	28.31%	26.7%
Lower	8,803	1,890	10,693	18.91%	21.47%
Moderate	11,208	2,100	13,308	21.01%	18.74%
Above Moderate	25,516	3,175	28,691	31.77%	26.68%
Total	56,132	9,994	66,126	100.00%	17.80%

Source: Sacramento Area Council of Governments Letter dated September 10, 2002.

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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 housing affordable to lower income households. Housing constraints are those 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, those controlled by federal, state, or local governments; and non-governmental factors that are not created by and generally cannot be affected by government controls.

This section addresses these potential constraints and their effect 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; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement. Special district management and 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 and Zoning and Subdivision Ordinances. The General Plan and Zoning Ordinance establish the amount and distribution of land 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 General Plan Elements. The entire El Dorado County General Plan is being updated concurrently with this Housing 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 elements referenced above 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-25 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 permitted in certain commercial zone districts as mixed-use development.

TABLE HO-25 Compatible Land Use Designations and Zone Districts	
General Plan Land Use Designation	Zone Districts¹
Agricultural Lands (AL)	Residential Agricultural Districts (RA-20, RA-40, RA-80, RA-160), Agricultural (A), Exclusive Agricultural (AE), and Planned Agricultural (PA) Districts
Rural Residential (RR)	RA-20, RA-40, RA-80, RA-160; A, AE, PA, Mobile Home Park District (MP)
Low-Density Residential (LDR)	Estate Residential Districts (RE-5, RE-10); Select Agricultural District (SA-10); MP
Medium-Density Residential (MDR)	One-acre Residential (R1A), Single-family Two-acre Residential (R2A), and Single-family Three-acre Residential (R3A) Districts; MP
High-Density Residential (HDR)	One-family Residential (R1) and One-half Acre Residential (R-20,000) Districts; MP
Multifamily Residential (MFR)	Limited Multifamily Residential (R2) and Multifamily Residential (RM) Districts; Tourist Residential (TR) District; MP
Commercial ² (C)	Commercial (C), Professional Office Commercial (CPO), and Planned Commercial (CP) Districts
Note:	
¹ See the following section for more information about zone districts. Zone districts are as defined in Title 17 of the El Dorado County Code.	
² By special use permit for mixed-use development.	

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 to 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 buyer).

Zoning Ordinance

Land use controls affecting the location, type, and timing of housing development are prescribed through the minimum standards contained in the Zoning and Subdivision Ordinances (Titles 17 and 16 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 has ten residential districts:

- Multifamily Residential (RM)
- Limited Multifamily Residential (R2)
- Tourist Residential (RT)
- One-family Residential (R1)
- One-half Acre Residential (R-20,000)
- One-acre Residential (R1A)
- Single-family Two-acre Residential (R2A)
- Single-family Three-acre Residential (R3A)
- Estate Residential Five-acre (RE-5)
- Estate Residential Ten-acre (RE-10)

Residential use is also allowed by right in all residential agricultural districts (Residential Agricultural [RA] 20, 40, 80, and 160); agricultural districts (Agricultural [A], Exclusive Agricultural [AE], Planned Agricultural [PA], and Select Agricultural [SA-10]); the Mobile Home Park (MP) District; the Planned Development (PD) District; and the Unclassified (U) District. Mixed residential and nonresidential uses are allowed in three commercial districts: Commercial (C), Professional Office Commercial (CPO), and Planned Commercial (CP). Table HO-26 shows the maximum residential density permitted in each existing zone district.

Table HO-27 provides setback, coverage, and height requirements throughout the unincorporated portions 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 comparable to other communities throughout the state and are not considered a constraint to the development of affordable housing.

TABLE HO-26 Zoning Ordinance Maximum Densities	
Zone District	Maximum Density One dwelling unit per:
Multifamily Residential (RM)	1,000 sq. ft./750 sq. ft. ¹
Limited Multifamily Residential (R2)	2,000 sq. ft.
One-family Residential (R1)	6,000 sq. ft.
One-half Acre Residential (R-20000)	20,000 sq. ft.
One-acre Residential (R1A)	1 acre
Single-family Two-acre Residential (R2A)	2 acres
Single-family Three-acre Residential (R3A)	3 acres
Estate Residential Five-acre (RE-5)	5 acres
Estate Residential Ten-acre (RE-10)	10 acres
Mobile Home Park (MP)	6,000 sq. ft. ²
Tourist Residential (RT)	6,000 sq.ft./2,000 sq. ft. ³
Residential Agricultural Twenty-acre (RA-20)	20 acres
Residential Agricultural Forty-acre (RA-40)	40 acres
Residential Agricultural Sixty-acre (RA-60)	60 acres
Residential Agricultural Eighty-acre (RA-80)	80 acres
Residential Agricultural One Hundred Sixty-acre (RA-160)	160 acres
Agricultural (A)	10 acres
Exclusive Agricultural (AE)	20 acres ⁴
Planned Agricultural (PA)	20 acres
Select Agricultural (SA-10)	10 acres
Commercial (C)	1,000 sq. ft./750 sq. ft. ¹
Professional Office Commercial (CPO)	2,000 sq. ft. ⁵
Planned Commercial (CP)	1,000 sq. ft./750 sq. ft. ¹
Notes:	
¹ Minimum unit size is 1,000 ft ² for first- and second-story units, 750 ft ² for third-story units. Maximum density permitted by the General Plan land use designation under which these zone districts are allowed is 24 units per acre.	
² Lower density may apply based on land use designation.	
³ Minimum lot size is 6,000 ft ² . Lot area of 2,000 ft ² allowed when proposed with attached dwelling units.	
⁴ Minimum parcel size may be reduced to 10 acres if the parcel exists and meets specific standards for agricultural production.	
⁵ Minimum lot size is 2,000 ft ² . Maximum density is 24 units/acre.	
Source: <i>El Dorado County Zoning Ordinance</i> (as amended through 2002).	

TABLE HO-27 Zoning District Setbacks					
Zoning District	Front Setback	Side Setback	Rear Setback	Maximum Coverage	Maximum Height
One-family Residential (R1)	20 feet	5 feet ¹	15 feet	35 percent	40 feet
Limited Multifamily Residential (R2)	20 feet	5 feet	15 feet	50 percent	40 feet
Multifamily Residential (RM)	20 feet	5 feet	10 feet	50 percent	50 feet
Tourist Residential (RT)	20 feet	5 feet	10 feet	50 percent	50 feet
Residential Agricultural Twenty-acre (RA-20)	50 feet on all yards	50 feet on all yards	50 feet on all yards	None	45 feet
Note: ¹ Side yard will be increased one foot for each additional foot of building height in excess of twenty-five feet.					
Source: <i>El Dorado County Zoning Ordinance</i> (as amended through 2003).					

Table HO-28 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.

TABLE HO-28 Schedule of Off-Street Vehicle Parking Requirements	
Use	Minimum Off-Street Parking
Conventional single-family detached	2 spaces, not in tandem
Single-family with second unit	2 spaces, not in tandem plus 1 space for each additional unit
Single-family attached	2 spaces, not in tandem per unit
Apartments	
Studio/1 bedroom	1.6 spaces per unit
2 or more bedrooms	2 spaces per unit
Rooming house, boarding home, fraternity	1 space per bedroom
Mobile Home	1 space per mobile home space plus one visitor space for every 5 units.
Source: <i>El Dorado County Zoning Ordinance</i> (as amended through 2003).	

Table HO-29 outlines the extent of permitted housing types by zone district. Consistent with state law, El Dorado County will revise its Zoning Ordinance for consistency with the General Plan once a new General Plan is adopted. Accordingly, the number and specifications of the current zone districts may change with the Zoning Ordinance update.

ZONING ORDINANCE PERMITTING

As shown on Table HO-29, 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 most residential zone districts, others may be subject to site plan review, issuance of a special use permit, or approval of a planned development. Multifamily housing is permitted by right in the Multifamily Residential (RM), Limited Multifamily Residential (R2), and Tourist Residential (RT) zones.

Site Plan Review: This process provides for review and approval of development consistent with the Zoning Ordinance where limited review is required or necessary to ensure compliance with adopted County standards, to provide appropriate project design, and to protect the public health, safety, and welfare. Under the current Zoning Ordinance, some group residential and group care facilities for more than six persons require site plan review.

Special Use Permit: The Special Use Permit process provides for review to consider uses that may be compatible with other permitted 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 multifamily, group residential, and farm employee housing; group care facilities for more than six persons; and mobile home parks require Special Use Permits.

The following outlines the approval process for a Special Use Permit:

1. **Prepare and submit application.** The applicant prepares required materials and submits the package to the Planning Department.
2. **Receive application.** The Planning Department reviews the application with the applicant. If the application is complete, the Planning Department accepts the project, assigns it to a planner, and distributes copies of application materials to affected agencies for review and comment.
3. **Process application.** The Planning Department 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.

- 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 ten 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.

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.

**TABLE HO-29
Zoning Districts Permitting Residential Uses**

	Zone District																					
	RM	R2	R1	R20000	R1A	R2A	R3A	RE-5	RE-10	MP	RT	RA-20	RA-40	RA-80	RA-160	A	AE	PA	SA-10	C	CPO	CP
Single-Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	U		
Multifamily	Y	Y				Y					Y					U	U	PD	U		U	PD
Second Unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	U		
Mobile Home Parks										Y	U											PD
Mobile Homes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PD	Y	Y		
Group Residential	U	U	U	U	U	U	U	U	U		U										S	S
Farm Employee Housing												U	U	U	U	U	U			Y		
Group Care Facility >6 persons	U	U	U	U	U	U	U	U	U		U										S	S
Notes: Y: Permitted U: Use Permit PD: Planned Development S: Site Plan																						
Source: El Dorado County Zoning Ordinance (as amended through 2002).																						

Subdivision Ordinance

The Subdivision Ordinance contains land use controls affecting 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 assures that adequate streets, public utilities, and other essential public services are provided. Excessive restrictions on subdivision could result in inflated land development costs and/or lack of development interest. However, the County's subdivision regulations are comparable to other jurisdictions in the region and are not considered a constraint on development.

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, 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 four to six 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 four to six 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. 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 specific standards for multifamily housing and develop a process for the ministerial approval of such development.

As required by the California Environmental Quality Act (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 inappropriate development sites. It also gives the public an opportunity to comment on project impacts. However, if a project requires an Environmental Impact Report (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 determine that the proposal will have no significant adverse impact upon the environment, the applicant will be notified that a Negative Declaration will be prepared by the County. If staff determine that the project may have a significant impact, an 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 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 or an EIR) and any other entitlements.

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.

Total development fees, including planning, building, and capital improvement fees collected by the County and special districts operating in the county, are approximately \$35,700 per unit in a 25-unit subdivision, \$29,916 per unit for infill development, and \$22,799 per unit in a 45-unit apartment building (State Department of Housing and Community Development 2001). Table HO-30 lists impact and related development fees for a single-family dwelling in El Dorado County.

As noted on table HO-30, 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. County-levied fees for single-family dwellings are based on costs to process applications (building permit and septic system fees), ordinance requirements (rare plant 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 Environmental Impact Report pursuant to the California Environmental Quality Act, 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 responses to changes in requirements, changes in demand, and changes in the value of its services (e.g., influenced by inflation).

TABLE HO-30 Single-Family Dwelling Impact and Other Fees¹			
Type of Fee	Amount of Fee	Agency Collecting Fee	Time of Assessment
Building Permit	\$0.83-87/sq. ft. ²	El Dorado County	Building Permit
Road, County	\$4,337-8,645/d.u. ³	El Dorado County	Building Permit
Road, State	\$1,676-2,908/d.u. ⁴	El Dorado County	Building Permit
Road, Special District	\$94-5,864/d.u. \$97-6,791/d.u. ⁵	El Dorado County	Building Permit
Fire	\$281-1,915/d.u.	Fire District	Building Permit
School	\$2.14-3.07/sq. ft.	School Districts	Building Permit
Park Dedication In-Lieu Fee	Varies ⁶	Park Agency	Final Subdivision or Parcel Map
Recreation	\$2,331-2,747/d.u. ⁷	Community Services Districts	Building Permit
Rare Plant, County	\$0-885/d.u. ⁸	El Dorado County	Building Permit
Rare Plant, EID ⁹	\$345	EID	Building Permit
Water, EID	\$5,210/d.u. ¹⁰	EID	Building Permit or Final Map ¹¹
Water, GDPUD ¹²	\$100-5,000/d.u.	GDPUD	Building Permit or Final Map ¹³
Water, Grizzly Flats CSD	\$3,650/d.u.	GFCSD	Building Permit
Water, Permit to Drill Well	\$245	El Dorado County	Building Permit
Sewer	\$7,467-8,902/d.u. ¹⁴	EID	Building Permit or Final Map
Septic System	\$490	El Dorado County	Building Permit
Notes:			
¹ Fees in effect as of October 19, 2003. ² Varies based on construction type. ³ Road Impact Fee (RIF) for El Dorado Hills Area; Traffic Impact Mitigation fee (TIM) for remainder of West Slope. ⁴ Varies based on location by Regional Analysis Zone (RAZ). ⁵ Varies based on location and size of structure. ⁶ Park fees based on the value of the land and the amount of land required for dedication. ⁷ Recreation fees are only collected in the El Dorado Hills and Cameron Park Community Services Districts boundaries. ⁸ Plant fee varies based on location. ⁹ El Dorado Irrigation District ¹⁰ Based on a ¾" meter. ¹¹ 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. ¹² Georgetown Divide Public Utility District ¹³ \$100 is basic service fee for previously assessed parcels; \$5,000 or more is due at time of recording a map creating new parcels. ¹⁴ Varies based on location.			
Source: El Dorado County Building Department, Planning Department, El Dorado Irrigation District, and Georgetown Divide Public Utility District (2003).			

Though not indicated on the table, larger residential projects (subdivisions of more than four parcels or development of more than four multifamily units) may require additional road improvement fees or road construction in order to comply with policies first adopted pursuant to Measure Y, "The Control Traffic Congestion Initiative." This initiative, passed by the voters in 1998, added five policies to the General Plan. These policies are currently in effect under the Writ of Mandate. Similar policies are included in the draft general plans currently being considered by the County. The policies with the greatest potential to affect fees related to housing development are as follows:

- 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.
- Developer-paid traffic impact fees 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; and
- County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Exceptions are allowed if County voters first give their approval.

In summary, if subject residential development were to cause or contribute to existing Level of Service (LOS) F conditions (gridlock, stop-and-go), the developer would be required to fund its share of roadway improvements to ensure that the impact would not occur (i.e., ensure that development would not cause/contribute to LOS F conditions). The cost for necessary roadway improvements would vary depending upon the location of the development and roadway LOS conditions in the area. If the necessary roadway improvement(s) were substantial (e.g., adding lanes or reconstructing interchanges), the costs associated with the developer's share could be high. This cost factor could constrain development.

On and Off-Site Requirements

Site improvements and design costs 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 standards are a result of standards in the Zoning Ordinance or the *Design and Improvement Standards Manual*, and are usually imposed on multifamily residential projects. These are typical for such 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 mapping 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 development.

Building Codes and Enforcement

Uniform codes regulate new construction and rehabilitation of dwellings. These codes include building, plumbing, electrical, mechanical, and fire codes. The codes establish minimum standards and specifications for structural soundness, safety, and occupancy. El Dorado County enforces the 1998 editions of the California Building, Plumbing, Mechanical, and Fire Codes and the 1997 National Electrical Code. The County last updated Title 15, the Building Ordinance, in November of 2002, adopting by reference the above codes and 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 El Dorado County Building Department is responsible for enforcement of the codes. Code compliance is conducted through a series of scheduled inspections during the course of 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.

Other Land Use Controls

Writ of Mandate

In January 1999, the Superior Court ruled against the County in a lawsuit filed against the 1996 General Plan and EIR. The subsequent Writ of Mandate prohibited the approval of new discretionary residential development projects except for approval of maps in projects that have executed Development Agreements. This has had the effect of constraining residential development, particularly multifamily development, since most multifamily projects require discretionary approval. Adoption of a new General Plan is expected to occur by June 2004. Once the new plan is adopted and restrictions of the Writ are lifted, the County expects to receive many applications for residential development that would have been restricted under the Writ. However, the effects of the Writ will have constrained housing projects for several years (particularly multifamily housing), contributing to the unmet demand for certain types of housing in the county.

Existing Commitments

At the time the Writ was issued, over 14,000 approved residential units had not been built. Because these units were approved prior to issuance of the Writ, they may be built, consistent with the court-imposed restrictions. These “existing commitments” account for a substantial amount of the county’s expected growth over the next 20 years. The majority of units associated with these commitments are near the westernmost boundary of the county, close to the job centers of Folsom, Sacramento, and the El Dorado Hills Business Park.

The existing commitments pose a constraint in that, when they were originally approved, there was very little consideration given to providing affordable housing as part of the new developments. Specific Plans encompassing a portion of the commitments would allow for but do not mandate the construction of affordable units. It is likely that the types of housing actually constructed will be determined by market forces, which have recently called for large, more expensive single-family homes in low-density areas.

Concurrency Requirements

The County typically requires applicants for discretionary projects to demonstrate that the project will not exceed level of service 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 Level of Service E. Although many communities require better levels of service and while traffic operating at Level of Service E is generally considered to create considerable driver discomfort and inconvenience, adherence to even this standard could require costly roadway improvements in the county. Depending on the manner in which this requirement is administered, the necessary improvements could increase the costs of housing development in the county.

Impediments to Affordable Housing Production in the Tahoe Region

The U.S. Congress established TRPA in 1969 to oversee development and protect the natural resources of the Tahoe Basin. The Tahoe Regional Planning Agency 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. These regulations are designed to bring the Tahoe region into conformance with the TRPA 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 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.

The 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.

Governmental Constraints on Housing Production for Persons with Disabilities

As part of the governmental constraints analysis, the Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. The County must also demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.

The County proposes three new measures (HO-DD, HO-EE, HO-MM) to comply with the state requirement. The County will adopt a reasonable accommodation ordinance (Measure HO-MM). In addition, the County proposes reviewing not only the Zoning Ordinance, but also land use policies, permitting practices, and building codes to comply with state and federal fair housing laws (Measure HO-EE). The County will also encourage the incorporation of universal design in new construction (Measure HO-DD).

Additional analysis of current regulations and practices is presented below. This analysis is based on guidance for the constraints analysis developed by the California Department of Housing and Community Development.

General Constraints

- Does the County have a process for persons with disabilities to make requests for reasonable accommodation?

The County will adopt an ordinance establishing a process for making requests for reasonable accommodation (Measure HO-MM) upon General Plan adoption.

- Has the County made efforts to remove constraints on housing for persons with disabilities?

In addition to the analysis here, the County will complete an in-depth review of land use regulations and practices for compliance with fair housing laws (Measure HO-EE) and to adopt an ordinance establishing a process for making requests for reasonable accommodation (Measure HO-MM) upon General Plan adoption.

- Does the County make information available about requesting reasonable accommodation?

The County will adopt an ordinance establishing a process for making requests for reasonable accommodation (Measure HO-MM) upon General Plan adoption.

Zoning and Land Use Constraints

- Has the County reviewed all its zoning laws, policies, and practices for compliance with fair housing law?

In addition to the analysis here, the County intends to review land use regulations and practices for compliance with fair housing laws (Measure HO-EE).

- Are residential parking standards for persons with disabilities different from other parking standards?

The County Code does not specifically state residential parking standards for persons with disabilities. However, boarding homes are required to provide a minimum of one space per bedroom. The County applies state and federal standards for "handicap" parking stalls.

- Does the County have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?

The County will adopt an ordinance establishing a process for disabled persons to make requests for reasonable accommodation, which may include deviation from current parking standards (Measure HO-MM). The County also has a policy that provides opportunities for disabled persons to reside in all neighborhoods (Policy HO-4b).

- Does the locality restrict the siting of group homes?

Group homes for six or fewer individuals are allowed by right in residential zone districts. Group homes for seven or more individuals require review by the County. See the next item.

- What zones allow group homes other than those allowed by state law? Are group homes over six persons allowed?

The County allows group homes (identified as "residential facilities" in the Zoning Ordinance) for six or fewer individuals by right in all residential zone districts. Group homes of seven individuals or more are allowed by right in the Commercial (C) district and with a site plan review in the Professional Office Commercial (CPO) and Planned Commercial (CP) districts. Special Use Permits are required for group homes of seven or more persons in most residential districts.

- Does the County have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?

No.

- Does the land use element regulate the siting of special needs housing in relationship to one another?

No. There is no minimum distance required between two or more special needs housing.

Permits and Processing Constraints

- How does the County process a request to retrofit homes for accessibility?

The County will adopt an ordinance establishing a process for making requests for reasonable accommodation (Measure HO-MM) upon General Plan adoption.

- Does the County allow group homes with fewer than six persons by right in single-family zones?

Yes.

- Does the County have a set of particular conditions or use restrictions for group homes with greater than six persons?

Group homes for seven or more persons typically require review by the County. Design standards of the zone district may be addressed during the review.

- What kind of community input does the County allow for the approval of group homes?

Group homes of seven individuals or more are allowed with a Special Use Permit in residential zone districts. The use permit provides the public with an opportunity to review the project and express their concerns in a public hearing.

- Does the County have particular conditions for group homes that will be providing services on site?

No, the County does not have established special standards for the operation of group homes.

Building Code Constraints

- Has the locality adopted the Uniform Building Code?

Yes. No amendments have been made that affect the ability to accommodate persons with disabilities.

- Has the County adopted any universal design element into the code?

The County will encourage the incorporation of universal design in new construction (Measure HO-DD).

- Does the County provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?

The County will adopt an ordinance establishing a process for making requests for reasonable accommodation (Measure HO-MM) upon General Plan adoption.

Lessening the Effects of Governmental Constraints

This Housing Element proposes a number of programs to help alleviate the effects of some governmental constraints. The following text summarizes those measures that may lessen the effects of the constraints, as appropriate.

For the most part, proposals outlined in this Housing Element addressing governmental constraints are focused on affordable housing. However, a number of the constraints are requirements of state law and are necessary to ensure maintenance of public health and safety. The County lacks the authority to reduce the effects of these constraints.

Land Use Control: General Plan

General Plan land use controls are required by state law, including land use designations that protect open space. Other designations allow for residential development. The land use map designates sufficient land for housing development, so no adjustments are necessary.

Land Use Control: Zoning

Zoning land use controls are required by state law. The County will update its Zoning Ordinance upon adoption of a new General Plan. As outlined in this Housing Element, the County is proposing some Implementation Measures that would facilitate or encourage certain types of residential development. Measure HO-G directs the County to review and revise Zoning Ordinance standards to provide more flexibility for developers of affordable housing. Measure HO-T directs the County to amend the Planned Development combining zone district in a manner that provides incentives for the development of a variety of housing types. Measure HO-U directs the County to adopt standards for affordable housing development so that it may be considered for ministerial approval; such standards would likely be included in the Zoning Ordinance. Finally, Measure HO-EE directs the County to review the Zoning Ordinance for constraints to housing for persons with disabilities. These measures are sufficient to lessen the effect of the Zoning Ordinance as a constraint to housing development.

Land Use Control: Subdivision Ordinance

The County's Subdivision Ordinance is consistent with state law. The subdivision requirements are comparable with those of jurisdictions having similar topography and

demographics. The ordinance does not create excessive obstacles to residential development. No changes are necessary.

Development Processing Procedures

The County's development processing procedures are similar to those of other jurisdictions statewide. The procedures do not create excessive obstacles to residential development, though this Housing Element includes programs to relax the procedures for certain types of projects. These include HO-N, which directs the County to review its current procedures to identify opportunities for streamlining; HO-R, which directs the County to establish a working group to ensure consistent application of processing requirements; HO-U, which directs the County to adopt standards that would facilitate ministerial approval of affordable housing projects; and HO-MM, which directs the County to develop a procedure for processing reasonable accommodation requests. No additional changes are necessary.

Impact Fees

As noted above, 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 is proposing a fee waiver/fee reduction ordinance (Measure HO-I) to help alleviate some of its fee requirements. Other Implementation Measures that may be used to help developers offset fee requirements include HO-E, which directs the County to partner with other entities to obtain grant money or negotiate fee waivers to develop affordable housing; Measure HO-K, which would establish a Housing Trust Fund that could potentially be used to offset fees for affordable housing construction; Measure HO-V, which directs the County to consider ministerial approval of affordable housing, which could lead to overall lower development fees; and Measure HO-EE, which directs the County to adopt an ordinance addressing reasonable accommodation for disabled persons, including funding for such development.

In addition to the measures addressing impact fees (discussed above), 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.

On and Offsite Requirements

On and offsite requirements, such as those for parking and landscaping, are consistent with the Zoning Ordinance, Subdivision Ordinance, and other County codes. Jurisdictions across California have these types of requirements. Although these requirements do not place an undue hardship on developers of residential projects, this Housing Element contains incentives that may relax standards for certain types of development. Measure HO-G, directs the County to review and revise Zoning Ordinance standards to provide more flexibility for developers of affordable housing. Measure HO-J directs the County to work with TPRA to consider changes to its Code of Ordinances that would facilitate the construction of affordable housing. Measure HO-O directs the County to develop an infill incentive

ordinance, which will address standards for such development. Finally, Measure HO-T directs the County to amend the Planned Development combining zone district in a manner that provides incentives for the development of a variety of housing types.

It should be noted that some of the new measures proposed in this Housing Element may lead to additional development requirements. No mitigation is proposed for these new requirements.

Building Codes

Building code requirements are intended to protect public health and safety. No changes are necessary.

Writ of Mandate

The Writ of Mandate, issued by a Superior Court Judge, will be in effect until the Court agrees that the County has met the terms of the Writ. Upon adoption of a new General Plan, the County will return to the Court and ask that the Writ be lifted. Other than following the procedure to have the Writ lifted, there are no other changes that can be made.

Existing Commitments

Because of the location of units associated with the majority of the existing commitments, these projects promote housing development near job centers. Generally, the agreement(s) may only be changed if both parties agree to renegotiate the terms. No mitigation is available.

Concurrency Requirements

Requirements for concurrency of services and development are contained in the General Plan and County Code. 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 or concurrency requirements without significant adverse effects on traffic congestion and air quality.

Special Requirements in the Tahoe Basin

Residential development in the Tahoe Basin is primarily regulated by the TRPA. The County has no authority to relax or otherwise change the standards of TRPA. This Housing Element contains Implementation Measures (Measure HO-J and HO-Q) that encourage closer cooperation with TRPA so that affordable housing issues in the El Dorado County portion of the Basin may be more adequately addressed. No additional measures are necessary.

Government Constraints and Housing for Disabled Persons

As noted in the text, the County is proposing three Implementation Measures (Measures HO-DD, HO-EE, and HO-MM) to address the constraints associated with the development of housing for persons with disabilities. No additional measures are necessary.

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 (65583[a][5]), 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 a local real estate agent, land available for sale zoned for multifamily development is very scarce in the county (Wall pers. comm. 2002). The agent estimates that land zoned for multifamily development in the Placerville area ranges from \$120,000 to over \$600,000 per acre, based on exact parcel size and/or precise location. However, this figure can exceed \$1,000,000 per acre in the Tahoe Basin. Land costs in El Dorado County are consistent with other counties in the region with similar characteristics.

Construction Cost

Construction costs vary widely depending on the type, size, and amenities of the development. According to the Construction Industry Research Board, construction "hard costs" for typical single-family residential buildings range from approximately \$60 to \$95 per square foot; however, construction costs can be up to \$200 or higher per square foot for high amenity developments or for lots with steep slopes or other environmental constraints. 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.

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 Department and the Department of Human Services, lending practices in the county appear to be consistent with neighboring jurisdictions and not a significant threat to housing production.

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 providers 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 water service, including the larger communities of Pollock Pines and Camino. An exception in the rural areas is Grizzly Flat, 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 seeking to establish a water supply that is 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, however, water supply could pose a constraint to the development of housing.

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 half of the county and in the Tahoe Basin, with services provided by EID, GDPUD, and STPUD. 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.

The remainder of the 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 providers rely on individual (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, melange 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 a parcel 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 considerable 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.

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 Game and U.S. Fish and Wildlife Service to permanently protect a number of rare, threatened, or endangered plant species in five rare plant preserves. 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.

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 water or wastewater services, no road access), they are generally not suitable for residential 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.

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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.

LAND AND SERVICES AVAILABLE FOR RESIDENTIAL 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, El Dorado County has reviewed vacant sites in the unincorporated areas identified for residential use, which are summarized in the vacant land survey. Attachment A provides detail on vacant land available by zone district within the county's established communities.

Survey Methodology

The vacant land survey is a summary of information contained in the County Assessor's database. After identifying target areas (established communities as shown on Figure HO-12), 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 vacant land survey assumed the following:

- Though there are numerous suitable rural residential parcels, the most intensive residential development is expected to occur in established urbanized and rural communities. This assumption is consistent with direction in the General Plan Land Use Element to target the communities for such development.
- "Higher density" development is that which provides 4 or more dwelling units (DUs) per acre. For the purposes of determining suitable sites for affordable housing, the County identified areas having higher density development potential and the availability of public water and wastewater disposal services.
- The availability of services was broken down into three categories: (1) areas where public water and public wastewater disposal services are available; (2) areas where public water is available but wastewater must be disposed of using a private system (usually a septic system); and (3) areas without public water or wastewater disposal service.
- Mixed residential and commercial use on commercial lands is allowed at a maximum of 10 DUs per acre in urbanized communities (Cameron Park, Diamond Springs/El Dorado, El Dorado Hills, Placerville periphery, and Shingle Springs) and 4 DUs per acre in rural communities.

- For residentially zoned parcels outside of the Tahoe Basin, adjusted maximum capacity is 80 percent of the maximum capacity. Application of the 80 percent factor is consistent with regional development trends. It also accounts for limitations such as slope and access, and development requirements such as fire safe clearances.
- For mixed residential and commercial uses on commercially zoned parcels, adjusted maximum capacity is 10 percent of the maximum capacity. This reduction was applied because the County has not to date processed any mixed-use projects. Mixed use is included in the survey because the County anticipates a demand for this type of housing as a result of increased development pressure in existing communities.
- Because TRPA regulates the amount of residential development in the Tahoe Basin, the survey assumes that a limited number of residential building permits will be available. The Tahoe Regional Planning Agency has authorized the County to issue an average of 92 residential building permits per year (this number does not include building permits for affordable housing). The survey assumes an adjusted maximum capacity of 460 new residential units for the five-year Housing Element period.
- The County has entered in to a number of Development Agreements through which several thousand new residential DUs have been permitted (see the “Existing Commitments” discussion in the Housing Constraints section of this Element for more information). The survey includes DUs associated with the areas covered by the Bass Lake Hills Specific Plan, Carson Creek Specific Plan, El Dorado Hills (Serrano) Specific Plan, Marble Valley Tentative Subdivision Map, Promontory Specific Plan, and Valley View Specific Plan. The survey includes the entire Bass Lake Hills Specific Plan area even though Development Agreements have not been signed for the entire Specific Plan area. Other areas having approved tentative parcel and tentative subdivision maps that are **not** subject to Development Agreements are simply treated as vacant parcels.

Survey Summary

The survey results show that El Dorado County has enough land appropriately zoned to meet its total 2001–2008 allocation of 9,994 units. As shown on Table HO-31, there is capacity to accommodate 12,059 DUs outside of the Development Agreement areas.

Consistent with Section 65583(c)(1) of the Government Code, the survey does not attempt to predict actual rates of residential development, but rather provides an inventory of land available for development. Once the County adopts a new General Plan and the Superior Court of California removes the restrictions outlined in the 1999 Writ of Mandate (see the Writ of Mandate discussion under “Other Land Use Controls” in Section 3: Housing Constraints), the County expects that actual housing development will be influenced by the housing market, housing programs included in this element, and constraints outlined in Section 3 of this element.

The survey numbers reflect development uninhibited by constraints described in Section 3 of this Housing Element. While few of these constraints would affect the physical development potential of vacant sites, the County expects that some could affect development rates and intensities. For example, a landowner wishing to develop a smaller parcel with a limited

number of multifamily units could have more difficulty in securing the funds necessary to complete the project. This element proposes a number of programs that could offset or assist landowners with fee payment, including fee waiver/fee reduction (Measure HO-I), a housing trust fund (Measure HO-K), additional grant monies (Measure HO-M), and model or relaxed development standards (Measures HO-N, HO-O, HO-T, and HO-V).

Typically, those lands zoned for higher density development (4 or more DUs per acre) and having public water supply and wastewater disposal services are most suited to accommodate housing for very low and lower income households. The 2001–2008 allocations identify a target of 4,719 units to accommodate such households. The inventory and Table HO-31 indicate that there is capacity to supply a total of 8,060 higher density units having public water and sewer (this does not include the Development Agreement areas). This is more than adequate to meet the allocation for very low and lower income households.

TABLE HO-31 Vacant Land Survey Summary			
	Acres	Parcels	Adjusted Maximum Capacity (DUs)
All Lands in Communities Except Lands in Development Agreements¹			
Total of Vacant Lands	11,985.1	1,575	12,059
Higher Density Lands (4+ DUs/acre)	1701.9	278	9,680
Higher Density Lands Having Public Services	1541.4	120	8,060
2001–2008 Allocations: Very Low = 2,829 units; Lower = 1,890 units; Moderate = 2,100 units; Above Moderate = 3,175 units; Total = 9,994 units.			
Notes:			
¹ Considers land vacant as of August 2002 (information from the El Dorado County Assessor’s Office database). See text and Attachment A for further information.			

Subsequent to adoption of a new General Plan, the County will review and revise its Zoning Ordinance, consistent with state Planning and Zoning Law. This Zoning Ordinance update will occur during the planning period to which this Element applies (i.e., 2001–2008). The next revision of the housing element will be based on the revised Zoning Ordinance.

FINANCIAL AND ADMINISTRATIVE RESOURCES

El Dorado County 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. All of these programs are administered by the El Dorado County Department of Human Services. The Department of Human Services functions as the Housing Authority Agent for the Board of Supervisors.

Section 8 Program

The Section 8 Housing Choice Voucher (HCV) Program is a federal program that provides rental assistance to lower and very low income persons in need of affordable housing. The Section 8 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 Section 8 vouchers are elderly or disabled households.

As of October 2002, the County had 374 vouchers available, of which 346 were “leased up” (i.e., 346 lower and very low income households in El Dorado County are receiving Section 8 rental assistance). 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. (See Table HO-16 for an example of this.) A trend is developing wherein the majority of housing available that qualifies within the HUD payment standards is found in the subsidized rental market, and this market is very limited.

As noted earlier in this element, the County had a Section 8 waiting list of about 1,000 applicants as of November 2002.

Community Development Block Grant Housing Rehabilitation Program

Through the CDBG Program, HUD provides grants and loans to local governments for funding a wide range of community development activities. However, El Dorado County 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 competitive funding process.

The purpose of the CDBG Program is to provide 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, 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 works 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. However, the recently passed Senate Bill 975 requires the payment of prevailing wages on CDBG financed owner-occupied rehabilitation for low-income households.

Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) Program is designed to assist first-time homebuyers. The MCCs are allocated on an annual basis to each county in the state on a population-based formula. The County, in conjunction with mortgage institutions, administers the program. The applicant for an MCC applies to the County, which screens the applicants. Home purchasers who receive MCCs are entitled to an income tax credit against the interest paid on their mortgage. The value of the tax credit effectively reduces the monthly mortgage and is taken into consideration by the mortgage lender when qualifying the borrower.

Every year, a percentage of the MCC assistance must go to households earning 80 percent or less of the median family income (the percentage changes from year to year). The program has limitations on home sales price. Because home prices in El Dorado County are relatively high, participation in the MCC is difficult or impossible for many of the individuals that would benefit most from the program.

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.

The primary energy conservation program for older homes is weatherization. The Department of Human Services offers home weatherization services to very low and lower income households countywide through its Low-Income Home Weatherization Program. On average, the County assists 200 households per year under this program. Furnace repair and replacement is also available. The County generally assists more than 1,000 households with energy payments through crisis intervention programs.

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.

In addition, PG&E publishes a wide variety of pamphlets that provide information on energy conservation practices.

SECTION 5: EVALUATION OF PREVIOUS HOUSING ELEMENT

State housing law requires housing element updates to include an evaluation that reviews the success of the previous housing element and identifies revisions that may remedy that element's weaknesses. This section summarizes the results of the County's review of the 1996 Housing Element by discussing its overall effectiveness, progress in implementation of the element's policies, and the appropriateness of those policies. A detailed review of each policy from the 1996 Housing Element is contained in Attachment B.

The 1996 Housing Element contained five goals related to housing opportunities, housing sites, housing incentives (affordable housing), residential environment (conservation and rehabilitation), and housing efficiency and safety.

GOAL 1: HOUSING OPPORTUNITIES

The 1996 housing opportunities goal was as follows:

“[Provide for] a variety of housing opportunities by type, tenure, price, and neighborhood character to ensure the availability of sufficient quantities of buildable land to allow the construction of decent housing within a suitable residential environment for all residents, regardless of income, race, gender, age, or any other arbitrary factor.”

The 1996 Housing Element noted that this goal could be met through implementation of a number of policies that would meet five objectives:

1. Attainment of the County's projected share of the regional housing needs.
2. Provision of safe, comfortable housing for groups with special needs having low to moderate income.
3. Elimination of discriminatory practices that result in denying residents access to affordable housing.
4. Limitations on conversions of existing rental housing to condominiums.
5. Continued support of the El Dorado County Housing Authority.

As detailed in Attachment B, the County has not successfully met its projected fair share of regional housing needs, including very low to moderate income special needs groups. In general, the County believes the primary reasons for this shortfall were a lack of incentives for builders to propose and construct affordable housing, either as stand-alone projects or as part of larger planned developments, and a strong market demand for above moderate housing. Other reasons contributing to the shortfall include legal challenges to development densities within Specific Plan areas and public opposition to proposals for affordable housing.

The County successfully implemented the majority of its policies addressing safe, comfortable housing for low to moderate income groups with special needs; eliminating discriminatory housing practices; and continued support of the El Dorado County Housing Authority (see Attachment B). As noted in Attachment B, special needs housing policies were, for the most part, included in the Zoning Ordinance in effect during the life of the 1996 Housing Element. This revised element provides a number of policies and implementation strategies for special needs groups (see Goal HO-4) and equal housing opportunities (see Goal HO-6). Strategies include working with local organizations to address special housing needs, adopting a Fair Housing Ordinance, and taking more aggressive steps to provide information to the public. Continued support of the Housing Authority is carried into this revised element.

The County did not receive requests for conversions of rental housing to condominiums between adoption of the 1996 Housing Element and 2001 and thus did not apply any of its policies relating to such conversions. Currently, very few multifamily housing developments are suitable for conversion or are likely to be converted to condominiums. As the county grows and more multifamily housing developments are built, this may become more of a concern. Nevertheless, this new element maintains policies addressing conversions in the event any are proposed before the next element revision.

GOAL 2: HOUSING SITES

The 1996 housing sites goal was as follows:

“[Provide for] adequate housing sites suitable for residential development of all types that are properly located in response to environmental constraints, community facilities, and public services.”

The 1996 Housing Element noted that this goal could be met through implementation of a number of policies that would meet six objectives:

1. Designation of adequate sites for multifamily housing in the unincorporated portion of the county.
2. Identification of suitable sites for development of mobile and manufactured homes.
3. Use of planned developments to allow for design flexibility and creativity to produce affordable housing.
4. Development of planned communities containing a mix of housing sites.
5. Development of rural housing opportunities within Rural Centers.
6. Identification of suitable opportunities for the development of employee housing.

The 1996 Housing Element required the County to identify a certain amount of land to support at least 862 additional units of multifamily housing and to consider establishment of a combining zone district on at least 25 percent of General Plan-designated multifamily residential land. The intent of the combining zone district was to ensure that minimum

densities were met in certain areas. The County did not establish this combining zone district, largely due to the fact that it had not completed its Zoning Ordinance update at the time the Court set aside the General Plan. This element contains a different approach to providing affordable, multifamily housing, including changes to review requirements, mandatory inclusion of affordable units, development of a housing trust fund, and creation of voluntary incentive programs.

Two of the County's policies addressing mobile homes/manufactured home siting repeat requirements of state law. The remaining policies included assigning a percentage of multifamily, high-density, and medium-density residential to a mobile home park combining zone district and the reduction of building fees for the placement of mobile or manufactured homes in lieu of traditional single-family homes. Because the Zoning Ordinance update was not completed, a mobile home park combining zone district was not created. This element contains a different approach to preserving mobile home and manufactured home parks, focusing on mobile home park conversion issues. This element also contains policies and implementation measures addressing the waiver or deferral of fees for affordable housing, which may include mobile and manufactured homes.

Although available during the life of the 1996 Housing Element, the Planned Development (-PD) combining zone district was not used for the development of affordable housing and thus was not effective in helping the County achieve the objective and policy addressing this issue. The primary reason for this was a lack of incentives for developers to propose and construct such development. This Housing Element update includes a measure to amend the PD combining zone district to provide better incentives for the inclusion of affordable units.

The General Plan Land Use Map in effect during the 1996 Housing Element identified some but not all of the County's Specific Plan areas as Planned Communities (PC). Several Specific Plans included proposals for a variety of housing types and mixed uses, as suggested by the 1996 Housing Element's objective and policy addressing Planned Communities. Because the County does not anticipate establishing any additional Planned Communities, the revised element does not address future Planned Communities.

On the 1996 General Plan Land Use Map, the County identified a number of Rural Centers in which higher density residential development would have been permitted. In many cases, residential development and commercial establishments are already present in Rural Centers. Under all of the proposed General Plan alternatives, some additional Rural Center residential development would be permitted to the extent that existing conditions would support higher density development (e.g., because such development would typically rely on groundwater and septic, development at the maximum density would likely not be feasible). This element update also includes policy and implementation measures encouraging the distribution of affordable housing countywide, including throughout the county's rural areas.

Two of the 1996 policies under the employee housing objective were a restatement of state law, and two others were inconsistent with state law. The current Zoning Ordinance addresses the requirements of the other policies, which focused on employee housing objectives (housing for six or fewer employees, housing for more than 12 farmworkers,

limiting the occupancy of employee housing in agriculturally zoned areas to farmworkers, and issuance of a building permit for employee housing that is permitted by the state). Because the County was unable to complete the Zoning Ordinance update, revisions needed to correct discrepancies were not accomplished.

Because employee housing is regulated by both the state and by the County, it is difficult for the County to determine the status of employee housing projects and to understand the level and nature of countywide employee housing. Rather than identify specific policies, then, the County believes that future establishment of employee housing will require closer coordination with the State Department of Housing and Community Development. This revision of the Housing Element addresses this coordination.

GOAL 3: HOUSING INCENTIVES (AFFORDABLE HOUSING)

The 1996 housing incentives goal was as follows:

“[Develop and implement] programs, which assist developers in providing affordable housing opportunities while protecting the public health, safety, and welfare.”

The 1996 Housing Element noted that this goal could be met through implementation of a number of policies that would meet five objectives:

1. Development of density bonus and incentive programs to encourage builders and developers to provide dwelling units suitable for sale or rent to low and moderate income groups.
2. Determination of the feasibility of a separate fee structure for affordable housing developments.
3. Creation of road development standards for all housing projects as a means to reduce the cost of development.
4. Public education regarding secondary residential units and temporary hardship mobile homes.
5. Expansion of the County's programs to provide information related to affordable housing.

The 1996 Housing Element included a density bonus program, but it was not used to establish affordable housing units. This was primarily due to the fact that the incentives were not strong enough to compete with the market for larger homes on larger lots. Additionally, because the Zoning Ordinance update was not completed, the density bonus program was never codified. This element update includes a measure to develop and adopt a new, stronger density bonus ordinance.

The County adopted an affordable housing fee structure in 2000 (Housing Policy B11). This Housing Element includes an additional measure that further addresses fee waivers and

deferrals, though current voter-approved policy precludes the County's ability to completely waive some fees (see the Housing Constraints section of this element).

The County did not develop or adopt road development standards for all types of housing development. The Department of Transportation continues to require design of subdivision streets consistent with the *Design and Improvement Standards Manual* (1986, as amended through 1992), which is available to developers.

Three of the four policies identified to implement the objective to educate the public regarding second residential units and temporary hardship mobile homes did not address public education. Rather, they addressed the conditions under which second residential units and temporary hardship mobile homes would be allowed. While these policies were successfully implemented by being included in the Zoning Ordinance in effect during the life of the 1996 Housing Element, they did not effectively promote the stated objective. The County did provide information regarding second residential units and hardship mobile homes through its permit center research room and its customer service counters. The County recognizes that the need to provide this information is ongoing and intends to continue in its education efforts through its customer service counters and via its website. This revised element contains a number of implementation measures that include a public outreach component.

GOAL 4: RESIDENTIAL ENVIRONMENT (CONSERVATION AND REHABILITATION)

The 1996 residential environment goal was as follows:

“[Provide] a quality residential environment obtained through the conservation and rehabilitation of the existing housing stock resulting in the maintenance and improvement of community character.”

The 1996 Housing Element noted that this goal could be met through implementation of policies that would meet the objective of encouraging the improvement of existing residential neighborhoods. The element contained only two policies addressing this subject. Both were focused on providing information to the public regarding effective types of improvements, information on potential funding sources, and basic assistance to homeowners. The County provides continual homeowner assistance through the Low Income Home Energy Assistance Program. This revision of the Housing Element includes many more policies and implementation measures directed toward conservation and rehabilitation.

GOAL 5: HOUSING EFFICIENCY AND SAFETY

The 1996 housing efficiency and safety goal was as follows:

“Future housing units [are] designed to minimize the consumption of natural resources and to protect against natural hazards.”

The 1996 Housing Element noted that this goal could be met through implementation of policies that would meet the objective of promoting energy and water efficient housing and site design. These policies directed the County to prepare and distribute information on Title 24, weatherization, building and site design, and water conserving landscaping. The County did not prepare brochures about Title 24, weatherization, and building and site design. For the most part, staff provides this information through the public assistance counters. Although brochures about the County's water conserving landscape standards and drought-tolerant landscaping are available to the public, application of the standards or use of drought-tolerant landscaping is not actively encouraged when single-family home builders apply for building permits (the existing standards only apply to nonresidential projects). This element contains revised policies and implementation measures that focus on more active distribution of information.

REVIEW SUMMARY

In summary, the County met a number of its housing goals, objectives, and policies but fell short in a number of important areas, most notably meeting its fair share housing goals. The 1996 element also contained a number of policies that were not very effective in contributing to the success of the stated goals and objectives. This was further complicated by the fact that the County had not completed adoption of a new Zoning Ordinance consistent with the 1996 General Plan (and 1996 Housing Element) before the Court set aside the General Plan.

The goals and policies of this new housing element address the shortcomings of the 1996 element by presenting what the County believes is a more explicit and, in some cases, mandatory direction. This version also contains more exhaustive implementation programs for the element's policies, which will help ensure that they are implementable and that agencies and/or departments responsible for application are clearly identified.

SECTION 6: Housing Goals, Policies, and Implementation Program

GOALS AND POLICIES

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.

- Policy HO-1a 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 the County's regional housing allocation.
- Policy HO-1b 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-1c 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-1d The County shall support the Department of Human Services in order to assist with achievement and maintenance of the County's housing goals, policies, and programs.
- Policy HO-1e The County shall direct higher density residential development to Community Regions and Rural Centers.
- Policy HO-1f The County will encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to low and moderate income households.
- Policy HO-1g The County shall give highest priority for permit processing to development projects that provide housing affordable to very low or lower income households.

- Policy HO-1h The County shall encourage mixed-use projects where housing is provided in conjunction with compatible nonresidential uses.
- Policy HO-1i The County shall work with 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.
- Policy HO-1j The County shall apply for funds from the state and federal government to support construction of affordable housing.
- Policy HO-1k Affordable housing in residential projects shall be dispersed throughout the project area.
- Policy HO-1l To the extent feasible, very low, lower, 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-1m For projects that include below market-rate units, the County shall require 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-1n 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.
- Policy HO-1o The County shall explore establishing a Redevelopment Agency and identify sources of local funding for establishing a Housing Trust Fund.
- Policy HO-1p The County shall minimize discretionary review requirements for affordable housing.
- Policy HO-1q 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-1r The County shall develop incentive programs and partnerships to encourage private development of affordable housing.
- Policy HO-1s The County shall review its surplus land inventory for potential sites to meet its affordable housing needs.
- Policy HO-1t The County shall investigate the potential of developing a land bank for the development of housing for very low and lower income households.

- Policy HO-1u The County shall track the approval and status of housing dedicated for agricultural employees.
- Policy HO-1v The County shall support establishing a first-time homebuyers program.
- Policy HO-1w The County shall provide access to information on housing policies and programs at appropriate locations.

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.

- Policy HO-2a The County shall continue to make rehabilitation loans to qualifying households from its Community Development Block Grant program revolving loan funds.
- Policy HO-2b 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-2c The County shall encourage private financing for the rehabilitation of housing.
- Policy HO-2d The County shall require the abatement of unsafe structures while encouraging property owners to correct deficiencies.
- Policy HO-2e The County shall encourage manufactured home subdivisions.

Goal HO-3: To conserve the County's current stock of affordable housing.

- Policy HO-3a 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-3b The 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-3c The County shall support efforts to convert mobile home parks where residents lease their spaces to resident ownership of the park.
- Policy HO-3d The conversion of mobile home parks to housing that is not affordable to very low and lower income households shall be discouraged.
- Policy HO-3e The County shall continue to provide Section 8 Housing Choice Voucher Program rental housing assistance to eligible households.
- Policy HO-3f 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-3g Apartment complexes, duplexes, and other multifamily rental housing shall not be converted to condominiums for at least ten 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 (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy.
- Policy HO-3h All requests for the conversion of affordable multifamily housing units to condominiums shall be reviewed to determine the impact on the availability of the affordable housing stock and options for preserving affordable housing stock.
- Policy HO-3i The County shall strive to preserve all at-risk dwelling units (i.e., those that are currently in a subsidized housing program but are approaching the end of the program's time frame and will soon revert to market-rate housing).
- Policy HO-3j 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 Department of Human Services, 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:
- A. The units were constructed with the aid of government funding;

- B. The project was granted a density bonus; and/or
- C. The project received other incentives based on the inclusion of affordable housing.

Policy HO-3k The County should work with TRPA 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 lower income households.

Policy HO-3l The Department of Human Services shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.

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-4a The development of affordable housing for seniors, including congregate care facilities, shall be encouraged.

Policy HO-4b County policies, programs, and ordinances shall provide opportunities for disabled persons to reside in all neighborhoods.

Policy HO-4c 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-4d 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-4e The County shall assist various nonprofit organizations that provide emergency shelter and other aid to the homeless and other displaced persons.

Policy HO-4f 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-4g 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-4h 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.

Policy HO-5a 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-5b 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-6a 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, family status, or sexual orientation.

Policy HO-6b The County shall continue to support the legal attorney service provided to seniors.

Policy HO-6c 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-A

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-1a and HO-1b]

Responsibility:	Planning Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	As part of long-term planning efforts, identify areas appropriate for future housing.

MEASURE HO-B

Periodically review and update the capital improvement programs 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 effectively applied. [Policy HO-1e]

Responsibility:	Planning Department, Department of Transportation, and General Services Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County.

MEASURE HO-C

The County shall establish a task force to explore options that will encourage and assist in the development of affordable housing. One option to be considered is an inclusionary housing ordinance that encourages that a percentage of units in market-rate developments be affordable to very low, lower, and moderate income households. This ordinance may examine the following methods to provide affordable housing: 1) Construction of housing on-site; 2) construction of housing off-site; 3) dedication of land for housing; and 4) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- A. Limiting the application of the ordinance to developments exceeding a certain size.

- B. Percentage of housing units required to be set aside as affordable and their level of affordability.
- C. Design and building requirements.
- D. Timing of affordable unit construction.
- E. Determination of a fee in lieu of developing affordable units.
- F. Developer incentives, such as cost offsets.
- G. Administration of affordability control.

[Policy HO-1f]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Within 180 days of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Identification of new or additional means to encourage and assist in the development of affordable housing.

MEASURE HO-D

Evaluate County-owned surplus land to determine its suitability for workforce housing affordable to very low and lower income households. This evaluation should include identifying appropriate entities to hold or acquire such land and a process for transferring the properties to these entities, and should also include procedures for land swaps if sites more suitable for affordable housing are identified. [Policy HO-1s]

Responsibility:	Planning Department, General Services Department, and Department of Human Services
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Adopted procedures

MEASURE HO-E

Partner with existing nonprofit and for-profit corporations that are interested and able to construct and manage housing affordable to very low and lower income families in order to expand their ability to serve the county. Partnerships may focus on site identification, site acquisition, design standards, and identification of subsidy sources like Home Investment Partnership Program (HOME) funds, Community Development Block Grant (CDBG) monies, fee waivers, and expedited permit processing. [Policy HO-1r]

Responsibility:	Planning Department, Building Department, and Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Partnerships with nonprofits for development of affordable housing.
Objective:	400 units

MEASURE HO-F

Continue to implement the following incentive programs:

- Allow second residential units with single-family residences by right; and
- Allow “hardship mobile homes,” as defined in the Zoning Ordinance, as temporary second residential units in residential and/or agricultural zones.

Develop a method to track and record such units and extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness includes, but is not limited to, posting information about these programs on the County website and providing information to the public at appropriate locations, such as the Department of Human Services. [Policy HO-1r]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Ongoing; within one year of General Plan adoption for public awareness component.
Funding:	General Fund
Expected Outcome:	Continued use of these programs.
Objectives:	300 second units and 500 mobile homes in residential zones

MEASURE HO-G

Amend the Zoning Ordinance and *Design and Improvement Standards Manual* to provide more flexibility in development standards as incentives for affordable housing developments. Any amendments to development standards should consider site characteristics. The specific standards that may be evaluated include, but are not limited to, the following:

- 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;
- Reduction in turning radius on cul-de-sacs;

- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit 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.

[Policy HO-1c]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Zoning Ordinance amendment(s).

MEASURE HO-H

Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community by posting information on the County’s website and creating a handout to be distributed with land development applications. [Policy HO-1r]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Adoption of Density Bonus Ordinance.
Objective:	100 units

MEASURE HO-I

Adopt a fee waiver or fee reduction ordinance for non-profit and/or for-profit developers that construct housing in which a specified percent of the units are affordable to very low or lower income households. The ordinance may waive, reduce, or defer application processing fees, and/or service mitigation fees when either an alternative funding source is identified to pay these fees or deferral terms are met. The County will promote the benefits of this program to the development community by posting information on their website and creating a handout to be distributed with land development applications. [Policy HO-1g]

Responsibility:	Chief Administrative Office, Planning Department, Building Department, Environmental Management Department, Department of Transportation, and Department of Human Services
Time Frame:	Within three months of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Adopted fee waiver/fee reduction ordinance.
Objective:	225 units

MEASURE HO-J

Work with the Tahoe Regional Planning Agency (TRPA) to establish a framework for consideration of changes to the TRPA Code of Ordinances 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 may include:

- Relaxing TRPA development codes for affordable housing developments and second residential units;
- Allowing affordable housing developments an exemption from the requirement to secure development rights;
- 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;
- 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 very low and low income households.

[Policies HO-1n and HO-3k]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Adopted changes in the TRPA code to allow more affordable housing.

MEASURE HO-K

Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs. In order to ensure the security and longevity of the funds, the County should undertake the following activities:

- Identify major stakeholders and begin a Housing Trust Fund Campaign;
- Establish a task force or committee structure;
- Determine fund administration structure and an oversight body;
- Outline key responsibilities and administration funding;
- Evaluate revenue sources and establish a dedicated revenue source and dollar goal;
- Provide clear guidelines for the awarding of funds; and
- Determine program application procedures and criteria.

[Policy HO-1o]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Within two years of General Plan adoption.
Funding:	To be determined
Expected Outcome:	Establishment of a Housing Trust Fund

MEASURE HO-L

Identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for affordable housing. [Policy HO-1j]

Responsibility:	Planning Department, Department of Human Services, and Office of Economic Development
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	County coordination with local financial institutions for financing programs under the Community Reinvestment Act.
Objective:	50 units financed

MEASURE HO-M

Apply for state and federal monies for direct support of affordable housing construction and rehabilitation. The Planning Department and the Department of Human Services will continue to assess potential funding sources, such as the Community Development Block Grant (CDBG), Home Investment Partnerships Program, and AB 2034 programs, and explore additional ways such funds may be used countywide (e.g., if they can be used to pay for necessary infrastructure improvements). The County shall make it a priority to identify sufficient matching funds from the County for the CDBG programs. The County will promote the benefits of these programs to the community by posting information on their website and creating handouts to be distributed with land development applications. [Policy HO-1j]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Ongoing, depending on funding programs; within one year of General Plan adoption for public awareness component.
Funding:	General Fund and Technical Assistance Grants
Expected Outcome:	Applications for state and federal funding for affordable housing, including 2004 and 2005 CDBG funds with matching funds from the County.

MEASURE HO-N

Review the County’s residential development processing procedures 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:

- Prioritizing the development review process for projects that provide housing for very low and lower income households;
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;
- 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.

[Policy HO-1c]

Responsibility:	Planning Department, Building Department, Department of Transportation, and Environmental Management Department
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Reduced processing time for affordable housing developments.

MEASURE HO-O

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. [Policy HO-1e]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	150 units

MEASURE HO-P

Investigate land banking as a method to provide sites for affordable housing by undertaking the following process:

- A. Conduct an inventory of publicly owned land and examine the feasibility of that lands' use for housing development;
- B. Contact other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, and religious institutions to identify potential sites for acquisition;
- C. Evaluate the use of redevelopment set-asides and Housing Trust Funds monies for securing sites;

- D. Evaluate how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units; and
- E. Seek input from housing developers and the community on program objectives and constraints.

[Policy HO-1t]

Responsibility:	Planning Department, Department of Human Services, Chief Administrative Office, and Office of Economic Development
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	New affordable housing program.

MEASURE HO-Q

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;
- 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.

[Policy HO-1n]

Responsibility:	Chief Administrative Office, Planning Department, and Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continued support of legislative platform.

MEASURE HO-R

Establish an interdepartmental working group to ensure cooperation between departments in the implementation of 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-1q]

Responsibility:	Chief Administrative Office, Planning Department, Department of Human Services, Building Department, Environmental Management Department, and Department of Transportation
Time Frame:	Establish working group upon adoption of the General Plan; ongoing thereafter.
Funding:	General Fund
Expected Outcome:	Increased interdepartmental coordination and better application of County policies and programs.

MEASURE HO-S

Develop a program to track the approval and status of employee housing. Tracking should be done by region within the County and specific type of employee such as agricultural employees and seasonal employees. [Policy HO-1u]

Responsibility:	Department of Human Services
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Increased coordination between HCD and the County.

MEASURE HO-T

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. [Policy HO-1r]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption as part of revision to the Zoning Ordinance.
Funding:	General Fund
Expected Outcome:	Revised Planned Development combining zone district.

MEASURE HO-U

Work with non-profit and for profit developers to adopt development and design standards that would make affordable multifamily housing ministerial, requiring such housing to blend in with the surrounding area. [Policy HO-1p]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Quicker turnaround of multifamily development applications; reduced cost for multifamily development; and minimization of constraints to new multifamily development.

MEASURE HO-V

Consider ministerial approval affordable housing. [Policies HO-1f and HO-1p]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Report on ministerially approving affordable housing.

MEASURE HO-W

Pursue the establishment and implementation of a first-time homebuyers program. [Policy HO-1v]

Responsibility:	Department of Human Services
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund and HOME funds
Expected Outcome:	First-time homebuyers program

MEASURE HO-X

Apply for Community Development Block Grant (CDBG) rehabilitation funds annually to provide housing rehabilitation services and continue to provide weatherization services to very low and lower income households. [Policy HO-2a]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	CDBG
Expected Outcome:	CDBG applications and weatherization grants annually
Objective:	800 units rehabilitated

MEASURE HO-Y

Continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the El Dorado County 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 Department of Human Services. [Policies HO-2b, HO-3e, and HO-3d]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	Section 8 Housing Choice Voucher Funds and General Fund
Expected Outcome:	Continued and expanded Section 8 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-Z

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

- Provide rent subsidies;
- Grant financial assistance with Community Development Block Grant, tax increment, or other local sources;
- Establish rehabilitation loans to correct health and safety violations;
- Participate with mobile home residents in the state’s Mobile Home Park Assistance Program;
- Require adequate notice of any intent to raise rent; and
- Protect current mobile home parks and sites by zoning them for appropriate residential use.

[Policies HO-3a and HO-3d]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Mobile home park conversion ordinance.
Objective:	200 Mobile Homes

MEASURE HO-AA

Continue code enforcement efforts to work with property owners to preserve the existing housing stock. [Policy HO-3b]

Responsibility:	Planning Department and Building Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Preservation of existing housing stock.
Objective:	300 units preserved

MEASURE HO-BB

Annually update the list of all dwellings within the unincorporated county that are currently subsidized by government funding or affordable housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. [Policies HO-3a, HO-3g, HO-3h, and HO-3i]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Annually updated list

MEASURE HO-CC

In all existing and new incentive or regulatory programs include a requirement to give at least a two-year notice prior to the conversion of any units of affordable housing to market-rate units. [Policy HO-3j]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Revisions to all housing incentive and regulatory programs.

MEASURE HO-DD

Develop universal design standards to be included in new construction. Such features may include:

- Entrances to homes without steps;
- Hallways and doors that comfortably accommodate strollers and wheelchairs;
- Lever door handles and doors of the appropriate weight;
- Electrical outlets that can be accessed without having to move furniture;
- Rocker action light switches to aide people with a loss of finger dexterity;
- Showers that can accommodate a wheelchair and that have adjustable showerheads to accommodate people of different heights; and

- Varying counter heights.
[Policies HO-4b and HO-4c]

Responsibility:	Planning Department and Building Department
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	A greater number of homes that accommodate people of different abilities.

MEASURE HO-EE

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. [Policy HO-4c]

Responsibility:	Planning Department and Building Department
Time Frame:	Within three years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Review regulations, policies, and practices and amend, as appropriate; adopt Fair Housing ordinance

MEASURE HO-FF

Work with community and local organizations in providing community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including funding for programs developed through interjurisdictional cooperation and working with local organizations to annually apply for the End Chronic Homelessness through Employment and Housing grant. [Policy HO-4d]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund/State Emergency Shelter Program/U.S. Department of Housing and Urban Development/other specialized funding
Expected Outcome:	A "Continuum of Care" strategy

MEASURE HO-GG

As part of the Zoning Ordinance update, clearly define temporary shelters, transitional housing, and permanent supportive housing and identify zone districts within which temporary shelters or transitional housing may be established by right or by Special Use Permit. Once that exercise is complete, identify suitable sites for establishment of emergency shelters and transitional and permanent supportive housing, with characteristics appropriate

for such use, including but not limited to proximity to public services and facilities and accessibility to and from areas where homeless persons congregate. [Policy HO-4d]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Zoning Ordinance to be updated within one year of General Plan adoption. Identification of sites to begin immediately thereafter.
Funding:	General Fund and other
Expected Outcome:	Identification of suitable sites for emergency shelters and transitional housing.

MEASURE HO-HH

Implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access. [Policy HO-5a]

Responsibility:	Planning Department, Building Department, and Department of Transportation
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	New subdivisions that are oriented for solar access, to the extent practicable.

MEASURE HO-II

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. 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. [Policy HO-5a]

Responsibility:	Planning Department, Building Department, and Department of Human Services
Time Frame:	Ongoing; within one year of General Plan adoption for public awareness component.
Funding:	General Fund
Expected Outcome:	Distribution of information with all residential building permits.

MEASURE HO-JJ

Promote programs that encourage efficient energy use, such as compact urban form, access to non-auto transit, non-traditional design, and use of traffic demand management into new and updated land use plans. [Policy HO-5b]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Policies that encourage efficient energy use.

MEASURE HO-KK

Provide resource and referral information regarding housing and tenant rights through brochures available at the Department of Human Services, the El Dorado County Library, other local social services offices, and on the County web site. [Policy HO-6a]

Responsibility:	Department of Human Services and the El Dorado County Library
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	More effective distribution of information regarding equal access to housing.

MEASURE HO-LL

Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. The County Human Services Department will also endeavor to distribute fair housing information as a part of its housing programs. These are ongoing efforts by the County. [Policies HO-6b and HO-6c]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Distribution of Information

MEASURE HO-MM

Adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulating the siting, funding, development, and use of housing for people with disabilities. [Policy HO-4b]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Reasonable Accommodations Ordinance

MEASURE HO-NN

As part of the Zoning Ordinance update, ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6 which states that “no conditional use permit, zoning variance, or other zoning clearance shall

be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone.” The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees.

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Zoning Ordinance to be updated within one year of General Plan adoption
Funding:	General Fund and other
Expected Outcome:	Compliance with Health and Safety Code Section 17021.6 and procedures that encourage and facilitate the development of agricultural employee housing

MEASURE HO-OO

Using information presented in Table A-3 of the County's vacant land inventory (Attachment A), identify the geographic areas where development consistent with the inventory 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.

Responsibility:	Planning Department, Department of Transportation, and Department of Human Services
Time Frame:	Complete review and present findings to Board of Supervisors within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Identification of geographic areas within which affordable higher density development could occur without the need to fund or complete major infrastructure improvements.

MEASURE HO-PP

Work with owners of subsidized housing units and organizations interested in preserving such units to develop a strategy to ensure the preservation of housing units at risk of conversion to market rate housing. The strategy should include identification of funding sources that may be used to preserve at-risk units.

Responsibility:	Department of Human Services
Time Frame:	Develop strategy within two years of General Plan adoption
Funding:	General Fund
Expected Outcome:	Strategy to preserve units at risk of conversion

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 is the preservation of units 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-24) the quantified objectives do not need to match the state allocation by income category.

**TABLE HO-32
Quantified Housing Objectives**

Measure	Objective	Construction				Rehabilitation			Conservation		
		Very Low	Lower	Moderate	Above Moderate	Very Low	Lower	Moderate	Very Low	Lower	Moderate
HO-E	400	100	200	100							
HO-F	200 second units, 300 mobile homes	200	250	50							
HO-H	150		50	50	50						
HO-I	225	75	150								
HO-L	50		50								
HO-O	200	75	75	25	25						
HO-X	800					400	300	100			
HO-Z	200 mobile homes								80	70	50
HO-AA	300								175	100	25
Total	2,825	450	775	225	75	400	300	100	255	170	75
Additional Market Rate Units				80	3,200			160			
Grand Totals		450	775	305	3,275	400	300	260	255	170	75

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ATTACHMENT A: VACANT LAND SURVEY

TABLE A-1 VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT ¹								
Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
Cameron Park								
Commercial (C)	12.9	2	6.5	4.2-8.7	A	10	129	13
Commercial-Design Control (C-DC)	2.1	1	2.1	-	A	10	21	2
Planned Commercial (CP)	19.1	3	6.4	3.1-8.7	A	10	191	19
Planned Commercial-Design Control (CP-DC)	54.3	5	10.9	2.1-33.7	A	10	543	54
Planned Commercial-Planned Development & Design Control (CP-PD-DC)	18.1	2	9.1	5.1-13.0	A	10	181	18
Professional Office Commercial-Design Control (CPO-DC)	20.2	3	6.7	4.2-11.1	A	10	202	20
Multifamily Residential-Design Control (RM-DC)	2.5	1	2.5	-	A	24	60	48
One-family Residential (R1)	135.5	19	7.1	2.2-31.2	A	7.3	989	791
One-family Residential-Planned Development (R1-PD)	27.4	2	13.7	2.9-24.5	A	7.3	200	160
One-acre Residential (R1A)	22.2	2	11.1	2.8-19.4	A	1	22	18
Limited Multifamily Residential (R2)	3.2	2	1.6	1.6-1.6	A	21.8	70	56
Limited Multifamily Residential-Design Control (R2-DC)	17.3	3	5.8	3.3-10.7	A	21.8	377	302
Limited Multifamily Residential-Planned Development (R2-PD)	16.4	4	4.1	2.8-6.5	A	21.8	358	286
One-half Acre Residential (R-20000)	24.9	1	24.9	-	A	2.2	55	44
Estate Residential Ten-acre (RE-10)	653.2	14	46.7	2.4-166.0	A	0.1	65	52
Estate Residential Ten-acre-Planned Development (RE-10-PD)	68.3	5	13.7	3.5-25.4	A	0.1	7	5
Estate Residential Five-acre (RE-5)	96.9	15	6.5	3.2-20.1	A	0.2	19	16
Tourist Residential (RT)	4.7	1	4.7	-	A	21.8	102	82
Cameron Park Total	1,199.2 acres	85 parcels					3,591 units	1,986 units
Camino/Pollock Pines								
Commercial-Design Control (C DC)	6.1	2	3.1	2.1-4.0	B	4	24	2
One-family Residential (R1)	37.5	12	3.1	2.0-5.7	B	7.3	274	219
One-acre Residential (R1A)	124.1	23	5.4	2.0-29.6	B	1	124	99
One-acre Residential-Planned Development (R1A-PD)	21.9	1	21.9	-	B	1	22	18
Limited Multifamily Residential (R2)	16.7	3	5.6	2.1-12.5	B	21.8	364	291

**TABLE A-1
VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT¹**

Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
One-half Acre Residential (R-20000)	5.1	1	5.1	-	B	2.2	11	9
Single-family Two-acre Residential (R2A)	249.6	77	3.2	2.0-33.0	B	0.5	125	100
Single-family Three-acre Residential (R3A)	444.0	78	5.7	1.1-20.1	B	0.33	147	117
Residential Agricultural Twenty-acre (RA-20)	116.4	10	11.6	6.2-19.4	B	0.05	6	5
Residential Agricultural Forty-acre (RA-40)	76.0	3	25.3	0.3-38.0	B	0.03	2	2
Estate Residential Ten-acre (RE-10)	1077.2	98	11.0	1.0-60.8	B	0.1	108	86
Estate Residential Five-acre (RE-5)	324.8	63	5.2	2.0-15.0	B	0.2	65	52
Tourist Residential (RT)	2.2	1	2.2	-	B	21.8	48	38
Select Agricultural (SA-10)	36.8	4	9.2	2.2-15.9	B	0.1	4	3
Camino/Pollock Pines Total	2,538.4 acres	376 parcels					1,324 units	1,041 units
Chrome Ridge								
Planned Commercial (CP)	3.5	2	1.8	1.5-2.0	B	4	14	1
Estate Residential Five-acre (RE-5)	3.4	1	3.4	-	B	0.2	1	1
Chrome Ridge Total	6.9 acres	3 parcels					15 units	2 units
Coloma								
Commercial (C)	2.3	1	2.3	-	B, C	4	9	1
Single-family Three-acre Residential (R3A)	3.1	1	3.1	-	B, C	0.33	1	1
Estate Residential Ten-acre (RE-10)	6.3	1	6.3	-	B, C	0.1	1	1
One-acre Residential (R1A)	2.7	1	2.7	-	B, C	1	3	2
Coloma Total	14.4 acres	4 parcels					14 units	5 units
Cool								
Commercial-Design Control (C-DC)	10.5	1	10.5	-	B	4	42	4
Planned Commercial-Design Control (CP-DC)	19.6	1	19.6	-	B	4	78	8
One-family Residential (R1)	3.1	2	1.6	1.0-2.1	B	7.3	23	18
Limited Multifamily Residential-Design Control (R2-DC)	40.1	4	10.0	7.1-18.2	B	21.8	874	699
Single-family Two-acre Residential (R2A)	211.8	29	7.3	2.0-98.8	B	0.5	106	85
Single-family Two-acre Residential-Planned Development (R2A-PD)	24.1	1	24.1	-	B	0.5	12	10
Single-family Three-acre Residential (R3A)	9.2	3	3.1	2.9-3.2	B	0.33	3	2
Residential Agricultural Twenty-acre (RA-20)	0.2	1	0.2	-	B	0.05	1	1

TABLE A-1 VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT ¹								
Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
Estate Residential Five-acre (RE-5)	100.6	8	12.6	2.0-71.1	B	0.2	20	16
One-acre Residential (R1A)	0.9	1	0.9	-	B	1	1	1
Cool Total	420.1 acres	51 parcels					1,160 units	844 units
Diamond Springs/El Dorado								
Commercial (C)	6.1	3	2.0	0.9-2.9	A	10	61	6
Commercial-Design Control (C-DC)	42.3	7	6.0	2.1-16.3	A	10	423	42
Commercial-Planned Development (C-PD)	4.7	2	2.4	2.3-2.4	A	10	47	5
Planned Commercial (CP)	2.9	1	2.9	-	A	10	29	3
Professional Office Commercial (CPO)	7.2	1	7.2	-	A	10	72	7
Professional Office Commercial-Planned Development (CPO-PD)	2.2	1	2.2	-	A	10	22	2
Mobile Home Park (MP)	51.1	3	17.0	17.4-27.3	A	7	358	286
One-family Residential (R1)	120.5	12	10.0	3.5-41.8	A	7.3	880	704
One-family Residential-Design Control (R1-DC)	12.0	2	6.0	5.0-7.0	A	7.3	88	70
One-family Residential-Planned Development (R1-PD)	35.3	5	7.1	3.7-11.6	A	7.3	258	206
One-acre Residential (R1A)	102.1	24	4.3	1.3-13.1	A	1	102	82
Limited Multifamily Residential (R2)	17.5	4	4.4	2.2-10.0	A	21.8	382	305
Limited Multifamily Residential-Design Control (R2-DC)	41.5	8	5.2	0.1-16.8	A	21.8	905	724
Limited Multifamily Residential-Planned Development (R2-PD)	9.2	2	4.6	2.1-7.0	A	21.8	201	160
Single-family Two-acre Residential (R2A)	40.0	11	3.6	2.0-15.4	A	0.5	20	16
Single-family Three-acre Residential (R3A)	45.9	10	4.6	3.0-9.3	A	0.33	15	12
Residential Agricultural Twenty-acre (RA-20)	250.6	12	20.9	0.7-67.0	A	0.05	13	10
Estate Residential Ten-acre (RE-10)	98.2	13	7.6	0.1-39.2	A	0.1	10	8
Estate Residential Five-acre (RE-5)	311.7	33	9.5	2.3-66.1	A	0.2	62	50
Diamond Springs/El Dorado Total	1,201 acres	154 parcels					3,986 units	2,698 units
El Dorado Hills								
Exclusive Agricultural (AE)	24.6	1	24.6	-	A	0.05	1	1
Commercial-Design Control (C-DC)	28.7	4	7.2	2.0-18.7	A	10	287	29
Planned Commercial-Design Control (CP-DC)	7.0	1	7.0	-	A	10	70	7
One-family Residential (R1)	228.5	20	11.4	0.1-49.8	A	7.3	1668	1,334

**TABLE A-1
VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT¹**

Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
One-family Residential-Planned Development (R1-PD)	10.7	3	3.6	0.2-6.6	A	7.3	78	62
One-acre Residential (R1A)	79.2	20	4.0	0.1-12.2	A	1	79	63
One-acre Residential-Planned Development (R1A-PD)	78.3	7	11.2	3.5-35.1	A	1	78	63
Limited Multifamily Residential-Design Control (R2-DC)	57.5	4	14.4	6.3-22.6	A	21.8	1254	1,003
One-half Acre Residential (R-20000)	87.6	9	9.7	2.0-18.9	A	2.2	193	154
Single-family Two-Acre Residential (R2A)	11.8	2	5.9	2.4-9.4	A	0.5	6	5
Estate Residential Ten-acre (RE-10)	279.3	16	17.5	4.1-68.6	A	0.1	28	22
Estate Residential Five-acre (RE-5)	103.3	11	9.4	2.0-21.2	A	0.2	21	17
Multifamily Residential-Design Control (RM-DC)	22.5	2	11.3	0.7-21.8	A	24	540	432
El Dorado Hills Total	1,019 acres	100 parcels					4,303 units	3,192 units
Fairplay								
Estate Residential Five-acre (RE-5)	6.1	1	6.1	-	C	0.2	1	1
Fairplay Total	6.1 acres	1 parcel					1 unit	1 unit
Garden Valley								
Commercial-Planned Development (C-PD)	7.0	1	7.0	-	B	4	28	3
Single-family Two-acre Residential (R2A)	19.0	36	0.5	2.0-7.3	B	0.5	10	8
Single-family Three-acre Residential (R3A)	22.0	7	3.1	2.1-4.3	B	0.33	7	6
Estate Residential Ten-acre (RE-10)	2.0	1	2.0	-	B	0.1	1	1
Estate Residential Five-acre (RE-5)	11.0	4	2.8	0.6-5.0	B	0.2	2	2
Garden Valley Total	61 acres	49 parcels					48 units	20 units
Georgetown								
Planned Commercial (CP)	2.5	1	2.5	-	B	4	10	1
One-acre Residential (R1A)	26.6	5	5.3	2.2-14.7	B	1	27	21
Single-family Two-acre Residential (R2A)	44.9	12	3.7	2.0-7.8	B	0.5	22	18
Single-family Three-acre Residential (R3A)	153.2	35	4.4	2.1-12.2	B	0.33	51	40
Residential Agricultural Twenty-acre (RA-20)	112.6	5	22.5	9.3-37.7	B	0.05	6	5
Estate Residential Ten-acre (RE-10)	1381.9	86	16.1	2.0-90.4	B	0.1	138	111
Estate Residential Five-acre (RE-5)	492.6	87	5.7	2.1-21.1	B	0.2	99	79
Georgetown Total	2,214.3 acres	231 parcels					353 units	275 units

TABLE A-1 VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT ¹								
Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
Greenwood								
Commercial (C)	2.0	1	2.0	--	B	4	8	1
One-acre Residential (R1A)	0.2	1	0.2	--	B	1	1	1
Single-family Two-acre Residential (R2A)	19.0	6	3.2	2.1-5.1	B	0.5	10	8
Single-family Three-acre Residential (R3A)	36.0	5	7.2	5.0-13.0	B	0.33	12	10
Estate Residential Five-acre (RE-5)	5.0	1	5.0	--	B	0.2	1	1
Greenwood Total	62.2 acres	14 parcels					32 units	21 units
Grizzly Flat								
One-acre Residential (R1A)	6.0	3	2.0	2.0-2.5	B	1	6	5
Single-family Three-Acre Residential (R3A)	28.0	9	3.1	3.0-4.2	B	0.33	9	7
Residential Agricultural Twenty-acre (RA-20)	4.0	1	4.0	--	B	0.05	1	1
Residential Agricultural Forty-acre (RA-40)	166.0	5	33.2	3.9-74.8	B	0.03	5	4
Estate Residential Ten-acre (RE-10)	28.0	6	4.7	3.2-12.0	B	0.1	3	2
Estate Residential Five-acre (RE-5)	155.0	34	4.6	2.0-12.2	B	0.2	31	25
Grizzly Flat Total	387 acres	58 parcels					55 units	44 units
Kelsey								
Estate Residential Five-acre (RE-5)	5.0	2	2.5	2.0-3.2	C	0.2	1	1
Kelsey Total	5 ac	2 parcels					1 unit	1 unit
Kyburz								
Commercial (C)	0.9	2	0.4	0.2-0.7	C	4	4	0
One-family Residential (R1)	16.9	41	0.4	0.14-1.9	C	7.3	123	99
Single-family Two-acre Residential (R2A)	3.7	2	1.8	1.7-1.9	C	0.5	2	1
Kyburz Total	21.5 acres	45 parcels					129 units	100 units
Latrobe								
Residential Agricultural Forty-acre (RA-40)	10.0	1	10.0	--	C	0.03	1	1
Estate Residential Ten-acre (RE-10)	7.0	3	2.3	2.3-3.2	C	0.1	1	1
Latrobe Total	17 acres	4 parcels					2 units	2 units

**TABLE A-1
VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT¹**

Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
Little Norway								
Commercial (C)	2.3	1	2.3	-	C	4	9	1
One-family Residential (R1)	14.9	25	0.6	0.2-2.67	C	7.3	109	87
Little Norway Total	17.2 acres	26 parcels					118 units	88 units
Mosquito								
Planned Commercial (CP)	1.5	1	1.5	-	C	4	6	1
Single-family Two-acre Residential (R2A)	27.0	12	2.3	2.0-3.5	C	0.5	14	11
Unclassified (U)	4.4	1	4.4	-	C	1	4	4
Mosquito Total	32.9 acres	14 parcels					24 units	16 units
Mt. Aukum								
Commercial (C)	23.0	5	4.6	4.3-5.2	C	4	92	9
Mt. Aukum Total	23 acres	5 parcels					92 units	9 units
Mt. Ralston								
Commercial (C)	0.2	1	0.2	-	C	4	1	0
One-family Residential (R1)	11.9	34	0.4	0.2-2.1	C	7.3	87	69
Estate Residential Five-acre (RE-5)	7.4	4	1.8	0.4-4.9	C	0.2	1	1
Estate Residential Ten-acre (RE-10)	1.0	1	1.0	-	C	0.1	1	1
Mt. Ralston Total	20.5 acres	40 parcels					90 units	71 units
Nashville								
Estate Residential Five-acre (RE-5)	9.0	1	9.0	-	C	0.2	2	1
Nashville Total	9 ac	1 parcel					2 units	1 unit
Oak Hill								
One-acre Residential (R1A)	6.0	2	3.0	2.3-4.0	B	1	6	5
Oak Hill Total	6 acres	2 parcels					6 units	5 units
Phillips								
Agricultural (A)	2.5	1	2.5	-	C	0.1	1	1
Commercial-Planned Development (C-PD)	21.8	1	21.8	-	C	4	87	9
One-family Residential (R1)	3.2	9	0.4	0.14-0.73	C	7.3	23	19
One-half Acre Residential (R-20000)	3.4	5	0.7	0.4-1.0	C	2.2	7	6

TABLE A-1 VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT ¹								
Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
Single-family Two-acre Residential (R2A)	9.0	4	2.3	0.4-3.0	C	0.5	5	4
Estate Residential Five-acre (RE-5)	7.2	3	2.4	2.2-2.6	C	0.2	1	1
Phillips Total	47.1 acres	23 parcels					124 units	40 units
Pilot Hill								
One-acre Residential (R1A)	45.3	8	5.7	0.6-15.6	C	1	45	36
Estate Residential Five-acre (RE-5)	58.4	12	4.9	0.7-11.3	C	0.2	12	9
Estate Residential Ten-acre (RE-10)	1.3	1	1.3	-	C	0.1	1	1
One-family Residential (R1)	0.2	1	0.2	-	C	7.3	1	1
Pilot Hill Total	105.2 acres	22 parcels					59 units	47 units
Placerville⁵								
Exclusive Agricultural (AE)	321.7	9	35.7	2.6-72.3	A	0.05	16	13
Mobile Home Park (MP)	4.2	2	2.1	2.0-2.2	A	7	29	24
One-family Residential (R1)	3.4	1	3.4	-	A	7.3	25	20
One-acre Residential (R1A)	29.5	11	2.7	2.0-4.2	A	1	30	24
One-acre Residential-Planned Development (R1A-PD)	21.1	4	5.3	3.9-7.3	A	1	21	17
Single-family Two-acre Residential (R2A)	59.6	13	4.6	2.0-17.7	A	0.5	30	24
Single-family Three-acre Residential (R3A)	11.7	4	2.9	2.0-4.5	A	0.33	4	3
Estate Residential Ten-acre (RE-10)	43.6	9	4.8	2.1-24.6	A	0.1	4	3
Estate Residential Five-acre (RE-5)	230.7	29	8.0	2.1-20.7	A	0.2	46	37
Residential Agricultural Twenty-acre (RA-20)	24.6	1	24.6	-	A	0.05	1	1
Placerville Total	750.1 acres	83 parcels					206 units	166 units
Pleasant Valley								
Planned Commercial (CP)	2.0	1	2.0	-	B	4	8	1
Single-family Two-acre Residential (R2A)	30.0	3	10.0	2.4-16.9	B	0.5	15	12
Estate Residential Five-acre (RE-5)	13.0	4	3.3	2.2-4.0	B	0.2	3	2
Pleasant Valley Total	45 acres	8 parcels					26 units	15 units
Quintette								
Single-family Two-acre Residential (R2A)	27.0	7	3.9	2.4-16.9	C	0.5	14	11
Quintette Total	27 acres	7 parcels					14 units	11 units

**TABLE A-1
VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT¹**

Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
Rescue								
One-half Acre Residential (R-20000)	19.0	3	6.3	4.3-10.1	B	2.2	42	33
Single-family Two-acre Residential (R2A)	24.0	8	3.0	2.0-5.6	B	0.5	12	10
Estate Residential Ten-acre (RE-10)	11.0	1	11.0	-	B	0.1	1	1
Rescue Total	54 acres	12 parcels					55 units	44 units
Shingle Springs								
Commercial (C)	8.0	2	4.0	2.9-5.1	A	10	80	8
Commercial-Design Control (C-DC)	2.2	1	2.2	-	A	10	22	2
Planned Commercial (CP)	2.7	1	2.7	-	A	10	27	3
Professional Office Commercial-Design Control (CPO-DC)	7.3	3	2.4	2.1-2.8	A	10	73	7
Commercial-Planned Development (C-PD)	16.9	4	4.2	2.2-9.8	A	10	169	17
One-acre Residential (R1A)	97.4	19	5.1	1.8-11.9	A	1	97	78
Limited Multifamily Residential (R2)	5.5	1	5.5	-	A	21.8	120	96
Limited Multifamily Residential-Planned Development (R2-PD)	26.1	2	13.1	2.1-24.0	A	21.8	569	455
Single-family Two-acre Residential (R2A)	17.9	7	2.6	2.1-4.0	A	0.5	9	7
Single-family Two-acre Residential-Planned Development (R2A-PD)	4.3	2	2.2	2.2-2.2	A	0.5	2	2
Single-family Three-acre Residential (R3A)	5.0	2	2.5	1.8-3.2	A	0.33	2	1
Estate Residential Ten-acre (RE-10)	84.3	3	28.1	19.7-36.7	A	0.1	8	7
Estate Residential Five-acre (RE-5)	531.0	51	10.4	2.1-59.9	A	0.2	106	85
Shingle Springs Total	808.6 acres	98 parcels					1,284 units	768 units
Somerset								
Commercial (C)	7.7	2	3.9	2.7-5.0	C	4	31	3
One-family Residential (R1)	4.0	1	4.0	-	C	7.3	29	23
Estate Residential five-acre (RE-5)	15.8	2	7.9	5.2-10.7	C	0.2	3	3
Somerset Total	27.5 acres	5 parcels					63 units	29 units
Strawberry								
One-family Residential (R1)	9.8	25	0.4	0.2-0.7	B	7.3	71	57
Strawberry Total	9.8 acres	25 parcels					71 units	57 units

TABLE A-1 VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT ¹								
Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Adjusted Max Capacity (Units) ⁴
Tahoe Basin⁵								
Agricultural (A)	42.1	5	8.4	4.7-12.0	A	0.1	4	— ⁶
Exclusive Agricultural (AE)	67.4	4	16.9	6.3-23.3	A	0.05	3	— ⁶
One-family Residential (R1)	659.5	14	47.1	4.7-189.9	A	7.3	4,814	— ⁶
Estate Residential Five-Acre (RE-5)	30.7	1	30.7	—	A	0.2	6	— ⁶
Tourist Residential (RT)	29.4	3	9.8	5.0-16.2	A	21.8	641	— ⁶
Tahoe Basin Total	829.1 acres	27 parcels					5,468 units	460 units
TOTAL ALL COMMUNITIES	11,985.1 acres	1,575 parcels					22,716 units	12,059 units
Notes:								
¹ Based on current zoning. Survey focuses on established communities in the unincorporated areas of El Dorado County. See Figure HO-12 for locations of communities.								
² A = public water and sewer service available B = public water and septic C = private water and septic								
³ Maximum density from Zoning Ordinance. For commercially zoned lands, the maximum amount of residential units allowed as part of mixed-use projects is 10 DU/acre in urbanized communities and 4 DU/acre in rural communities.								
⁴ Adjusted maximum capacity is 80% of maximum capacity for residential development in all areas of the county except the Tahoe Basin. Adjusted maximum capacity for commercially zoned lands is 10% of maximum capacity. See the text for more information.								
⁵ Refers to land on the periphery of the Placerville city limits. Does not include land within the City of Placerville.								
⁶ Development in the Tahoe Basin is subject to the regulations of the Tahoe Regional Planning Agency (TRPA). On average, the County issues 92 building permits per year under TRPA's allocation system. The adjusted maximum capacity units number represents five years at 92 permits/year (a total of 460 units).								
Source: El Dorado County Assessor's Records (2002).								

**TABLE A-2
VACANT LAND SUBJECT TO DEVELOPMENT AGREEMENTS¹**

Type of Use	Acres	Density (DU/ac)	Planned Units
Bass Lake Hills Specific Plan			
High-Density Residential 1	49.01	3.69	181
High-Density Residential 2	148.65	2.45	364
Medium-Density Residential	437.09	1.50	655
Low-Density Residential 1	360.92	0.62	225
Low-Density Residential 2	171.14	0.19	33
Total for Bass Lake Hills	1,166.81 acres		1,458 units
Carson Creek Specific Plan			
Village 1	74.8	3.4	- ²
Village 2	1.1	3.6	- ²
Village 3	9.5	2.9	- ²
Village 4	3.2	2.2	- ²
Village 5	31.2	4	- ²
Village 6a	10.4	3.4	- ²
Village 6b	20.9	4	- ²
Village 7	9.2	4	- ²
Village 8	55.3	5.5	- ²
Village 9	16.6	4	- ²
Village 10	136.4	5.5	- ²
Total for Carson Creek	368.6 acres		1,470 units ²
El Dorado Hills (Serrano) Specific Plan			
North Uplands	820	2.38	- ³
South Uplands	660	3.37	- ³
Valley Floor	541	3.67	- ³
Total for El Dorado Hills	2,021 acres		4,481 units ³
Marble Valley Tentative Subdivision Map			
	2,341 acres	0.2	398 units

**TABLE A-2
VACANT LAND SUBJECT TO DEVELOPMENT AGREEMENTS¹**

Type of Use	Acres	Density (DU/ac)	Planned Units
Promontory Specific Plan			
Village 1	60.6	1.39	84
Village 2	60.1	1.35	81
Village 3	82.7	2.15	178
Village 4	107.9	1.32	142
Village 5	109.8	1.13	124
Village 6	168.5	0.94	158
Village 7	175.7	0.76	134
Village 8	63.3	1	63
Village Center A	6	11.5	69
Village Center B	1.4	0.6	1
Village Center C	5.2	2.7	14
Village Center G	2.5	4.4	11
Village Center H	12.2	3.4	41
Total for Promontory	8,55.9 acres		1,100 units
Valley View Specific Plan			
Estate Residential-LL	206	0.25	- ⁴
Estate Residential-1	172	1	- ⁴
Estate Residential-2	648	2	- ⁴
Single Family Residential	152	4	- ⁴
Core Residential	53	6-15	- ⁴
Multifamily Residential	11	12	- ⁴
Mixed Use	11	10	- ⁴
Total for Valley View	1,253 acres		2,840 units ⁴
TOTAL	8,006.3 acres		11,747 units
Notes:			
¹ Includes all units approved as part of the Bass Lake Hills Specific Plan even though Development Agreements have not been signed for the entire Specific Plan area.			
² Total number of units in the Carson Creek Specific Plan area cannot exceed 1,470.			
³ Unit number based on revised estimates from the developer of Serrano (the plan area was originally approved for 6,162 units).			
⁴ Total number of units in the Valley View Specific Plan area cannot exceed 2,840.			
Sources: Bass Lake Hills Specific Plan (1995), Carson Creek Specific Plan (1999a), El Dorado Hills Specific Plan (1988), Promontory Specific Plan (1999b), Valley View Specific Plan (1998), Economic & Planning Systems, Inc. (2002a).			

TABLE A-3 VACANT LAND SUITABLE FOR HIGHER DENSITY RESIDENTIAL DEVELOPMENT ¹								
Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Max Expected (Units) ⁴
Cameron Park								
Multifamily Residential-Design Control (RM-DC)	2.5	1	2.5	-	A	24	60	48
One-family Residential (R1)	135.5	19	7.1	2.2-31.2	A	7.3	989	791
One-family Residential-Planned Development (R1-PD)	27.4	2	13.7	2.9-24.5	A	7.3	200	160
Limited Multifamily Residential (R2)	3.2	2	1.6	1.6-1.6	A	21.8	70	56
Limited Multifamily Residential-Design Control (R2-DC)	17.3	3	5.8	3.3-10.7	A	21.8	377	302
Limited Multifamily Residential-Planned Development (R2-PD)	16.4	4	4.1	2.8-6.5	A	21.8	358	286
Tourist Residential (RT)	4.7	1	4.7	-	A	21.8	102	82
Cameron Park Total	207.0 acres	32 parcels					2,156 units	1,725 units
Camino/Pollock Pines								
One-family Residential (R1)	37.5	12	3.1	2.0-5.7	B	7.3	274	219
Limited Multifamily Residential (R2)	16.7	3	5.6	2.1-12.5	B	21.8	364	291
Tourist Residential (RT)	2.2	1	2.2	-	B	21.8	48	38
Camino/Pollock Pines Total	56.4 acres	16 parcels					686 units	548 units
Cool								
One-family Residential (R1)	3.1	2	1.6	1.0-2.1	B	7.3	23	18
Limited Multifamily Residential-Design Control (R2-DC)	40.1	4	10.0	7.1-18.2	B	21.8	874	699
Cool Total	43.2 acres	6 parcels					897 units	717 units
Diamond Springs/El Dorado								
Mobile Home Park (MP)	51.1	3	17.0	17.4-27.3	A	7	358	286
One-family Residential (R1)	120.5	12	10.0	3.5-41.8	A	7.3	880	704
One-family Residential-Design Control (R1-DC)	12.0	2	6.0	5.0-7.0	A	7.3	88	70
One-family Residential-Planned Development (R1-PD)	35.3	5	7.1	3.7-11.6	A	7.3	258	206
Limited Multifamily Residential (R2)	17.5	4	4.4	2.2-10.0	A	21.8	382	305
Limited Multifamily Residential-Design Control (R2-DC)	41.5	8	5.2	0.1-16.8	A	21.8	905	724
Limited Multifamily Residential-Planned Development (R2-PD)	9.2	2	4.6	2.1-7.0	A	21.8	201	160
Diamond Springs/El Dorado Total	287.1 acres	36 parcels					3,072 units	2,455 units

TABLE A-3 VACANT LAND SUITABLE FOR HIGHER DENSITY RESIDENTIAL DEVELOPMENT ¹								
Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Max Expected (Units) ⁴
El Dorado Hills								
One-family Residential (R1)	228.5	20	11.4	0.1-49.8	A	7.3	1668	1,334
One-family Residential-Planned Development (R1-PD)	10.7	3	3.6	0.2-6.6	A	7.3	78	62
Limited Multifamily Residential-Design Control (R2-DC)	57.5	4	14.4	6.3-22.6	A	21.8	1254	1,003
Multifamily Residential-Design Control (RM-DC)	22.5	2	11.3	0.7-21.8	A	24	540	432
El Dorado Hills Total	319.2 acres	29 parcels					3,540 units	2,831 units
Kyburz								
One-family Residential (R1)	16.9	41	0.4	0.14-1.9	C	7.3	123	99
Kyburz Total	16.9 acres	41 parcels					123 units	99 units
Little Norway								
One-family Residential (R1)	14.9	25	0.6	0.2-2.67	C	7.3	109	87
Little Norway Total	14.9 acres	25 parcels					109 units	87 units
Mt. Ralston								
One-family Residential (R1)	11.9	34	0.4	0.2-2.1	C	7.3	87	69
Mt. Ralston Total	11.9 acres	34 parcels					87 units	69 units
Phillips								
One-family Residential (R1)	3.2	9	0.4	0.14-0.73	C	7.3	23	19
Phillips Total	3.2 acres	9 parcels					23 units	19 units
Pilot Hill								
One-family Residential (R1)	0.2	1	0.2	-	C	7.3	1	1
Pilot Hill Total	0.2 acres	1 parcel					1 unit	1 unit
Placerville⁵								
Mobile Home Park (MP)	4.2	2	2.1	2.0-2.2	A	7	29	24
One-family Residential (R1)	3.4	1	3.4	-	A	7.3	25	20
Placerville Total	7.6 acres	3 parcels					54 units	44 units

**TABLE A-3
VACANT LAND SUITABLE FOR HIGHER DENSITY RESIDENTIAL DEVELOPMENT¹**

Zoning	Acres	# of Parcels	Acres/ Parcels	Parcel Size Range (Acres)	Services ²	Max DU/Acre	Max Capacity (Units) ³	Max Expected (Units) ⁴
Shingle Springs								
Limited Multifamily Residential (R2)	5.5	1	5.5	-	A	21.8	120	96
Limited Multifamily Residential-Planned Development (R2-PD)	26.1	2	13.1	2.1-24.0	A	21.8	569	455
Shingle Springs Total	31.6 acres	3 parcels					689 units	551 units
Somerset								
One-family Residential (R1)	4.0	1	4.0	-	C	7.3	29	23
Somerset Total	4.0 acres	1 parcel					29 units	23 units
Strawberry								
One-family Residential (R1)	9.8	25	0.4	0.2-0.7	B	7.3	71	57
Strawberry Total	9.8 acres	25 parcels					71 units	57 units
Tahoe Basin⁶								
One-Family Residential (R1)	659.5	14	47.1	4.7-189.9	A	7.3	4,814	404
Tourist Residential (RT)	29.4	3	9.8	5.0-16.2	A	21.8	641	50
Tahoe Basin Total	688.9 acres	17 parcels					5,455 units	454 units
TOTAL HIGHER DENSITY	1,701.9 acres	278 parcels					16,996 units	9,680 units
<i>Total With Both Water And Sewer Service</i>	<i>1,541.4 acres</i>	<i>120 parcels</i>					<i>14,966 units</i>	<i>8,060 units</i>

Notes:

- ¹ Higher density development is 7 or more dwelling units (DUs) per acre. Survey focuses on established communities in the unincorporated areas of El Dorado County. See Figure HO-12 for locations of communities.
- ² A = public water and sewer service available
B = public water and septic
C = private water and septic
- ³ Maximum density from Zoning Ordinance.
- ⁴ Adjusted maximum capacity is 80% of maximum capacity for residential development in all areas of the county except the Tahoe Basin. See the text for more information.
- ⁵ Refers to land on the periphery of the Placerville city limits. Does not include parcels in the City of Placerville.
- ⁶ Development in the Tahoe Basin is subject to the regulations of the Tahoe Regional Planning Agency (TRPA). On average, the County issues 92 building permits per year under TRPA's allocation system. The adjusted maximum capacity units shown are based on the proportion of R1 and TR lands as compared to all vacant residential lands. According to Table A-1, R1 units account for 88% and TR units account for 11% of the vacant lands in the Tahoe Basin. The adjusted maximum capacity for R1 and TR units, then, is 88% and 11% of the 460 unit five-year allocation. The remaining housing types combined represent approximately 1% of the five-year allocation.

Source: El Dorado County Assessor's Records (2002).

ATTACHMENT B: STATUS OF PREVIOUS HOUSING ELEMENT

GOAL: HOUSING OPPORTUNITIES

A variety of housing opportunities by type, tenure, price, and neighborhood character to ensure the availability of sufficient quantities of buildable land to allow the construction of decent housing within a suitable residential environment for all residents, regardless of income, race, gender, age or any other arbitrary factor.

OBJECTIVE: TO ATTAIN THE COUNTY'S PROJECTED SHARE OF THE REGIONAL HOUSING NEEDS.	
<p>Policy: Provide housing for lower income households in accordance with the following quantified objectives:</p> <p>Very Low Income (<50% of area median income) 1990–1997 Allocation Total = 3,937 units Quantified Objectives: Rehabilitation = 59 units Conservation = 208 units New Construction = 3,670 units</p> <p>Lower Income (51–80% of area median income) 1990–1997 Allocation Total = 3,234 units Quantified Objectives: Rehabilitation = 0 units Conservation = 0 units New Construction = 3,234 units</p> <p>Moderate Income (81-120% of area median income) 1990–1997 Allocation Total = 4,043 units Quantified Objectives: Rehabilitation = 0 units Conservation = 0 units New Construction = 4,043 units</p> <p>Above Moderate Income (>120% of area median income) 1990–1997 Allocation Total = 6,122 units Quantified Objectives: Rehabilitation = 0 units Conservation = 0 units New Construction = 6,122 units</p>	<p>Result:</p> <p><u>Very Low Income</u> 1990–2000 New Construction = 1,179 Rehabilitation = 24 Conservation = 374</p> <p><u>Lower Income</u> 1990–2000 New Construction = 312 Rehabilitation = 7 Conservation = Not available</p> <p><u>Moderate Income</u> 1990–2000 New Construction = 6,321</p> <p><u>Above Moderate Income</u> 1990–2000 New Construction = 4,484</p> <p>Analysis: The County did not meet the targets for very low, lower, and above moderate income categories. However, the County exceeded the target for the moderate income group. The planning period for the prior Housing Element was extended to 2000 by the state.</p> <p>Housing Element Update: The update continues to address housing for very low, lower, and moderate income groups. See Goal HO-1.</p>

OBJECTIVE: TO ATTAIN THE COUNTY'S PROJECTED SHARE OF THE REGIONAL HOUSING NEEDS.

Policy: Develop programs and design funding mechanisms to promote and provide a distribution of housing opportunities consistent with the County's quantified objectives.

Result: In 2000, the County adopted Policy B11: Affordable Housing Fee Structure. This policy allows the County to defer or waive development fees for nonprofit developers of affordable housing. No other programs were developed during the life of the previous housing element (1996–2000).

Analysis: To date, one nonprofit developer has taken advantage of Policy B11. That developer has constructed three single-family homes and is in the process of planning for construction of a fourth home.

Failure to develop additional programs was due to several factors including, but not limited to, insufficient resources, legal challenges, and the failure to adopt a new Zoning Ordinance.

Housing Element Update: The policies of this new Housing Element include stronger language addressing the issue of developing a plan for and meeting housing needs.

While Policy B11 works well for nonprofit developers, the County recognizes that a policy revision would allow fee deferral for builders of affordable housing who may not necessarily be affiliated with a nonprofit organization.

OBJECTIVE: TO ATTAIN THE COUNTY’S PROJECTED SHARE OF THE REGIONAL HOUSING NEEDS.

Policy: Specific plans need to address and provide for affordable housing.

Results: The County approved three Specific Plans during the planning period: Valley View (1998), Carson Creek (1999), and Promontory (1997).

Analysis:

Valley View: The Valley View Specific Plan, which has yet to be constructed, includes provisions for development of multifamily residential housing and mixed uses but not necessarily affordable housing. As of December 2002, there was one, 180-unit affordable housing development in process in the Valley View Specific Plan area.

Carson Creek: The Carson Creek Specific Plan, as amended, does not specifically identify areas for or the requirement of multifamily residential housing or affordable housing. Rather, it simply identifies areas for residential uses and is largely planned to provide senior housing. Multifamily housing would be permitted, though not required, in some of the residential areas at a minimum rate of five dwelling units per acre. However, the same areas may also support single-family residential housing. Mixed use of commercial areas (apartments on floors above commercial use) is also allowed. Again, the affordability of any multifamily housing or single-family housing is unknown. Actual development densities and types will be decided at a later date.

Promontory: The Promontory Specific Plan provides guidelines for affordable housing densities in the Village Center portion of the plan area. The Village Center has yet to be built, although current plans for that area indicate a reduced residential component from that originally proposed. To date, only single-family development has been approved for the Promontory Specific Plan area. Based on the cost of real estate in the vicinity, it is unknown whether any of the development in the Promontory Specific Plan Area would qualify as affordable housing.

Housing Element Update: A policy addressing the need for Specific Plans to address the County’s housing goals is included in the update. See Policy HO-1a and Implementation Measure HO-A.

OBJECTIVE: TO ATTAIN THE COUNTY'S PROJECTED SHARE OF THE REGIONAL HOUSING NEEDS.

Policy: The County shall work with parties such as the state and federal governments, developers, nonprofit housing corporations, and legal services providers to attempt to provide housing for lower income households in accordance with the County's quantified objectives.

Results: During the planning period, the County worked with the state and federal governments to provide affordable housing through the following programs:

- Section 8 Rental Assistance Program
- Section 8 Assistance Program: Family Unification
- Section 8 Assistance Program: Family Self-Sufficiency
- Community Development Block Grant Program: Housing Rehabilitation
- Community Development Block Grant Program: Community Facilities
- Economic Development Revolving Loan Fund
- Mortgage Credit Certificate Program
- Low Income Home Energy Assistance Program: Home Energy Assistance
- Low Income Home Energy Assistance Program: Weatherization
- Emergency Housing Assistance Vouchers
- Permanent Homeless Assistance

The County also worked with developers to implement a tax credit program for the development of affordable housing.

Analysis: According to the County Department of Human Services, there are challenges in the provision of the services listed above. Written agreements with other agencies could result in better support services. Services are also limited by staffing and budget constraints. A serious challenge is the shortage of matching funds for the Community Development Block Grant Programs.

Housing Element Update: This policy did not have an associated program in the 1996 element and thus measurable milestones were not established. The revised element contains a number of policies and implementation measures that address partnerships with private and government entities.

<p>OBJECTIVE: TO PROVIDE SAFE, COMFORTABLE HOUSING FOR GROUPS WITH SPECIAL NEEDS WITH LOW TO MODERATE INCOMES.</p>	
<p>Policy: Community care facilities for six or fewer persons shall be allowed by right within all residential land use designations.</p>	<p>Results: The Zoning Ordinance in effect during the life of the 1996 Housing Element allowed for community care facilities housing six or fewer persons by right in all residential zoning districts.</p> <p>Analysis: Between 1996–2000, five community care facilities for six or fewer persons were established in the county. All of these were in areas having residential land use designations.</p> <p>Housing Element Update: This policy has been carried forward.</p>
<p>Policy: Community care facilities for more than six persons shall be allowed by special use permit within all residential land use designations and shall be allowed by right in commercial designations.</p>	<p>Results: Chapter 17.28 of the Zoning Ordinance in effect during the life of the 1996 Housing Element allowed for community care facilities housing more than six persons by special use permit in all residential zoning districts.</p> <p>Chapter 17.32 of the Zoning Ordinance in effect during the life of the 1996 Housing Element allowed for community care facilities housing more than six persons by right in commercial, professional office commercial, and planned commercial zoning districts. Such uses were allowed by special use permit in general commercial districts.</p> <p>Analysis: Between 1996 and 2000, six community care facilities for more than six persons were established by the special use permit process in the county. All of these facilities are in areas having residential land use designations. Community care facilities in general commercial zoning districts required a special use permit because of the greater potential for conflicts between general commercial uses and residential uses associated with larger care facilities.</p> <p>Housing Element Update: The Zoning Ordinance will be revised following adoption of a new General Plan. The new Zoning Ordinance will allow community care facilities for more than six persons by right in all commercial districts except those that allow for “heavy” uses (e.g., tire rebuilding, recapping, and retreading or packing and crating establishments) as the potential for land use conflicts requires review pursuant to the special use permit process.</p>

OBJECTIVE: TO PROVIDE SAFE, COMFORTABLE HOUSING FOR GROUPS WITH SPECIAL NEEDS WITH LOW TO MODERATE INCOMES.

Policy: Shelters for battered and abused women and children shall be considered community care facilities, subject to the policies stated above.

Program: The County shall revise the definition of community care facilities contained in the Zoning Ordinance to specifically include shelters for battered and abused women and children, thereby allowing such shelters to be located in areas designated as residential. Shelters shall also be included as a use allowed by right within commercially-designated lands.

Responsibility: Board of Supervisors and Planning Department

Timeline: Update Zoning Ordinance within one year of the General Plan adoption.

Results: The Zoning Ordinance in effect during the life of the 1996 Housing Element does not specifically identify shelters for battered and abused women and children as community care facilities. As noted above, the Zoning Ordinance allows for community care facilities in all commercial zoning districts except general commercial.

Analysis: The County intended to revise the Zoning Ordinance following adoption of the 1996 General Plan. However, that update never occurred because of legal challenges associated with the General Plan.

It should be noted that the County uses and defers to the Health and Safety Code definition of community care facility (Section 1502[a]), which includes abused and neglected children. Section 1502(a)(1) also identifies facilities that offer "protection of an individual" as community care facilities.

Housing Element Update: Because the Health and Safety Code includes abused children and protection of individuals in its definition of a community care facility and because the County uses and defers to the Code's definition, this policy is unnecessary and has been eliminated. As noted above, the subject of commercial zone districts in which community care facilities are allowed by right will be revisited in the next update of the Zoning Ordinance.

<p>OBJECTIVE: TO ELIMINATE DISCRIMINATORY PRACTICES THAT RESULT IN DENYING RESIDENTS ACCESS TO AFFORDABLE HOUSING</p>	
<p>Policy: The County shall obtain and make available information regarding the enforcement programs of the State Fair Employment and Housing Commission.</p> <p>Program: The County shall obtain posters and other materials regarding discrimination in housing from the State Fair Employment and Housing Commission and shall post these materials in the Permit Center Public Research Room and other appropriate public places.</p> <p>Responsibility: Planning Department</p> <p>Timeline: Ongoing.</p>	<p>Results: The following materials were available to the public through the Permit Center Public Research Room:</p> <ul style="list-style-type: none"> ▪ <i>A Guide for Complainants (Housing)</i> (Form DFEH-158H) ▪ <i>Pre-Complaint Questionnaire–Housing</i> (Forms DFEH-700-01 and DFEH-700-01S) ▪ <i>Mobile Home Ombudsman</i> poster (HCB OMB 200) ▪ <i>Complaint Information Sheet Regarding the Office of the Mobile Home Ombudsman</i> (HCD-418 and HCD-418S) ▪ <i>Request for Assistance–Mobile Home Park Complaint</i> (HCD-419 and HCD-419S) ▪ <i>Request for Assistance–Manufactured Home Sales Complaint</i> (HCD-420 and HCD-420S) ▪ <i>Employee Housing Request for Assistance</i> (HCD-421 and HCD-421S) <p>Most forms are available in English and Spanish.</p> <p>Analysis: While it was a good location to have publications and information available to the public, the public research room was not regularly visited by individuals who may be in need of information on fair housing practices. Furthermore, the Permit Center Public Research Room was closed (eliminated) in the fall of 2002.</p> <p>Housing Element Update: The updated element includes a measure that addresses fair housing. See Implementation Measure HO-LL.</p>
<p>Policy: The County shall notify the responsible state or federal enforcement agencies concerning violation of anti-discrimination laws.</p>	<p>Results: Between 1996 and 2000, the County did not receive any housing discrimination complaints. The California Department of Fair Housing and Employment received four complaints directly during the same time period.</p> <p>Analysis: Although four complaints regarding fair housing were filed in the planning period, none of these complaints came through the County (all were filed directly with the Department of Fair Employment and Housing). The policy was not used during the planning period.</p> <p>Housing Element Update: The updated element includes a new measure that addresses fair housing. See Implementation Measure HO-LL.</p>

OBJECTIVE: TO LIMIT CONVERSIONS OF EXISTING RENTAL HOUSING TO CONDOMINIUMS.	
<p>Policy: Multifamily apartment complexes shall not be converted to condominiums for at least five years after issuance of the Certificate of Occupancy.</p>	<p>Results: No multifamily apartment complexes were converted to condominiums during the planning period.</p> <p>Analysis: No conversions were proposed.</p> <p>Housing Element Update: The policy is carried into the update. See Policy HO-3g.</p>
<p>Policy: Multifamily apartment complexes built under the Density Bonus Program shall not be converted to condominiums for at least ten years after issuance of the Certificate of Occupancy. Approval of the conversion shall require the designation of all units that were developed as density bonus units or no less than 20 percent of the units for “lower income” families and no less than 10 percent of the units for “very low income” families, whichever is greater.</p>	<p>Results: No multifamily apartment complexes were built pursuant to the density bonus program during the planning period.</p> <p>Analysis: Because the density bonus program was not used and no conversions were proposed, the policy was not applied or tested.</p> <p>Housing Element Update: The updated element addresses establishment of a density bonus program and the conversion of affordable apartments to condominiums. See Policies HO-3g and HO-3h and Implementation Measure HO-H.</p>
<p>Policy: All requests for the conversion of affordable apartment rental units to condominiums shall be reviewed to determine the impact on the availability of affordable rental housing.</p>	<p>Results: No conversions of affordable apartment rental units were proposed during the planning period.</p> <p>Analysis: No conversions were proposed.</p> <p>Housing Element Update: The policy is carried into the update. See Policy HO-3h.</p>
OBJECTIVE: TO CONTINUE TO SUPPORT THE ACTIVITIES OF THE EL DORADO COUNTY HOUSING AUTHORITY.	
<p>Policy: The El Dorado County Housing Authority will conduct any and all activities authorized by the Housing Authorities Law. The Authority has all powers authorized by applicable state law, County ordinance, and its bylaws necessary and incidental to effect its purpose.</p> <p>Program: The County shall continue to provide support to the Housing Authority through the El Dorado County Department of Community Services.</p> <p>Responsibility: Board of Supervisors, Housing Authority, Department of Community Services, and Planning Department</p> <p>Timeline: Ongoing.</p>	<p>Results: The County continues to support the Housing Authority through the Department of Human Services (formerly the Department of Community Services).</p> <p>Analysis: The Housing Authority is a section of the El Dorado County Department of Human Services. Between 1996 and 2001, the County provided limited support to the Housing Authority through staff and funding.</p> <p>Housing Element Update: This directive has been carried into the revised element. See Policy HO-1d.</p>

GOAL: HOUSING SITES

Adequate housing sites suitable for residential development of all types that are properly located in response to environmental constraints, community facilities, and public services.

OBJECTIVE: TO DESIGNATE ADEQUATE SITES FOR MULTIFAMILY HOUSING IN THE UNINCORPORATED PORTION OF THE COUNTY.

Policy: To accommodate the County’s regional share of lower income housing needs, sufficient land shall be designated as multifamily residential (MFR) and shall allow for a 2:1 ratio of all multifamily units versus units affordable to low and very low income households. At least 862 additional units shall be identified on the General Plan Land Use Map. These lands shall be: (A) designated within the boundaries of Community Regions and Rural Centers; (B) located within the service area for both public water and sewer and proximate to the existing systems; and (C) close to job centers or commuting facilities.

Results: The General Plan Land Use Map in effect during the previous housing element identified 1,320 acres for MFR development. If fully developed, this area would accommodate 6,600 to 31,680 units, depending on development densities (the allowable density for MFR was 5 to 24 units/acre). No General Plan amendments were processed during the life of the previous Housing Element, so no additional land was identified for MFR development.

1491 units built between 1990–2000 were for very low and lower income groups.

Analysis: During the planning period, the County faced several challenges associated with land use in general and with multifamily development in particular; the effect of ongoing litigation was such that the County was not able to identify additional land for MFR. Furthermore, the Superior Court’s 1999 order made it such that General Plan amendments were not possible, further eliminating the possibility that additional lands would be identified MFR.

The 2:1 ratio of multifamily to very low/lower income units was exceeded. According to the ratio, 50 percent of multifamily housing should be affordable. During the planning period, almost 94 percent (1,491 units out of 1,591 units) of the multifamily housing was affordable to very low and low income households.

Housing Element Update: Currently, the County is evaluating four alternatives for a new General Plan. The acreage of vacant land to be devoted to MFR uses for each alternative is as follows:

- No Project and 1996 General Plan Alternatives: 810.4 acres in Community Regions and Rural Centers
- Roadway Constrained Six-Lane “Plus” Alternative: 580.8 acres in Community Regions and Rural Centers
- Environmentally Constrained Alternative: 517.8 acres in Community Regions and Rural Centers

<p>OBJECTIVE: TO DESIGNATE ADEQUATE SITES FOR MULTIFAMILY HOUSING IN THE UNINCORPORATED PORTION OF THE COUNTY.</p>	
	<p>This Housing Element update includes a current vacant land inventory and analysis of the ability of the County to meet its regional housing needs allocation based on the proposed land use designations. In all cases, the County could meet the eight-year allocation for very low and lower income groups assuming multifamily housing is the appropriate housing type.</p>
<p>Policy: To further accommodate the County’s regional share of lower income housing needs, those sites designated Multifamily Residential (MFR) on the General Plan Land Use Map shall be further evaluated for application of a combining zone district which shall provide for a density range not to be less than 10 units per acre. The application of the combining zone district shall be based on site suitability to support the density. The County shall target 25 percent of the available MFR designated lands for application of said combining zone.</p>	<p>Results: The County did not establish a combining zone district for the density described in this policy.</p> <p>Analysis: None</p> <p>Housing Element Update: The County does not intend to establish a combining zone district for multifamily lands when the Zoning Ordinance is updated; the County believes that there are more efficient ways to provide opportunities for the establishment and protection of affordable housing.</p>
<p>Policy: All multiple family housing projects shall be an allowed use permitted by right except where a combining zone district requires design review.</p>	<p>Results: The Zoning Ordinance in effect during the life of the 1996 Housing Element allowed for multiple family housing in two zone districts: Multifamily Residential (RM) and Limited Multifamily Residential (R2).</p> <p>Analysis: A substantial amount of RM and R2 occurred in design control districts. In many cases, multifamily housing development proposed prior to issuance of the Writ was effectively reduced or eliminated through the discretionary process associated with design review.</p> <p>Housing Element Update: This policy will be carried through in the Zoning Ordinance update. However, this element addresses minimizing review requirements for affordable housing (Policy HO-1p) and public outreach to address opposition to the establishment of multifamily housing development (Policy HO-1i).</p>

OBJECTIVE: TO DESIGNATE ADEQUATE SITES FOR MULTIFAMILY HOUSING IN THE UNINCORPORATED PORTION OF THE COUNTY.

Policy: Co-housing shall be an appropriate dwelling type permitted on lands designated as Multifamily Residential and High-Density Residential.

Program: Revisions shall be made to all zoning districts that are consistent with the Multifamily Residential and the High-Density Residential land use designations to allow co-housing facilities as uses allowed by right.

Responsibility: Board of Supervisors and Planning Department

Timeline: Update Zoning Ordinance within one year of the General Plan adoption

Results: The Zoning Ordinance in effect during the life of the 1996 Housing Element did not address co-housing (defined as “a structure or structures containing two or more dwelling 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”).

Analysis: Following adoption of the 1996 General Plan, the County began the process of updating the Zoning Ordinance. A draft of a new Zoning Ordinance included provisions for co-housing. However, because the draft was never adopted as final, the code was never amended.

Housing Element Update: This policy remains in the element update. See Policy HO-4g.

<p>OBJECTIVE: TO PROVIDE SUITABLE SITES FOR THE DEVELOPMENT OF MOBILE HOMES AND MANUFACTURED HOUSING OPPORTUNITIES.</p>	
<p>Policy: Mobile/manufactured home parks shall be permitted in all residential land use designations subject to the density standards of the district and subject to an approved special use permit.</p>	<p>Results: Pursuant to California Government Code Section 65852.7, mobile home parks are a permitted use on all lands planned or zoned for residential land uses. The Zoning Ordinance in effect during the life of the previous Housing Element only addressed mobile home parks in Tourist Residential (RT) districts.</p> <p>Analysis: Following adoption of the 1996 General Plan, the County began the process of updating the Zoning Ordinance. A draft of a new Zoning Ordinance clearly articulated the allowance of mobile home parks in residential districts upon issuance of a special use permit.</p> <p>Housing Element Update: Because this policy is a requirement of state law, it has been removed from the element update. The language describing the placement of mobile home parks in residential districts will be included in the new Zoning Ordinance that will be drafted upon adoption of the new General Plan.</p>
<p>Policy: Mobile/manufactured home parks shall be a use allowed by right on residential lands zoned with the Mobile Home Park (MP) combining zone district subject to all appropriate water, sewer and road requirements, applicable development fees, and design review. The County shall zone 10 percent of all Multifamily Residential, High-Density Residential and Medium-Density Residential with the MP combining zone district.</p>	<p>Results: The Zoning Ordinance in effect during the life of the 1996 Housing Element did not include a mobile home park combining zone district.</p> <p>Analysis: Following adoption of the 1996 General Plan, the County began the process of updating the Zoning Ordinance. A draft of a new Zoning Ordinance included a mobile home park combining zone district, consistent with this policy. The draft ordinance was never adopted as final, so the County never followed through with identifying MFR, HDR, and MDR land suitable for application of the combining zone district.</p> <p>Housing Element Update: While the County intends to create a mobile home park combining zone district in the Zoning Ordinance update, it must first complete a comprehensive review of land suitable for application of the combining zone district.</p>

OBJECTIVE: TO PROVIDE SUITABLE SITES FOR THE DEVELOPMENT OF MOBILE HOMES AND MANUFACTURED HOUSING OPPORTUNITIES.

Policy: The utilization of mobile homes and manufactured homes as an alternative to conventionally constructed homes is deemed appropriate on all parcels within the County where residential usage is allowed by right, provided these homes are placed on permanent foundations as described in the Uniform Building Code. Building fees shall reflect home construction and inspection governed by the Department of Housing and Urban Development (HUD) and be reduced accordingly.

Results: The Zoning Ordinance in effect during the life of the 1996 Housing Element allowed for the placement of mobile/manufactured homes in lieu of other single-family residences; this is also required pursuant to California Government Code Section 65852.4. The type of foundation is not addressed in the Zoning Ordinance but is reviewed at the time a building permit is issued by the County Building Department.

Analysis: None

Housing Element Update: This policy has been removed, because state law allows the placement of mobile/manufactured homes in lieu of “conventionally constructed” homes.

OBJECTIVE: TO PROMOTE THE USE OF PLANNED DEVELOPMENTS TO ALLOW DESIGN FLEXIBILITY AND CREATIVITY TO PRODUCE AFFORDABLE HOUSING.

Policy: Use of the Planned Development (-PD) combining zone district shall be promoted to allow greater flexibility in development standards to encourage developers to include low and moderate income housing within residential developments.

Results: Since adoption of the 1996 Housing Element, the PD combining zone district was not used to provide low and moderate income housing.

Analysis: Although the PD combining district allowed for low and moderate income housing, it was not used for such due to a lack of other successful incentives to include housing in planned developments.

Housing Element Update: The updated element addresses incentives to promote development of affordable housing. See Goal HO-1. The County intends to include the PD combining zone district in the Zoning Ordinance update following adoption of a new General Plan.

OBJECTIVE: TO DEVELOP PLANNED COMMUNITIES CONTAINING A MIX OF HOUSING TYPES.

Policy: Boundaries delineating the location of Planned Communities (-PC) shall be shown on the General Plan Land Use Map. Planned Communities shall be planned and developed through the specific plan process to ensure a variety of housing types and mixed uses.

Results: The General Plan Land Use Map in effect during the life of the 1996 Housing Element identified the Carson Creek and Promontory Specific Plan areas as planned communities. Other Specific Plans that were previously adopted were identified on the map, but not also as Planned Communities.

Analysis: Historically, the County has encouraged the inclusion of a mix of housing types and uses in Planned Communities. Developers have also voluntarily proposed provisions for such development. However, the location of planned communities in the county, market forces, and political challenges have effectively focused such development on lower density construction for above moderate income groups. The net result has been planned communities that are not accessible to very low, lower, and, in some cases, moderate income groups.

Housing Element Update: The County does not anticipate establishing any new planned communities. This updated element includes a number of strategies for addressing the inclusion of a mix of housing types in development agreements, Specific Plans, and residential subdivisions.

OBJECTIVE: DEVELOP RURAL HOUSING OPPORTUNITIES WITHIN RURAL CENTERS.

Policy: Rural Centers shall be delineated within the Rural Regions of the county to identify those areas where higher density residential usage shall be permitted proximate to, or in conjunction with, commercial opportunities. Maximum densities within Rural Centers may be limited based on the availability of public and/or community water and sewage disposal services.

Results: The 1996 General Plan identified Rural Centers within the Rural Regions of the county.

Analysis: Most of these Rural Centers included land identified for (and in some cases already used for) high-density residential uses. The County never completed a comprehensive analysis of the services available in each Rural Center or developed a plan for promoting housing opportunities in Rural Centers.

Housing Element Update: The updated element focuses on preserving housing opportunities in and adjacent to Rural Centers as opposed to simply identifying suitable areas for such development. See Policy HO-1e and Implementation Measure HO-B.

<p>OBJECTIVE: TO PROVIDE SUITABLE OPPORTUNITIES FOR THE DEVELOPMENT OF EMPLOYEE HOUSING.</p>	
<p>Policy: Within areas zoned for residential uses, Employee Housing providing accommodations for six or fewer employees shall be deemed a single-family structure and shall be subject to the same provisions and requirements governing the construction of single-family dwellings, subject to a showing, based on substantial evidence, that the applicant for such housing is likely to obtain, or has obtained, a Permit to Operate from the State Department of Housing and Community Development in conformance with State Health and Safety Code Section 17021.5.</p>	<p>Results: Consistent with state law, employee housing structures providing accommodations for six or fewer employees are considered single-family structures and are allowed by right in residential zoning districts. The Zoning Ordinance in effect during the life of the previous housing element did not specifically state that this use is allowed by right, although it is implied.</p> <p>Analysis: The ordinance did not prevent the establishment of single-family residences as employee housing for six or fewer employees.</p> <p>Housing Element Update: Because it is required by state law, this policy has been removed from the updated element.</p>
<p>Policy: Within areas zoned for agricultural uses, the construction of Employee Housing for 12 or fewer farmworkers shall be subject to the same provisions and requirements governing the construction of structures permitted by right on a parcel in such agricultural zones, subject to a showing, based on substantial evidence, that the applicant for such housing is likely to obtain, or has obtained, a Permit to Operate from the State Department of Housing and Community Development in conformance with State Health and Safety Code Section 17021.6.</p>	<p>Results and Analysis: Chapter 17.36 of the Zoning Ordinance in effect during the life of the 1996 Housing Element allowed for housing for agricultural employees in agricultural zoning districts subject to a special use permit without specifying the number of employees such housing accommodates. Three special use permits were issued for employee housing during the planning period. In all cases, however, the need for a use permit was triggered by an action other than the provision of employee housing (two permits were for additional single-family residences greater than the maximum square footage allowed by right, and one was for a combination equipment shed/residence that also exceeded the maximum square footage).</p> <p>Analysis: Because it was not consistent with state law, the County recognized that the Zoning Ordinance needed to be amended to reflect that such uses are allowed by right. However, because a new Zoning Ordinance was never adopted, the change was never made.</p> <p>Housing Element Update: When a new Zoning Ordinance is drafted upon adoption of a new General Plan, it will note that agricultural employee housing for 12 or fewer employees will be permitted by right, as described under California Health and Safety Code Section 17021.6.</p>

<p>OBJECTIVE: TO PROVIDE SUITABLE OPPORTUNITIES FOR THE DEVELOPMENT OF EMPLOYEE HOUSING.</p>	
<p>Policy: In areas zoned for agricultural uses, development of Employee Housing for more than 12 farmworkers shall require approval of a special use permit in addition to a Permit to Operate from the State Department of Housing and Community Development.</p>	<p>Results: Chapter 17.36 of the Zoning Ordinance in effect during the life of the 1996 Housing Element allowed for housing for agricultural employees in agricultural zoning districts subject to a special use permit without specifying the number of employees such housing accommodates. There were no applications for agricultural employee housing for more than 12 employees during the planning period.</p> <p>Analysis: The policy was not applied during the planning period.</p> <p>Housing Element Update: This element contains a policy that addresses the tracking of employee housing (Policy HO-4h). When the new Zoning Ordinance is drafted upon adoption of the new General Plan, it will note that agricultural employee housing for more than 12 employees will require a special use permit in addition to a Permit to Operate.</p>
<p>Policy: In areas zoned for agricultural uses, the occupancy of Employee Housing developed under these provisions shall be limited to farmworkers.</p>	<p>Results: Chapter 17.36 of the Zoning Ordinance in effect during the life of the 1996 Housing Element specifically stated that Employee Housing in agriculturally zoned areas is for "agriculture labor housing." The County did not receive any applications for non-agricultural employee housing during the planning period.</p> <p>Analysis: None</p> <p>Housing Element Update: The limitation of agricultural employee housing for agricultural workers is addressed in the Agriculture and Forestry Element of this General Plan (Policy AF-3a).</p>
<p>Policy: All Employee Housing shall require, at a minimum, the issuance of a building permit by the County, in addition to a Permit to Operate issued by the State Department of Housing and Community Development. Where an applicant for a building permit has not yet obtained a Permit to Operate, the applicant must demonstrate to the County, based on substantial evidence, that the Employee Housing will conform to pertinent building code requirements and the requirements necessary to obtain a Permit to Operate, and that the Employee Housing will be occupied only by persons qualifying as "employees" within the meaning of the State Employee Housing Act.</p>	<p>Results: Under the 1996 Housing Element, any employee housing would have required the issuance of a building permit by the County in addition to a Permit to Operate from the State Department of Housing and Community Development.</p> <p>Analysis: None</p> <p>Housing Element Update: This policy has not been carried forward. The County will adhere to Employee Housing Act when approving and permitting employee housing.</p>

GOAL: HOUSING INCENTIVES

Programs which assist developers in providing affordable housing opportunities while protecting the public health, safety, and welfare.

OBJECTIVE: TO DEVELOP A DENSITY BONUS PROGRAM AND AN INCENTIVES PROGRAM TO ENCOURAGE BUILDERS AND DEVELOPERS TO PROVIDE DWELLING UNITS SUITABLE FOR SALE OR FOR RENT TO LOW AND MODERATE INCOME GROUPS.

Policy: An incentive program shall be developed and included in the Zoning Ordinance for the development of lower income housing units.

Program: The County shall develop an incentive program, pursuant to state law, for inclusion in the revised Zoning Ordinance. The program shall specify the specific incentives, and procedures for their use, which may be made available to developers desiring to develop housing projects under the Density Bonus Program.

Responsibility: Board of Supervisors, Planning Department, and Department of Transportation.

Timeline: Update Zoning Ordinance within one year of the General Plan adoption.

Results: The Density Bonus Program, as presented in the 1996 Housing Element, was not utilized during the planning period.

Analysis: Following adoption of the previous General Plan, the County began the process of updating the Zoning Ordinance to include the Density Bonus Program for planned residential development outlined in the 1996 Housing Element. The 1999 draft of a new Zoning Ordinance included the program. However, because the draft ordinance was never adopted and codified, the density bonus program was never fully implemented.

Although not included in the Zoning Ordinance, the Density Bonus Program was still available to developers during the planning period. Because of lower density development patterns in the county, developers were not interested in using the program to increase densities. For example, in most cases development did not approach maximum allowable densities under the General Plan land use designations and Zoning Ordinance regulations. Accordingly, there would have been no incentive for developers to participate in a density bonus program since they did not seek to increase density.

Housing Element Update: The updated Housing Element proposes development of density bonus program as required by state law (Implementation Measure HO-H). However, the County recognizes that density bonus may not be a viable solution for this mostly rural area and that a different approach is needed to provide for low and moderate income housing.

OBJECTIVE: TO DEVELOP A DENSITY BONUS PROGRAM AND AN INCENTIVES PROGRAM TO ENCOURAGE BUILDERS AND DEVELOPERS TO PROVIDE DWELLING UNITS SUITABLE FOR SALE OR FOR RENT TO LOW AND MODERATE INCOME GROUPS.

Policy: Implement the El Dorado County Density Bonus Program.
Program: A procedural document shall be prepared for use by staff and for distribution to the development community on the implementation of the Density Bonus Program. The document shall clearly identify the responsibilities of both the developer and the County in the preparation and processing of an affordable housing project proposal.
Responsibility: Planning Department
Timeline: Within one year of the General Plan adoption.

Results: After approval of the 1996 Housing Element, the County did not prepare the procedural document described in this policy.
Analysis: As described above, the Density Bonus Program was not formally codified or successfully implemented during the planning period. Before a procedural document can be prepared, the County must first revise and formalize the program.
Housing Element Update: See Implementation Measure HO-H.

OBJECTIVE: TO SEPARATE FEE STRUCTURE FOR AFFORDABLE HOUSING.

Policy: The County shall, within one year of the adoption of this General Plan, research and determine the feasibility of creating a separate fee structure for affordable housing developments.
Program: A feasibility study shall be conducted to determine the possibility of reducing certain fees for housing projects developed under the guidelines of the Density Bonus Program. Should the study determine that a separate fee structure is feasible, the new fee structure should be prepared immediately thereafter for presentation to the Board of Supervisors for adoption.
Responsibility: Board of Supervisors, Planning Department, Building Department, Department of Transportation, public utility purveyors
Timeline: Within one year of the General Plan adoption.

Results: The County did not perform the feasibility study described in this policy and program.
Analysis: Because the Density Bonus Program was never formalized, the study was never initiated.
Housing Element Update: This element takes a different approach to fees for processing of affordable housing development (Implementation Measures HO-K and HO-M). The County recognizes that it must address the fee structure for many different programs it sponsors, not just the density bonus program.

OBJECTIVE: TO CREATE APPROPRIATE ROAD DEVELOPMENT STANDARDS FOR ALL HOUSING PROJECTS TO REDUCE THE COST OF DEVELOPMENT.

No policies or programs proposed.

Results: The County did not consider or establish road development standards for all housing projects as a means to reduce the cost of development.
Analysis: None
Housing Element Update: The updated element addresses development standards for affordable housing. See Implementation Measure HO-G.

<p>OBJECTIVE: TO EDUCATE THE PUBLIC REGARDING SECOND RESIDENTIAL UNITS AND TEMPORARY HARDSHIP MOBILE HOMES.</p>	
<p>Policy: The Planning Department shall prepare informational brochures describing second residential units and temporary hardship mobile homes.</p> <p>Program: Informational brochures shall be prepared and reviewed for update on an annual basis to ensure consistency with changes to state law. The brochures shall clearly delineate the circumstances under which these housing types may be utilized. These brochures shall be available at the Permit Center Public Research Room.</p> <p>Responsibility: Planning Department</p> <p>Timeline: Ongoing.</p>	<p>Results: Copies of current Zoning Ordinance Chapters 17.15, which describes the minimum development standards for second residential units on single-family lots, and 17.52, which outlines the guidelines for temporary hardship mobile homes, are and will remain available in the Permit Center Research Room. No additional brochures were created.</p> <p>Analysis: When potential or actual applicants visit the Planning Help Counter or call a planner on duty, they are provided the Zoning Ordinance information and are able to discuss second residential units or hardship mobile homes with a planner. This has been a more effective means of providing information to the public, as the Permit Center Research Room is not generally used.</p> <p>Housing Element Update: The updated element addresses public education regarding second units and hardship mobile homes. See Implementation Measure HO-F.</p>
<p>Policy: Second residential units shall be permitted in all zone districts which permit single-family residential use by right provided all other on-site development standards are met, minimum public water and sewer capacities are not reduced, or on-site water and sewage disposal standards are maintained.</p>	<p>Results: These provisions were included in Chapter 17.15 of the Zoning Ordinance in effect during the life of the 1996 Housing Element.</p> <p>Analysis: None</p> <p>Housing Element Update: When the Zoning Ordinance is updated following adoption of a new General Plan, it will allow second units by right as long as other development standards can be met.</p>

<p>OBJECTIVE: TO EDUCATE THE PUBLIC REGARDING SECOND RESIDENTIAL UNITS AND TEMPORARY HARDSHIP MOBILE HOMES.</p>	
<p>Policy: Temporary hardship mobile homes shall be allowed, with the approval of a Temporary Mobile Home Permit, for the following purposes:</p> <ul style="list-style-type: none"> ▪ Use by the property owner or members of the family to prevent the dislocation/homelessness of family members and/or to allow for in-home medical care of family members; ▪ As a residence for a caretaker on parcels one acre or larger in size where the primary dwelling is occupied by the elderly or handicapped property owner in need of care; ▪ For use by a caretaker or watchman for the protection of commercial and industrial sites when a finding of necessity can be made; or ▪ For the housing of farmworkers and their families provided the employees are persons hired to carry on agricultural pursuits on the premises and the necessity for the housing has been approved by the Agricultural Commission. 	<p>Results: These provisions were included in Chapter 17.52 of the Zoning Ordinance in effect during the life of the 1996 Housing Element.</p> <p>Analysis: None</p> <p>Housing Element Update: Conditions for establishment of temporary mobile homes will remain in the Zoning Ordinance once it is updated following adoption of a new General Plan.</p>
<p>Policy: A temporary mobile home permit, valid for a two-year time period, shall be required prior to the placement of the temporary mobile home. Time extensions for two-year periods may be approved upon proof that the hardship condition continues to exist. Circumstances that justify the need for a temporary hardship mobile home shall be described in the Zoning Ordinance.</p>	<p>Results: These provisions were included in Chapter 17.52 of the Zoning Ordinance in effect during the life of the 1996 Housing Element.</p> <p>Analysis: None</p> <p>Housing Element Update: These provisions will be contained in the updated Zoning Ordinance.</p>

<p>OBJECTIVE: TO EXPAND COUNTY ASSISTANCE PROGRAM TO PROVIDE INFORMATION AND BUILDING PLANS FOR AFFORDABLE HOUSING.</p>	
<p>Policy: The Building Department shall publish a public information packet advising potential owner-builders of Building Code criteria. The packet shall include information to assist the owner-builder in designing and preparing building plans.</p> <p>Program: Brochures containing pertinent information on Uniform Building Code criteria shall be developed and made available to the public at the Permit Center Public Research Room. Instructions shall be included to inform the owner-builder of the requirements for a complete set of building plans.</p> <p>Responsibility: Building Department</p> <p>Timeline: 1996–1997 fiscal year, ongoing thereafter.</p>	<p>Results: Uniform Building Code brochures were not developed. However, Building Department staff provides regular assistance to the public regarding UBC requirements at its public counter and via the telephone and internet.</p> <p>Analysis: None</p> <p>Housing Element Update: Building Department staff will continue to assist the public at its counter and via the telephone and internet.</p>
<p>Policy: The Building Department shall make available pre-approved residential building plans for basic small residences targeted for low and moderate income households.</p> <p>Program: In support of the affordable housing program, the Building Department shall identify building plans for basic small residences that comply with all codes adopted by the County. These plans shall be pre-approved through the Master Plan program. Informational brochures on these residences shall be available at the Permit Center Public Research Room. Complete sets of plans shall be available for purchase at a nominal cost through the Building Department.</p> <p>Responsibility: Building Department</p> <p>Timeline: 1996–1997 fiscal year, ongoing thereafter.</p>	<p>Results: The Building Department did not develop pre-approved residential building plans targeted for low and moderate income households.</p> <p>Analysis: None</p> <p>Housing Element Update: This policy was not carried into the update. Because of limited staff and budget, the County believes that incentive policies will more successfully contribute to construction of affordable housing. The update includes an implementation measure addressing design standards for affordable housing (Implementation Measure HO-U).</p>

GOAL: RESIDENTIAL ENVIRONMENT

A quality residential environment obtained through the conservation and rehabilitation of the existing housing stock resulting in the maintenance and improvement of community character.

OBJECTIVE: TO ENCOURAGE THE IMPROVEMENT OF EXISTING RESIDENTIAL NEIGHBORHOODS TO PREVENT DETERIORATION.	
<p>Policy: The County shall expand self-help programs already established for new homes to include informative data relating to existing home improvements and refinancing.</p> <p>Program: In an effort to encourage the rehabilitation of substandard housing within the county, information shall be developed and made available at the Permit Center Public Research Room regarding improvements that can be made to existing homes and sources of financing to accomplish these renovations. The El Dorado County Housing Authority shall provide basic assistance to the homeowners in determining the level of improvements necessary to bring the dwelling up to code. The Authority shall also assist landowners in locating sources of financing.</p> <p>Responsibility: Building Department, Planning Department, and Housing Authority</p> <p>Timeline: 1996–1997 fiscal year, ongoing thereafter.</p>	<p>Results: During the planning period, the Housing Authority assisted homeowners through the Low Income Home Energy Assistance Program (LIHEAP).</p> <p>Analysis: LIHEAP is an ongoing program. The County will continue to assist homeowners with energy efficiency upgrades.</p> <p>Housing Element Update: Although not included as a direct policy, the County intends to continue participation in the LIHEAP. Furthermore, this update includes a measure addressing additional monies for weatherization programs (Implementation Measure HO-X).</p>
<p>Policy: The El Dorado County Department of Community Services shall seek funding through participation in such state housing rehabilitation programs as the Community Development Block Grant Program and through programs available with the California Housing and Community Development Department.</p> <p>Program: The County will continue to receive and apply for funds from the state for CDBGP, California Housing Rehab Program for Owner Occupied Housing (CHRP-O) and California Housing Rehab for Renters (CHRP-R).</p> <p>Responsibility: Department of Community Services</p> <p>Timeline: Annually.</p>	<p>Results: The County continues to apply for and receive Community Development Block Grant (CDBG) Programs focused on housing rehabilitation.</p> <p>Analysis: Currently, the County receives CDBG program grants, on average, every other year.</p> <p>Housing Element Update: The County intends to continue applying for CDBG funding (See Implementation Measure HO-M).</p>

GOAL: HOUSING EFFICIENCY AND SAFETY

Future housing units designed to minimize the consumption of natural resources and to protect against natural hazards.

<p>OBJECTIVE: TO PROMOTE ENERGY AND WATER EFFICIENT HOUSING AND SITE DESIGN.</p>	
<p>Policy: The County shall enforce Title 24 requirements and other applicable regulations for energy conservation in new residential projects and encourage developers to employ additional energy conservation measures.</p> <p>Program: Informational brochures regarding Title 24 requirements shall be prepared and made available to builders and developers. Information shall also be made available illustrating ways to improve energy conservation through better design of streets and driveways, lot patterns and configuration, siting of buildings, and the provision of landscaping and solar access. This information shall be available at the Permit Center Public Research Room.</p> <p>Responsibility: Building Department and Planning Department</p> <p>Timeline: 1996–1997 fiscal year, ongoing thereafter.</p>	<p>Results: The Building Department did not develop Title 24 informational brochures. As with UBC requirements, Building Department staff regularly assist the public regarding Title 24 requirements.</p> <p>Analysis: None</p> <p>Housing Element Update: This update addresses public information regarding energy efficiency (Implementation Measures HO-II and HO-JJ).</p>
<p>Policy: The County shall make available updated self-help information regarding weatherization programs, and building, site, and landscape design.</p> <p>Program: Existing brochures shall be updated and additional brochures shall be developed as necessary to provide the public with current information on weatherization program, and building, site, and landscape design. These brochures shall be available at the Permit Center Public Research Room.</p> <p>Responsibility: Building Department and Planning Department</p> <p>Timeline: Ongoing.</p>	<p>Results: The Building Department does not maintain information regarding weatherization programs or design recommendations. The Department of Human Services provides information regarding weatherization programs.</p> <p>Analysis: None</p> <p>Housing Element Update: This update includes measures addressing energy efficiency and site design (Implementation Measures HO-U, HO-II, and HO-JJ).</p>

<p>OBJECTIVE: TO PROMOTE ENERGY AND WATER EFFICIENT HOUSING AND SITE DESIGN.</p>	
<p>Policy: Discretionary applications for new development shall be analyzed in terms of energy and water efficient site design.</p>	<p>Results: During the review of discretionary projects, applicants are required to provide proof that the local energy and water providers can accommodate the proposed development. The County and service providers do not complete an additional review of energy and water efficiency, with the exception of the requirement to meet water conserving landscape standards for landscaping associated with commercial development.</p> <p>Analysis: The County's California Environmental Quality Act (CEQA) checklist, which it uses in its analysis of discretionary proposals, does not address energy or water efficiency. The most efficient way for the County to begin addressing these issues is through the CEQA process.</p> <p>Housing Element Update: The updated element includes a revision of this policy. See Policy HO-5b.</p>
<p>Policy: Encourage the application of the Water Conserving Landscape Standards currently required for commercial, industrial, and multifamily projects to single family projects.</p> <p>Program: Information brochures shall be prepared explaining the Water Conserving Landscape Standards and shall be made available to the public at the Permit Center Public Research Room.</p> <p>Responsibility: Planning Department</p> <p>Timeline: 1996–1997 fiscal year.</p>	<p>Results: Information regarding the County's Water Conserving Landscape Standards and drought-tolerant landscape plants is available to the public through both the Planning service counter and the Permit Center Public Research Room.</p> <p>Analysis: The County has not actively encouraged the application of water-conserving landscape standards to single-family development, but instead has focused on commercial development. Under normal conditions, issuance of building permits for residential development is ministerial and does not require conditioning by the County. When an individual applies for this ministerial permit, application of the landscape standards or use of drought-tolerant plants for landscaping is not typically encouraged.</p> <p>Housing Element Update: The element contains an update of this policy. See Policy HO-5b.</p>

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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 shall be required to connect to public water systems 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 shall be required to connect to public wastewater collection facilities as a condition of approval except in Rural Centers and areas designated as Platted Lands (-PL). In the Community Region of Camino/Pollock Pines, the long term development of public sewer service shall be encouraged; however, development projects will not be required to connect to wastewater collection facilities where such connection is infeasible, based on the scale of the project. (Res. No. 298-98; 12/8/98)
- 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]

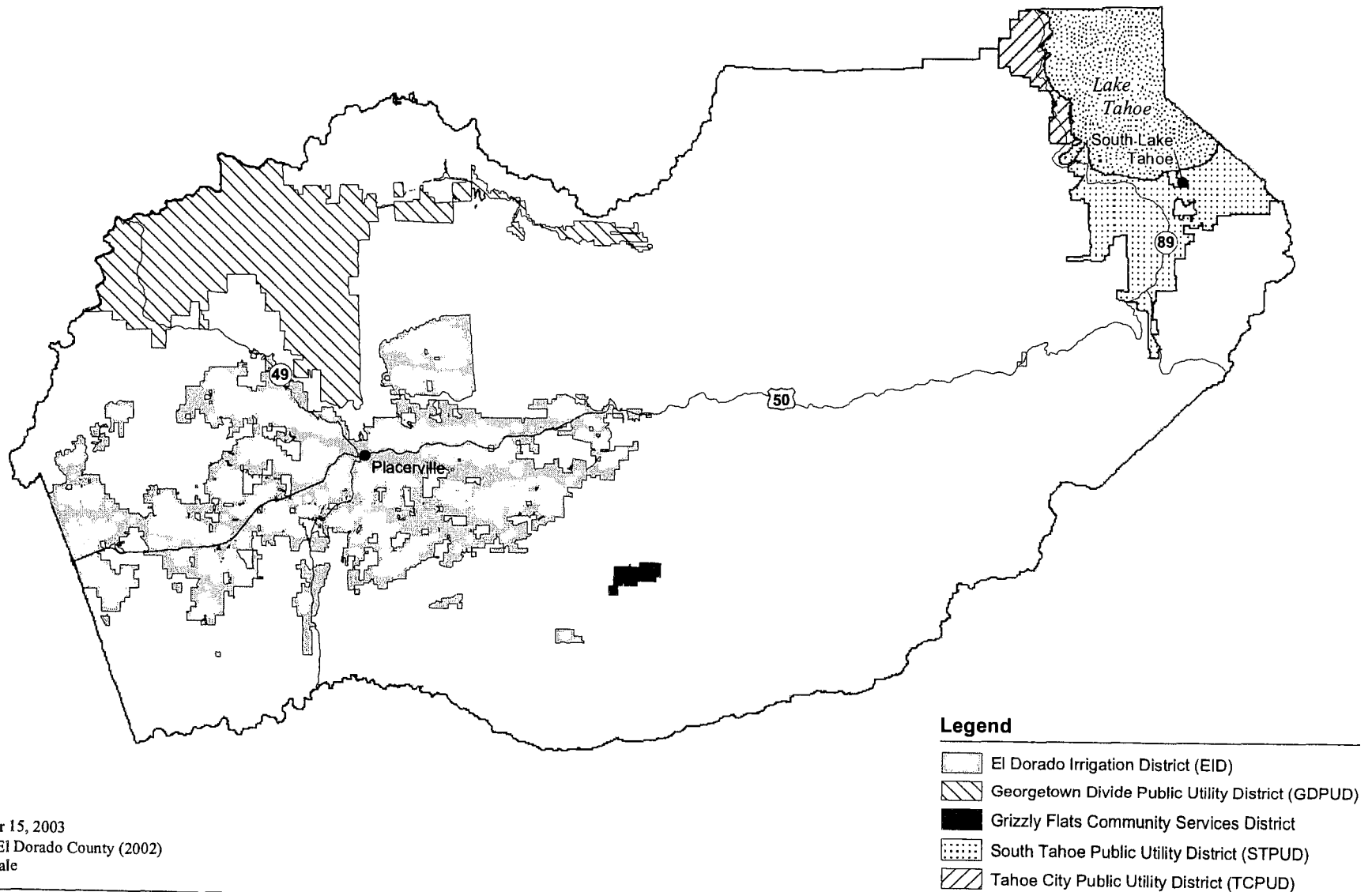
Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Ongoing

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.

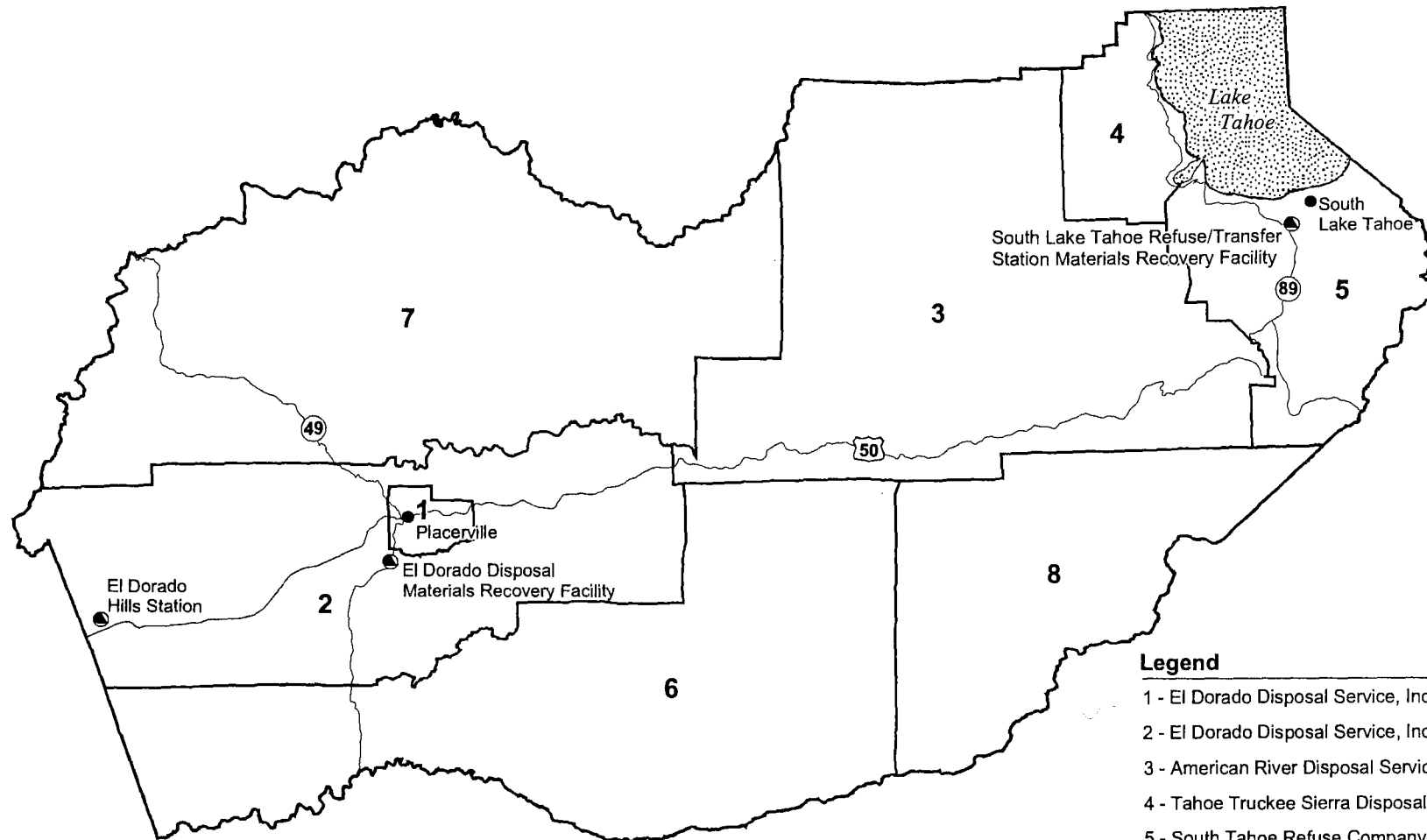
Responsibility:	Environmental Management Department
Time Frame:	Develop and implement program within three years of General Plan adoption.

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



Legend

- 1 - El Dorado Disposal Service, Inc. (City)
 - 2 - El Dorado Disposal Service, Inc. (County)
 - 3 - American River Disposal Service*
 - 4 - Tahoe Truckee Sierra Disposal Co., Inc.
 - 5 - South Tahoe Refuse Company, Inc.
 - 6 - Amador Disposal Service, Inc.
 - 7 - Sierra Disposal Service
 - 8 - Unassigned*
- * Divisions of South Tahoe Refuse Co., Inc.

Source: El Dorado County, Environmental Management Department (2002)
 Not to Scale

Figure PS-3
Fire Districts in El Dorado County

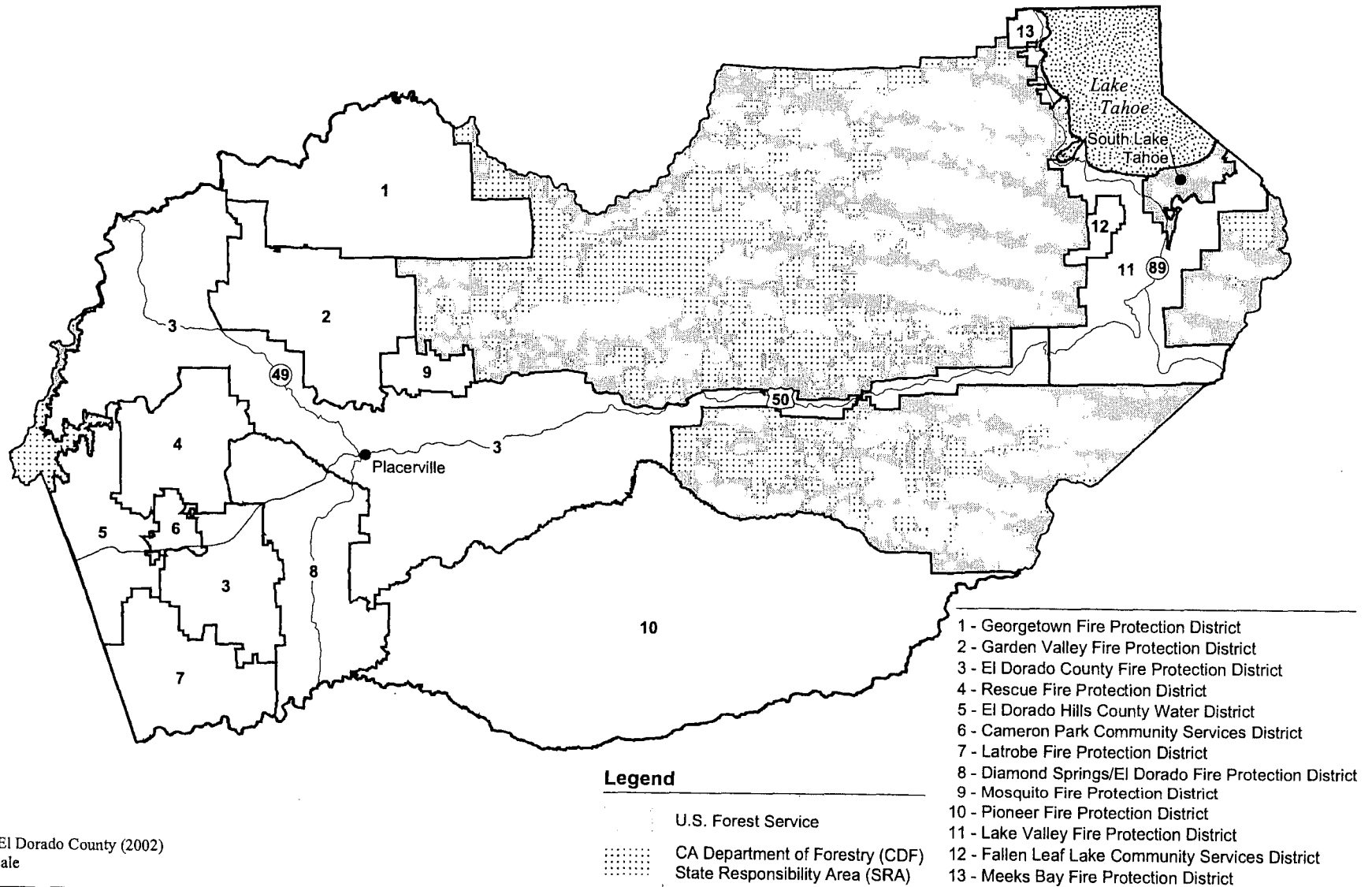
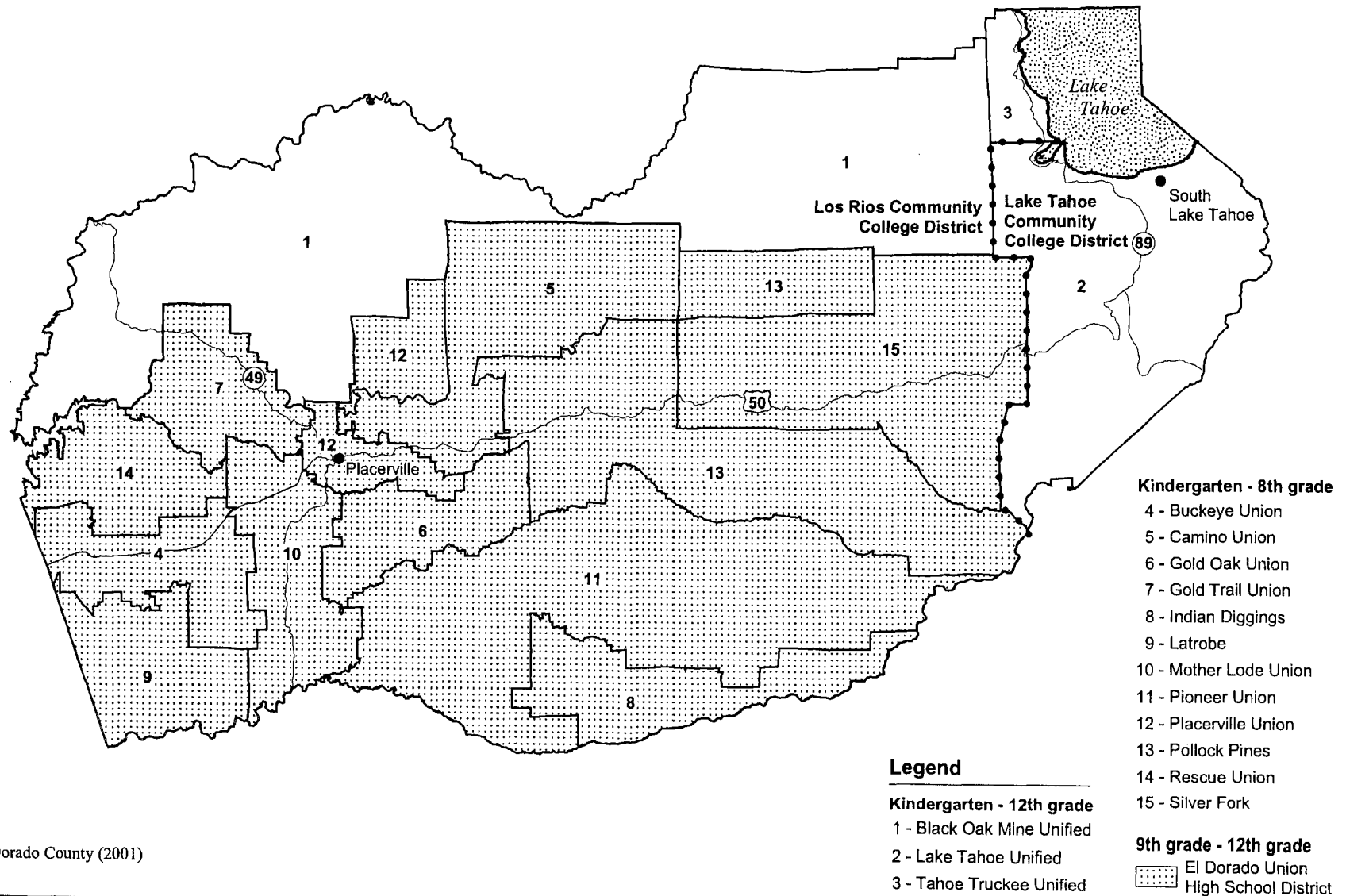


Figure PS-4
Public School Districts in El Dorado County



Source: El Dorado County (2001)
Not to Scale



EL DORADO COUNTY GENERAL PLAN PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

PRINCIPLE

The Plan must identify public health and safety issues and provide guidance for protecting the health, safety, and welfare of El Dorado County residents.

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 risk associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunamis, seiches, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.”

The Public Health, Safety, and Noise Element addresses community noise problems, in accordance with Government Code Section 65302(f). The noise contour maps required by that statute are found in Appendix C. Additionally, this element satisfies the State mandated requirements for the safety general plan element.

REGULATORY FRAMEWORK

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.

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 overall 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.

ORGANIZATION OF THE ELEMENT

This element sets forth planning strategies for fire hazards, seismic hazards, flood hazards, noise, hazardous materials, air quality, airport safety, and highway safety.

POLICY SECTION

GENERAL

GOAL 6.1: COORDINATION

A coordinated approach to hazard and disaster response planning.

OBJECTIVE 6.1.1: EL DORADO COUNTY OPERATIONAL AREA MULTI-HAZARD EMERGENCY OPERATIONS FUNCTIONAL PLAN

The El Dorado County Operational Area Multi-Hazard Emergency Operations Functional Plan shall serve as the implementation program for this Goal.

Policy 6.1.1.1 The El Dorado County Operational Area Multi-Hazard Emergency Operations Functional Plan shall serve as the implementation program for the coordination of hazard planning and disaster response efforts within the County. The County will ensure that the El Dorado County Operational Area Multi-Hazard Emergency Operations Functional Plan is updated on a regular basis to keep pace with the growing population.

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 new development and structures shall meet “defensible space” requirements and adhere to fire code building 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, and federal and state agencies having land use jurisdiction in El Dorado County in the development of a countywide fuels management strategy.

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 Prevention Fire Hazard Severity Zone Maps.

- Policy 6.2.2.1 Fire Hazard Severity Zone 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 in areas of high and very high wildland fire hazard or in areas identified as “urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

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 fire protection district that, concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be available in accordance with applicable State and local fire district standards.
- 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.

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 the California Department of Forestry and Fire Protection and local fire protection districts 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.

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, California Department of Forestry and Fire Protection, and local fire districts in fire prevention education programs.

GEOLOGIC AND SEISMIC HAZARDS

ASBESTOS

Asbestos is of special concern in El Dorado County because it occurs naturally in surface deposits of several types of ultramafic materials (materials that contain magnesium and iron and a very small amount of silica). Asbestos emissions can result from the sale or use of asbestos-containing materials, road surfacing with such materials, grading activities, and surface mining.

The El Dorado County Air Quality Management District (AQMD) is responsible for implementing and enforcing asbestos-related regulations and programs. This includes implementation of Title 17, Sections 93105 and 93106 of the California Code of Regulations (Asbestos Airborne Toxic Control Measure-Asbestos-Containing Serpentine) and the County's Naturally Occurring Asbestos and Dust Protection Ordinance. Regulated activities include construction or digging on a site containing naturally occurring asbestos in rock or soils and the sale and use of serpentine material or rock containing asbestos materials for surfacing.

Asbestos-related measures presented in this General Plan are focused on supporting the actions of the AQMD.

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 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]) have a California-registered geologist knowledgeable about asbestos-containing formations inspect the project area for the presence of asbestos using appropriate test methods. The County shall amend the Erosion and Sediment Control Ordinance to include a section that addresses the reduction of thresholds to an appropriate level for grading permits in areas likely to contain naturally occurring asbestos (based on mapping developed by the DOC). The Department of Transportation and the County Air Quality Management District 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 the California Department of Conservation [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.

OBJECTIVE 6.3.2: COUNTY-WIDE SEISMIC HAZARDS

Continue to evaluate seismic related hazards such as liquefaction, landslides, and avalanche, particularly in the Tahoe Basin.

- Policy 6.3.2.1 The County shall 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 *intentionally blank*
- Policy 6.3.2.5 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.

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 The County shall continue participation in the National Flood Insurance Program and application of flood plain zoning regulations.
- Policy 6.4.1.2 The County shall 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.

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.
- 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 Division of Safety of Dams.

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 6-1 or the performance standards of Table 6-2, 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 6-2 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 Tables 6-1 and 6-2, 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 Comprehensive Land Use Plans for applicable airports. (See Objective 6.5.2.)
- As a consequence, 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 HUD, FHA and 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 6-2 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 6-2 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 6-1 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 6-1.
- 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 6-1 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 Airports Comprehensive Land Use Plans. (See Objective 6.5.2.)

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 6-2
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

Notes:
 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).
 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.
 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.
 *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.

Policy 6.5.1.11 The standards outlined in Tables 6-3, 6-4, and 6-5 shall 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. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Land Use Designation ¹	Time Period	Noise Level (dB)	
		L _{eq}	L _{max}
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.

Land Use Designation	Time Period	Noise Level (dB)	
		L _{eq}	L _{max}
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

Land Use Designation	Time Period	Noise Level (dB)	
		L _{eq}	L _{max}
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 6-2, increases in ambient noise levels caused by new nontransportation 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 6-2, increases in ambient noise levels caused by new nontransportation 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 Comprehensive Airport Land Use Plans (CLUPS) for the Placerville Airport, the Cameron Airpark Airport, the Georgetown Airport, and the City of South Lake Tahoe Airport as the applicable guidelines for development within the 55 dB Ldn/CNEL contour of these airports. Where there is a conflict between the County noise standards and the noise standards of the CLUPS, the standards of the CLUPS shall take precedence.

- Policy 6.5.2.1 All projects, including single-family residential, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable CLUP.
- Policy 6.5.2.2 The County shall develop and apply a combining zone district for areas located within the 55 dB/CNEL contour of airports.
- Policy 6.5.2.3 All airports which have not developed noise level contours consistent with the El Dorado County General Plan forecast year of 2025 should update the respective Master Plans and CLUPs to reflect aircraft operation noise levels in the year 2025.

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 materials.

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 pollutants that create unpleasant odors.**

OBJECTIVE 6.7.1: EL DORADO COUNTY CLEAN AIR PLAN

Adopt and enforce the El Dorado County Clean Air Act Plan in conjunction with the County Air Quality Management District.

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 car pool/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 as a means 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).

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.

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 mail boxes, 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. The County shall encourage actions (e.g., use of light-colored roofs and retention of trees) to help mitigate heat island effects on air quality.

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 Safety Zones of the Placerville Airport, the Cameron Park Air Park Airport, the Georgetown Airport, and the City of South Lake Tahoe Airport shall comply with Airport Land Use Commission height, noise, and safety policies and maps as set forth in each airport’s comprehensive land use plan. Where there is a difference between the County development standards and the development standards of the Comprehensive Land Use Plan, as applied to proposed development, the standards that will most reduce airport-related safety hazards shall apply.

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 1, 2, and 3 as defined by the comprehensive land use plans 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.

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]

Responsibility:	Sheriff's Department (Office of Emergency Services), County Administrative Officer, Department of Transportation, Environmental Management, and General Services Department
Time Frame:	Ongoing review and updating of the Operational Area Multi-Hazard Functional Emergency Operations Plan.

MEASURE HS-B

Work with the local Fire Safe Councils, fire protection districts, U.S. Forest Service, and California Department of Forestry and Fire Protection 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; and
- Appropriate standards for open space and greenbelts.

[Policies 6.2.1.1, 6.2.4.2, and 6.2.5.1]

Responsibility:	Planning Department, Department of Transportation, and Building Department
Time Frame:	Develop draft plan within six months of General Plan adoption.

MEASURE HS-C

Develop a program to collect, maintain, and update geological, seismic, avalanche, and other geological hazard information. [Policy 6.3.2.1]

Responsibility:	Planning Department and Sheriff's Department (Office of Emergency Services)
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. [Objective 6.3.1]

Responsibility:	Planning Department, Building Department, 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.

Responsibility:	Environmental Management
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 El Dorado County. [Policy 6.3.1.3]

Responsibility:	Environmental Management
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 6.3.2.4]

Responsibility:	Building Department
Time Frame:	Adopt revisions as UBC changes are promulgated (ongoing).

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. [Policies 6.4.1.1, 6.4.1.2, and 6.4.1.3]

Responsibility:	Planning Department, Building Department, Department of Transportation, and General Services Department
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, with the exception of single-family residential building permits, if not in areas governed by the Airport Comprehensive Land Use Plans.

[Policies 6.5.1.10, 6.5.1.13, and 6.5.1.14]

Responsibility:	Planning Department and Department of Transportation
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, California Department of Forestry and Fire Protection, 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]

Responsibility:	Planning Department, Department of Transportation, General Services Department, 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 comprehensive land use plans for each of the County's public airports. The ordinance shall specify maximum density and minimum parcel size; and
- B. Develop and apply a combining zone district for areas within the 55 dB CNEL of public airports to discourage the placement of incompatible uses within the contour. [Policies 6.5.2.2 and 6.8.1.2]

Responsibility:	Planning Department
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 6.5.2.3]

Responsibility:	Planning Department and Department of Transportation
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]

Responsibility:	Environmental Management
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]

Responsibility:	Environmental Management and Planning Department
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]

Responsibility:	Department of Transportation and General Services Department
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]

Responsibility:	Air Quality Management District
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.

Responsibility:	Planning Department and Department of Transportation
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]

Responsibility:	Department of General Services
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]

Responsibility:	Planning Department, Building Department, and Environmental Management
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]

Responsibility:	Air Quality Management District
Time Frame:	Develop standards within five years of General Plan adoption.

MEASURE HS-U

Monitor existing, ongoing studies related to effects of air pollution on vegetation. [Policy 6.7.8.1]

Responsibility:	Air Quality Management District
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]

Responsibility:	Environmental Management
Time Frame:	Adopt amendment within three years of General Plan adoption.

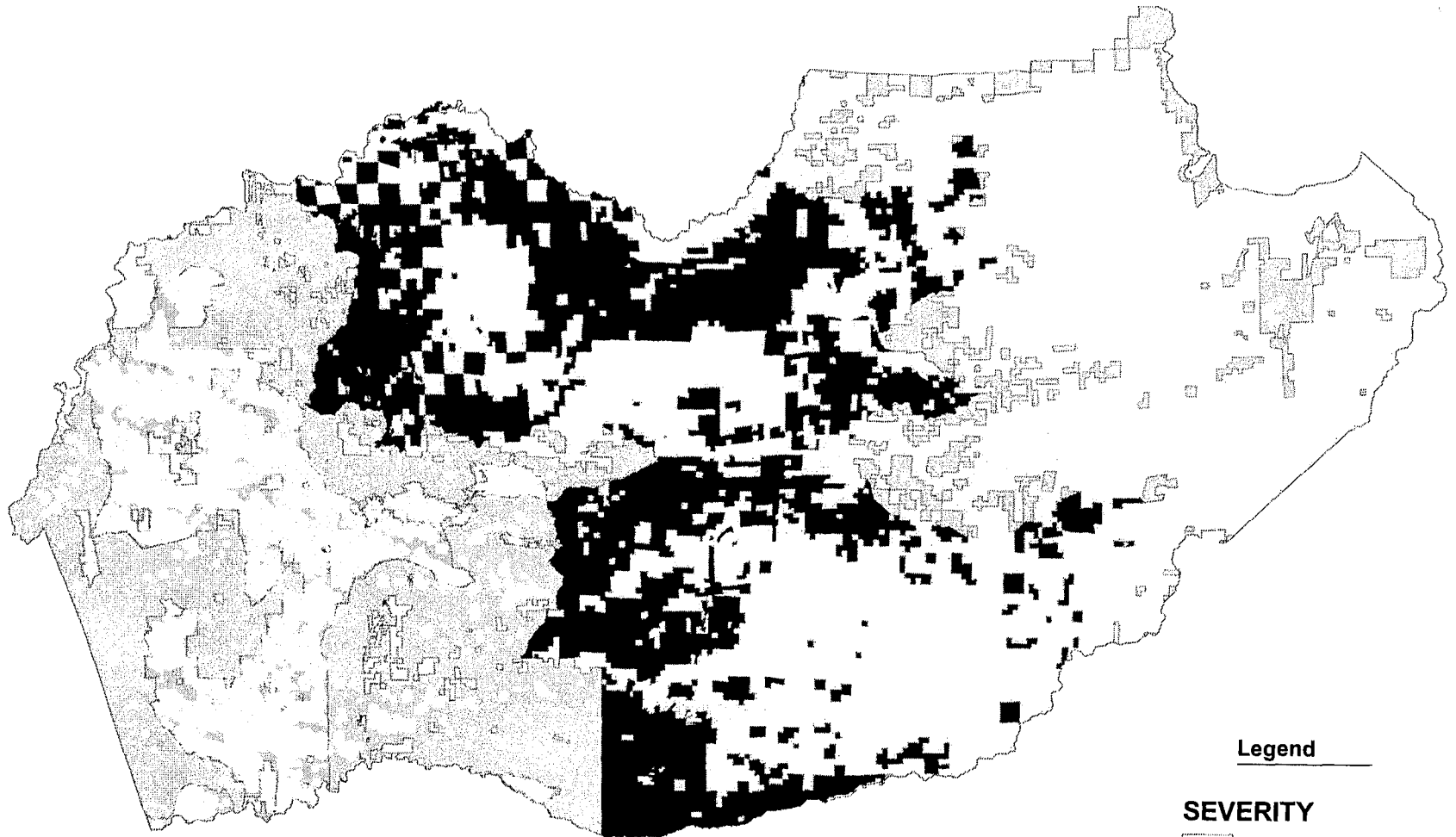
MEASURE HS-W

Survey and prioritize safety improvements on County roads. Develop financing programs for making necessary improvements. [Policy 6.9.1.1]

Responsibility:	Department of Transportation
Time Frame:	Complete survey within three years; Develop financing program within eight years of General Plan adoption.





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Figure HS-1
Fire Hazard Rating in El Dorado County



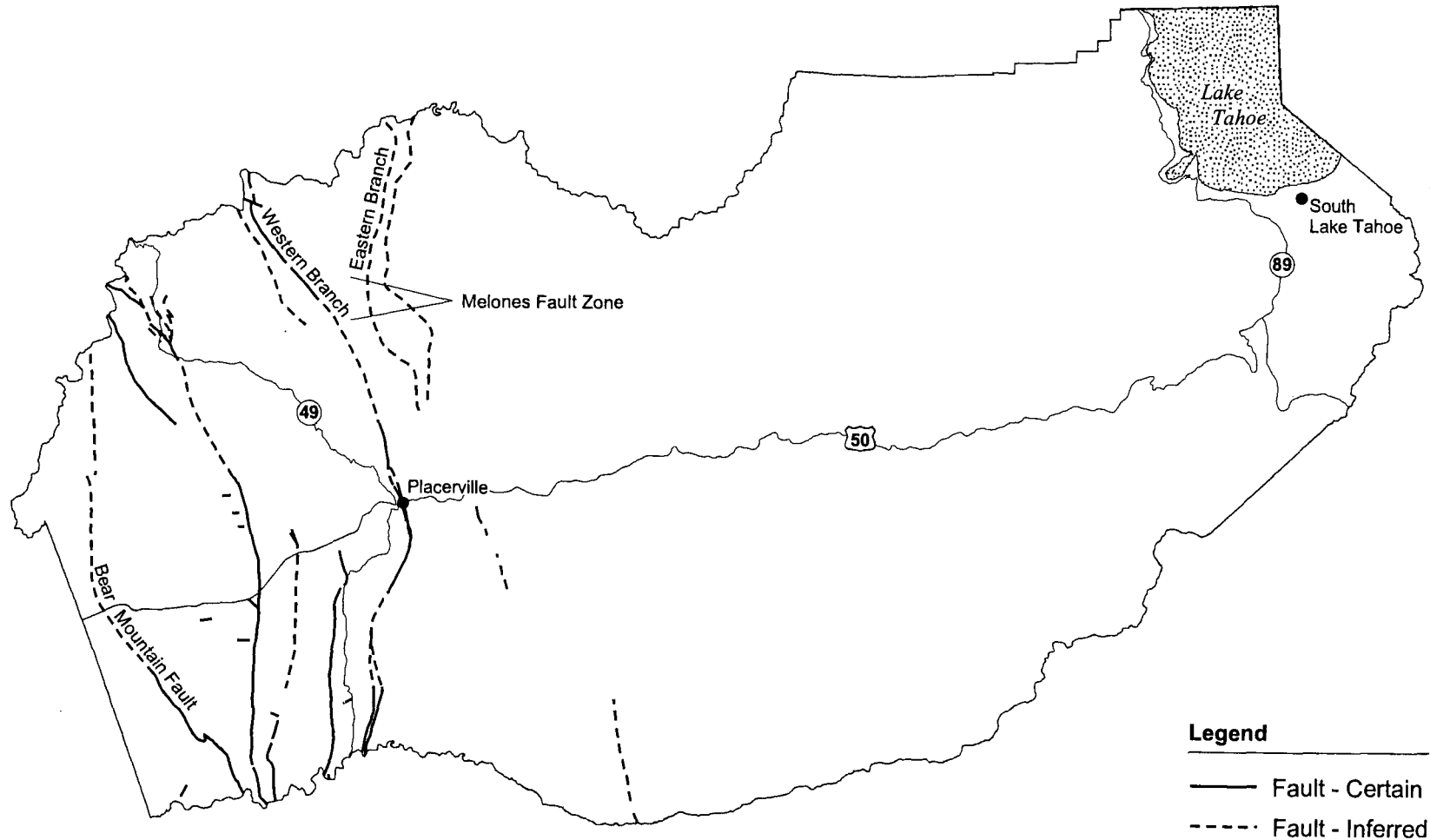
Legend

SEVERITY

-  NON SERVICE AREA
-  MODERATE
-  HIGH
-  VERY HIGH

December 15, 2003
Source: FRAP 1985
Not to Scale

Figure HS-2
Location of Faults



Source: CA Department of Conservation, Division of Mines and Geology
Not to Scale



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 shall be prohibited on slopes exceeding 30 percent unless necessary for access. The County may consider and allow development or disturbance on slopes 30 percent and greater when:

- Reasonable use of the property would otherwise be denied.

- The project is necessary for the repair of existing infrastructure to avoid and mitigate hazards to the public, as determined by a California registered civil engineer or a registered engineering geologist.
- The project is necessary for the repair of existing infrastructure to avoid and mitigate hazards to the public, as determined by a California-registered civil engineer or an engineering geologist.
- Replacement or repair of existing structures would occur in substantially the same footprint.
- The use is a horticultural or grazing use that utilizes “best management practices (BMPs)” recommended by the County Agricultural Commission and adopted by the Board of Supervisors.

Access corridors on slopes 30 percent and greater shall have a site specific review of soil type, vegetation, drainage contour, and site placement to encourage proper site selection and mitigation. Septic systems may only be located on slopes under 30 percent. Roads needed to complete circulation/access and for emergency access may be constructed on such cross slopes if all other standards are met.

- 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 request the State Department of Conservation to conduct a County-wide study to assess the location and value of non-metallic mineral materials. Once completed, the County may recognize them in the General Plan and 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: RARE, THREATENED, AND ENDANGERED SPECIES

The County shall protect State and Federally recognized rare, threatened, or endangered 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 17.71 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 preserve sites will be purchased only from willing sellers.
- Policy 7.4.1.3 Limit land uses within established 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 Proposed rare, threatened, or endangered species 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 Species, habitat, and natural community preservation/conservation strategies shall be prepared to protect special status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources unless it is determined that those resources exist, and either are or can be protected, on public lands or private Natural Resource lands.
- Policy 7.4.1.6 All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan (INRMP) (see Policy 7.4.2.8 and Implementation Measure CO-M).

The County Agricultural Commission, Plant and Wildlife Technical Advisory Committee, representatives of the agricultural community, academia, and other stakeholders shall be involved and consulted in defining the important habitats of the County and in the creation and implementation of the INRMP.

Policy 7.4.1.7 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.

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 To the extent feasible in light of other General Plan policies and to the extent permitted by State law, the County of El Dorado will protect identified critical fish and wildlife habitat, as identified on the Important Biological Resources Map maintained at the Planning Department, through any of the following techniques: utilization of open space, Natural Resource land use designation, clustering, large lot design, setbacks, etc.

Policy 7.4.2.2 Where critical wildlife areas and migration corridors are identified during review of projects, the County shall protect the resources from degradation by requiring all portions of the project site that contain or influence said areas to be retained as non-disturbed natural areas through mandatory clustered development on suitable portions of the project site or other means such as density transfers if clustering cannot be achieved. The setback distance for designated or protected migration corridors shall be determined as part of the project's environmental analysis. The intent and emphasis of the Open Space land use designation and of the non-disturbance policy is to ensure continued viability of contiguous or interdependent habitat areas and the preservation of all movement corridors between related habitats. The intent of mandatory clustering is to provide a mechanism for natural resource protection while allowing appropriate development of private property. Horticultural and grazing projects on agriculturally designated lands are exempt from the restrictions placed on disturbance of natural areas when utilizing "Best Management Practices" (BMPs) recommended by the County Agricultural Commission and adopted by the Board of Supervisors when not subject to Policy 7.1.2.7.

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 Establish and manage 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 El Dorado County Biological Community Conservation Plans shall be required to protect, to the extent feasible, rare, threatened, and endangered plant species only when existing Federal or State plans for non-jurisdictional areas do not provide adequate protection.

Policy 7.4.2.7 The County shall form a Plant and Wildlife Technical Advisory Committee to advise the Planning Commission and Board of Supervisors on plant and wildlife issues, and the committee should be formed of local experts, including agricultural, fire protection, and forestry representatives, who will consult with other experts with special expertise on various plant and wildlife issues, including representatives of regulatory agencies. The Committee shall formulate objectives which will be reviewed by the Planning Commission and Board of Supervisors.

Policy 7.4.2.8 Develop within five years and implement an Integrated Natural Resources Management Plan (INRMP) that identifies important habitat in the County and establishes a program for effective habitat preservation and management. The INRMP shall include the following components:

A. Habitat Inventory. This part of the INRMP shall inventory and map the following important habitats in El Dorado County:

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.

The County should update the inventory every three years to identify the amount of important habitat protected, by habitat type, through County programs and the amount of important habitat removed because of new development during that period. The inventory and mapping effort shall be developed with the assistance of the Plant and Wildlife Technical Advisory Committee, CDFG, and USFWS. The inventory shall be maintained and updated by the County Planning Department and shall be publicly accessible.

B. Habitat Protection Strategy. This component shall describe a strategy for protecting important habitats based on coordinated land

acquisitions (see item D below) and management of acquired land. The goal of the strategy shall be to conserve and restore contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the county. The Habitat Protection Strategy should be updated at least once every five years based on the results of the habitat monitoring program (item F below). Consideration of wildlife movement will be given by the County on all future 4- and 6-lane roadway construction projects. When feasible, natural undercrossings along proposed roadway alignments that could be utilized by terrestrial wildlife for movement will be preserved and enhanced.

- C. Mitigation Assistance. This part of the INRMP shall establish a program to facilitate mitigation of impacts to biological resources resulting from projects approved by the County that are unable to avoid impacts on important habitats. The program may include development of mitigation banks, maintenance of lists of potential mitigation options, and incentives for developers and landowner participation in the habitat acquisition and management components of the INRMP.
- D. Habitat Acquisition. Based on the Habitat Protection Strategy and in coordination with the Mitigation Assistance program, the INRMP shall include a program for identifying habitat acquisition opportunities involving willing sellers. Acquisition may be by state or federal land management agencies, private land trusts or mitigation banks, the County, or other public or private organizations. Lands may be acquired in fee or protected through acquisition of a conservation easement designed to protect the core habitat values of the land while allowing other uses by the fee owner. The program should identify opportunities for partnerships between the County and other organizations for habitat acquisition and management. In evaluating proposed acquisitions, consideration will be given to site specific features (e.g., condition and threats to habitat, presence of special status species), transaction related features (e.g., level of protection gained, time frame for purchase completion, relative costs), and regional considerations (e.g., connectivity with adjacent protected lands and important habitat, achieves multiple agency and community benefits). Parcels that include important habitat and are located generally to the west of the Eldorado National Forest should be given priority for acquisition. Priority will also be given to parcels that would preserve natural wildlife movement corridors such as crossing under major roadways (e.g., U.S. Highway 50 and across canyons). All land acquired shall be added to the Ecological Preserve overlay area.
- E. Habitat Management. Each property or easement acquired through the INRMP should be evaluated to determine whether the biological resources would benefit from restoration or management actions.

Examples of the many types of restoration or management actions that could be undertaken to improve current habitat conditions include: removal of non native plant species, planting native species, repair and rehabilitation of severely grazed riparian and upland habitats, removal of culverts and other structures that impede movement by native fishes, construction of roadway under and overcrossing that would facilitate movement by terrestrial wildlife, and installation of erosion control measures on land adjacent to sensitive wetland and riparian habitat.

- F. **Monitoring.** The INRMP shall include a habitat monitoring program that covers all areas under the Ecological Preserve overlay together with all lands acquired as part of the INRMP. Monitoring results shall be incorporated into future County planning efforts so as to more effectively conserve and restore important habitats. The results of all special status species monitoring shall be reported to the CNDDDB. Monitoring results shall be compiled into an annual report to be presented to the Board of Supervisors.
- G. **Public Participation.** The INRMP shall be developed with and include provisions for public participation and informal consultation with local, state, and federal agencies having jurisdiction over natural resources within the county.
- H. **Funding.** The County shall develop a conservation fund to ensure adequate funding of the INRMP, including habitat maintenance and restoration. Funding may be provided from grants, mitigation fees, and the County general fund. The INRMP annual report described under item F above shall include information on current funding levels and shall project anticipated funding needs and anticipated and potential funding sources for the following five years.

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.

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;

- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Game);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;
- Building permits discretionary or some other type of “site review” to ensure that canopy is retained;
- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

The standards listed above shall be included in the Zoning Ordinance.

Wildland Fire Safe measures 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

OBJECTIVE 7.4.3: COORDINATION WITH APPROPRIATE AGENCIES

Coordination of wildlife and vegetation protection programs with appropriate Federal and State agencies.

OBJECTIVE 7.4.4: FOREST AND OAK WOODLAND RESOURCES

Protect and conserve forest and woodland 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 protection, planting, restoration, and regeneration of native trees in new developments and within existing communities.

Policy 7.4.4.3 Utilize the clustering of development to retain the largest contiguous areas possible in wildland (undeveloped) status.

Policy 7.4.4.4 For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County’s Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

Option A

The County shall apply the following tree canopy retention standards:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Under Option A, the project applicant shall also replace woodland habitat removed at 1:1 ratio. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8. Woodland replacement shall be based on a formula, developed by the County, that accounts for the number of trees and acreage affected.

Option B

The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be addressed in a

Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8.

- Policy 7.4.4.5 Where existing individual or a group of oak trees are lost within a stand, a corridor of oak trees shall be retained that maintains continuity between all portions of the stand. The retained corridor shall have a tree density that is equal to the density of the stand.

OBJECTIVE 7.4.5: NATIVE VEGETATION AND LANDMARK TREES

Protect and maintain native trees including oaks and landmark and heritage trees.

- Policy 7.4.5.1 A tree survey, preservation, and replacement plan shall be required to be filed with the County prior to issuance of a grading permit for discretionary permits on all high-density residential, multifamily residential, commercial, and industrial projects. To ensure that proposed replacement trees survive, a mitigation monitoring plan should be incorporated into discretionary projects when applicable and shall include provisions for necessary replacement of trees.

- Policy 7.4.5.2 It shall be the policy of the County to preserve native oaks wherever feasible, through the review of all proposed development activities where such trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. To ensure that oak tree loss is reduced to reasonable acceptable levels, the County shall develop and implement an Oak Tree Preservation Ordinance that includes the following components:

- A. Oak Tree Removal Permit Process. Except under special exemptions, a tree removal permit shall be required by the County for removal of any native oak tree with a single main trunk of at least 6 inches diameter at breast height (dbh), or a multiple trunk with an aggregate of at least 10 inches dbh. Special exemptions when a tree removal permit is not needed shall include removal of trees less than 36 inches dbh on 1) lands in Williamson Act Contracts, Farmland Security Zone Programs, Timber Production Zones, Agricultural Districts, designated Agricultural Land (AL), and actions pursuant to a Fire Safe plan; 2) all single family residential lots of one acre or less that cannot be further subdivided; 3) when a native oak tree is cut down on the owner's property for the owner's personal use; and 4) when written approval has been received from the County Planning Department. In passing judgment upon tree removal permit applications, the County may impose such reasonable conditions of approval as are necessary to protect the health of existing oak trees, the public and the surrounding property, or sensitive habitats. The County Planning Department may condition any removal of native oaks upon the replacement of trees in

kind. The replacement requirement shall be calculated based upon an inch for inch replacement of removed oaks. The total of replacement trees shall have a combined diameter of the tree(s) removed. Replacement trees may be planted onsite or in other areas to the satisfaction of the County Planning Department. The County may also condition any tree removal permit that would affect sensitive habitat (e.g., valley oak woodland), on preparation of a Biological Resources Study and an Important Habitat Mitigation Program as described in Policy 7.4.1.6. If an application is denied, the County shall provide written notification, including the reasons for denial, to the applicant.

- B. Tree Removal Associated with Discretionary Project. Any person desiring to remove a native oak shall provide the County with the following as part of the project application:
- A written statement by the applicant or an arborist stating the justification for the development activity, identifying how trees in the vicinity of the project or construction site will be protected and stating that all construction activity will follow approved preservation methods;
 - A site map plan that identifies all native oaks on the project site; and
 - A report by a certified arborist that provides specific information for all native oak trees on the project site.
- C. Commercial Firewood Cutting. Fuel wood production is considered commercial when a party cuts firewood for sale or profit. An oak tree removal permit shall be required for commercial firewood cutting of any native oak tree. In reviewing a permit application, the Planning Department shall consider the following:
- Whether the trees to be removed would have a significant negative environmental impact;
 - Whether the proposed removal would not result in clear-cutting, but will result in thinning or stand improvement;
 - Whether replanting would be necessary to ensure adequate regeneration;
 - Whether the removal would create the potential for soil erosion;
 - Whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and
 - What the extent of the resulting canopy cover would be.
- D. Penalties. Fines will be issued to any person, firm, or corporation that is not exempt from the ordinance who damages or destroys an oak tree without first obtaining an oak tree removal permit. Fines may be as high as three times the current market value of replacement trees as

well as the cost of replacement, and/or replacement of up to three times the number of trees required by the ordinance. If oak trees are removed without a tree removal permit, the County Planning Department may choose to deny or defer approval of any application for development of that property for a period of up to 5 years. All monies received for replacement of illegally removed or damaged trees shall be deposited in the County's Integrated Natural Resources Management Plan (INRMP) conservation fund.

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 (A), Exclusive Agricultural (AE), Planned Agricultural (PA), Select Agricultural (SA-10), and Timberland Production Zone (TPZ) 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; and

[Policies 7.4.1.1, 7.4.1.2, and 7.4.1.3 and Objective 7.4.3]

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 study reports. [Policy 7.4.1.6]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Develop guidelines within five years of General Plan adoption.

MEASURE CO-M

Develop and implement an Integrated Natural Resources Management Plan consistent with Policy 7.4.2.8.

Responsibility:	Planning Department
Time Frame:	Develop initial habitat protection strategy; develop and implement mitigation assistance program; and develop and implement conservation fund within two years of General Plan adoption. Develop framework for acquisition strategy and monitoring program within three years of General Plan adoption. Begin actual acquisition after completion of the initial inventory and mapping; develop management strategies as properties are acquired. Adaptive management of the entire program will be ongoing.

MEASURE CO-N

Review and update an Important Biological Corridor (-IBC) Overlay land use designation consistent with Policy 7.4.2.9.

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

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 outlined in Policy 7.4.4.4;
- Thresholds of significance for the loss of oak woodlands;
- Requirements for tree surveys and mitigation plans for discretionary projects;
- Replanting and replacement standards;
- Heritage/landmark tree protection standards; and
- An Oak Tree Preservation Ordinance as outlined in Policy 7.4.5.1.

[Policies 7.4.4.4 and 7.4.5.1]

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

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

Mitigation under Policy 7.4.1.6 shall include providing sufficient funding to the County’s conservation fund to acquire and protect important habitat at a minimum 2:1 ratio. The cost associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. For larger development projects (i.e., those that exceed a total of 10 acres), in addition to contributing to the conservation fund at a minimum 2:1 ratio, onsite preservation and/or restoration of important habitat shall be required at a 1:1 ratio. Impacts on important habitat and mitigation requirements shall be addressed in a Biological Resources Study and an Important Habitat Mitigation Program (described below).

- A. Biological Resources Study. The County shall adopt biological resource assessment standards that apply to all discretionary projects that would result in disturbance of soil and native vegetation in areas that include important habitat as defined in the INRMP. The assessment of the project site must be in the form of an independent

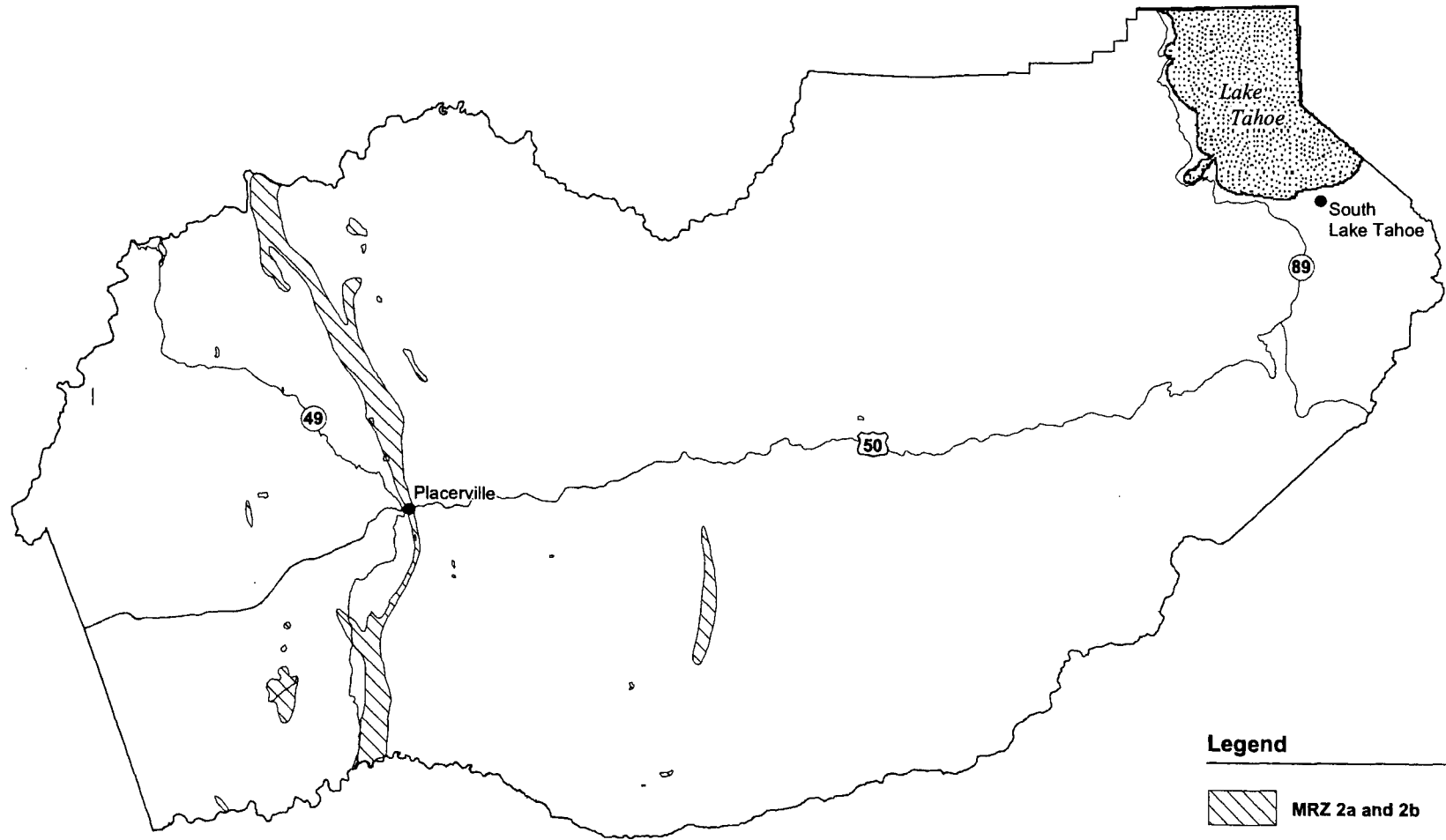
Biological Resources Study, and must be completed by a qualified biologist. The evaluation shall quantify the amount of important habitat, by habitat type, as defined in the General Plan and delineated on maps included in the INRMP. The Biological Resources Study shall also address the potential for the project to adversely affect important habitat through conversion or fragmentation. This requirement shall not apply to projects that are on lands that either (1) have already been the subject of a study and for which all mitigation requirements are being implemented or (2) have been evaluated by the County and found to not possess any important habitat resources.

- B. **Important Habitat Mitigation Program.** The Biological Resource Study shall include an Important Habitat Mitigation Program that identifies options that would avoid, minimize, or compensate for impacts on important habitats in compliance with the standards of the INRMP and the General Plan. All mitigation programs shall include a monitoring and reporting component requiring reports to the County not less than once each year for a period of not less than 10 years. The report will include a description of the lands included in the mitigation program (including location and size), a summary of the evaluation criteria established at the time the mitigation program was approved, an evaluation of the mitigation program based on those criteria, and recommendations for action during the following year. The County shall adopt standards for evaluating mitigation programs proposed as part of the Biological Resources Study described above. The standards shall ensure that the mitigation reduces direct and cumulative impacts of proposed development on important habitats to less than significant levels in accordance with CEQA thresholds.

Responsibility:	Planning Department
Time Frame:	Refer to Measures CO-L and CO-M as applicable.

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Figure CO-1
Important Mineral Resource Areas



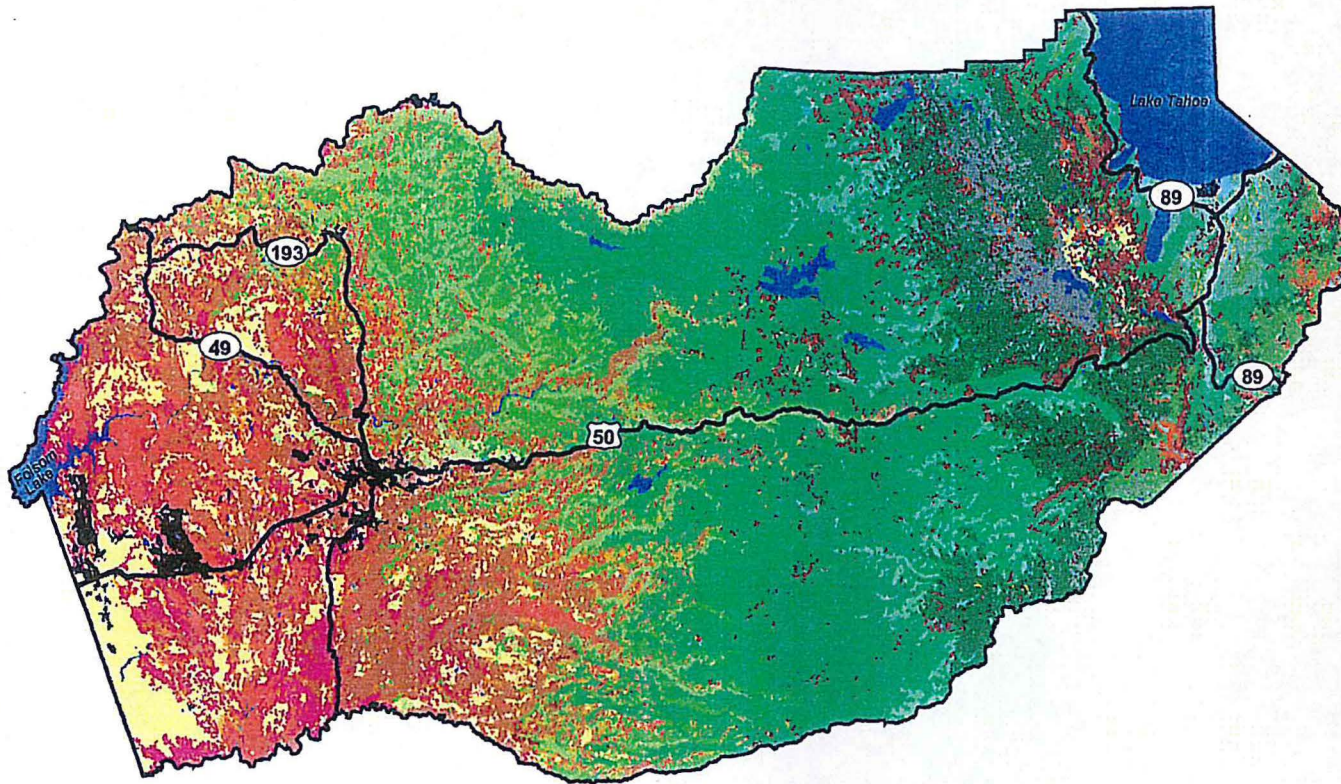
Legend

 MRZ 2a and 2b

December 15, 2003
Source: CA Department of Conservation, 2003
Not to Scale

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 Parcels encumbered by a Williamson Act Contract, pursuant to the California Land Conservation Act, shall be zoned Exclusive Agriculture (AE).

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. Those parcels used to buffer agriculturally zoned lands shall have the same width to length ratio of other parcels.

- 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.

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 A special use permit shall be required for visitor serving uses and facilities providing they are 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.

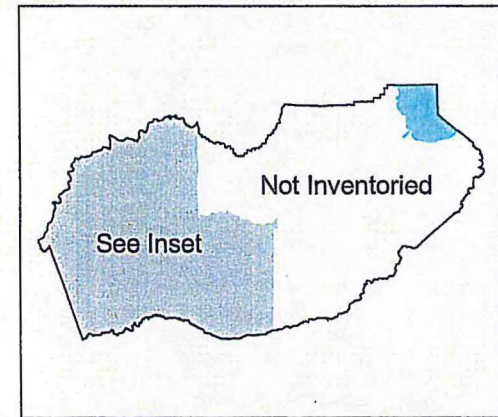
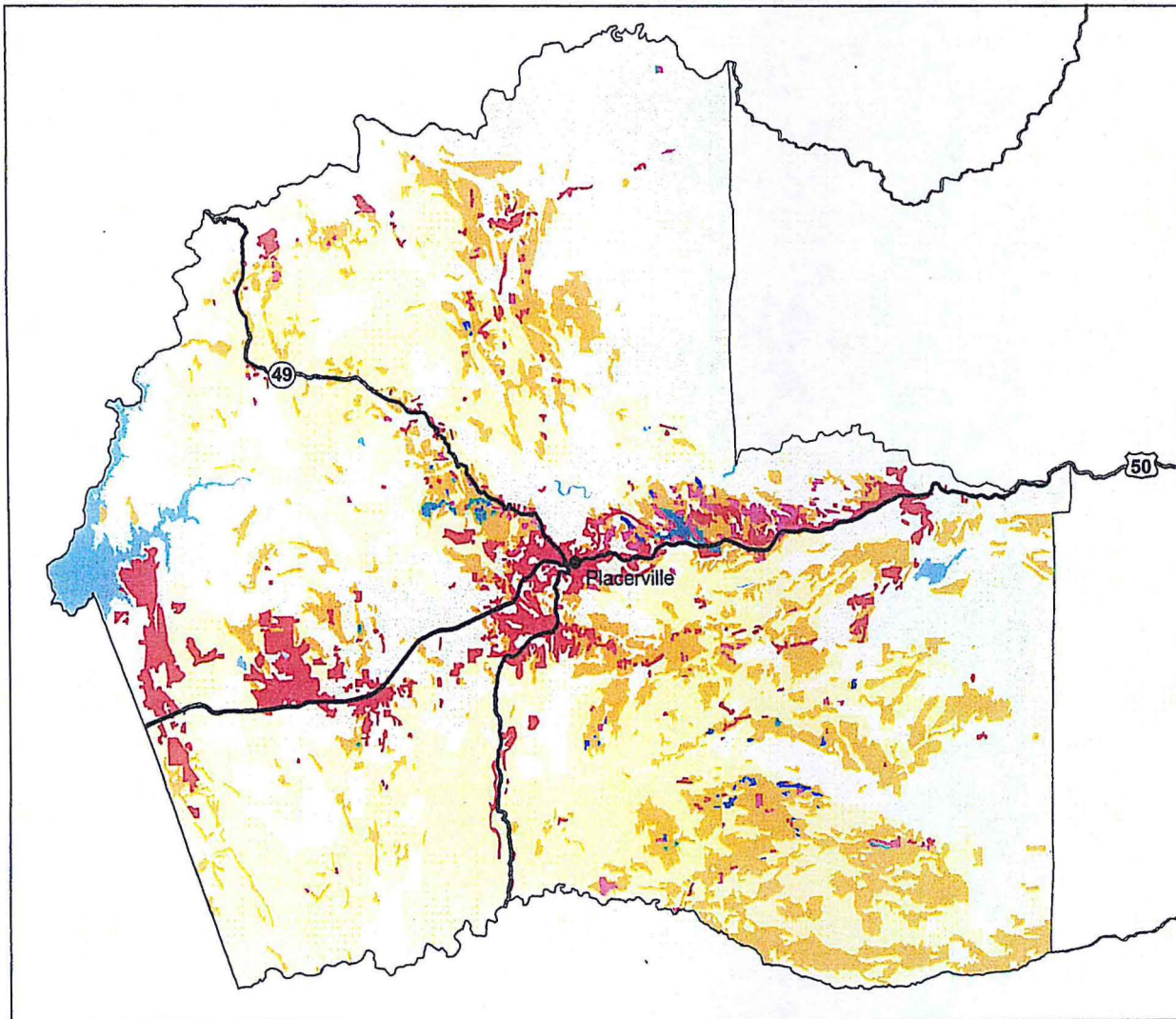
MEASURE AF-K

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

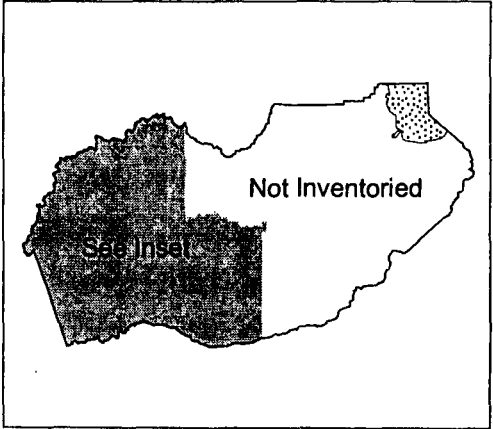
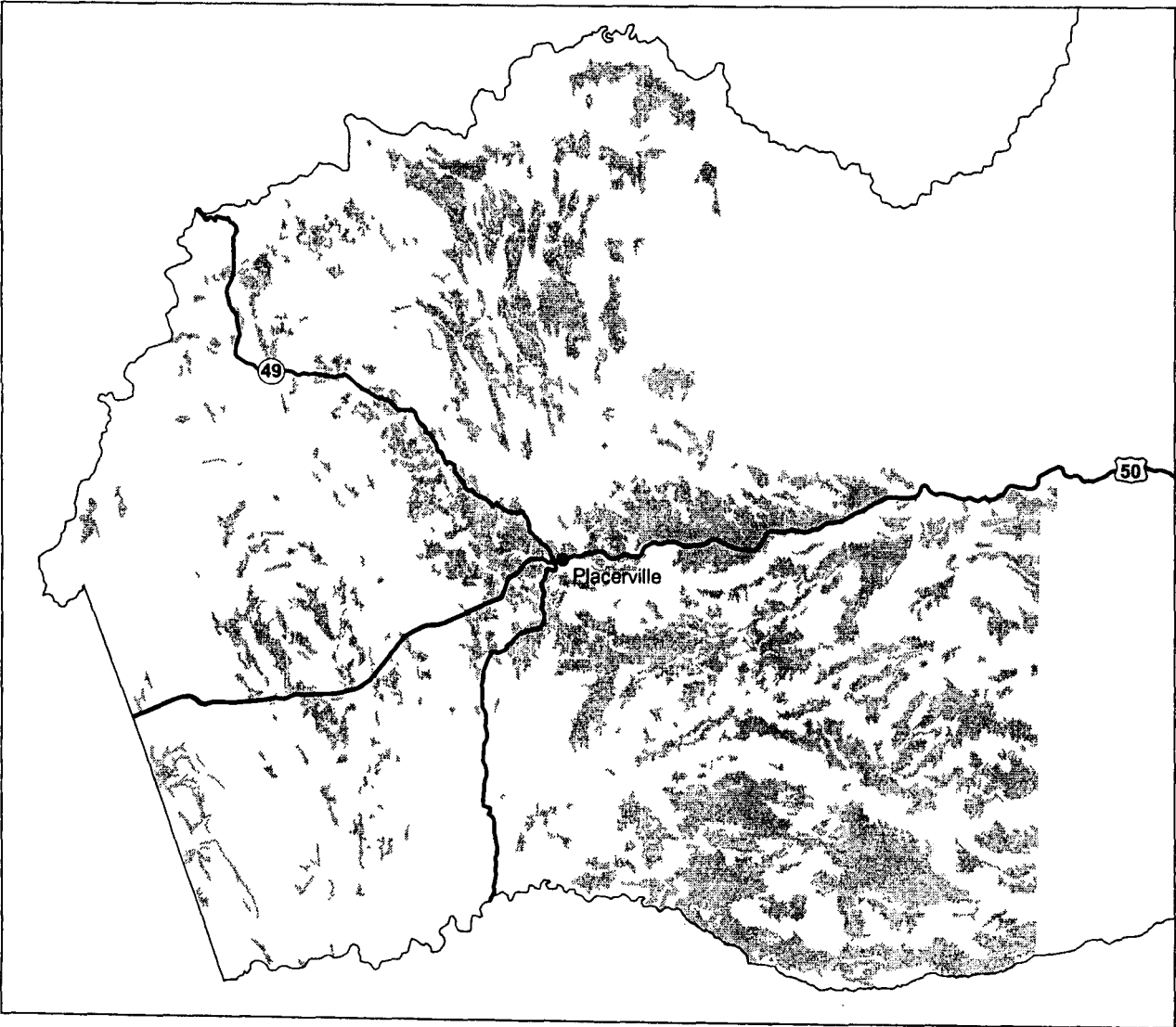


Legend

- Urban and Built-Up Land
- Grazing Land
- Farmland of Local Importance
- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Water
- Other Land
- Not Inventoried

Source: California Department of Conservation (2002)
 Not to Scale

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

Source: California Department of Conservation (2002)
Not to Scale



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.

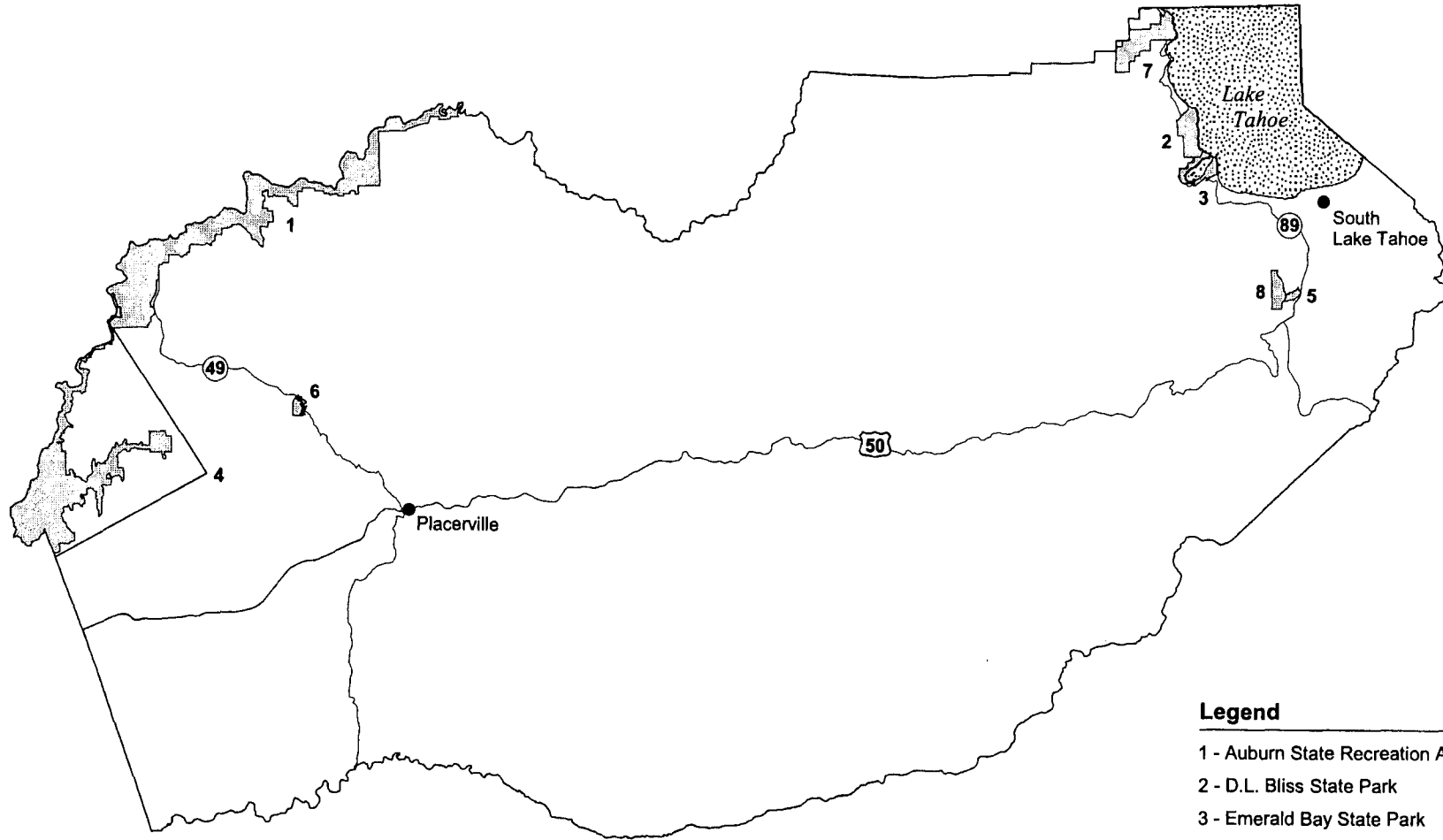
Figure PR-1
Federally Owned Lands in El Dorado County



Source: El Dorado County (2002)
Not to Scale

Figure PR-2

California Department of Parks and Recreation Lands in El Dorado County



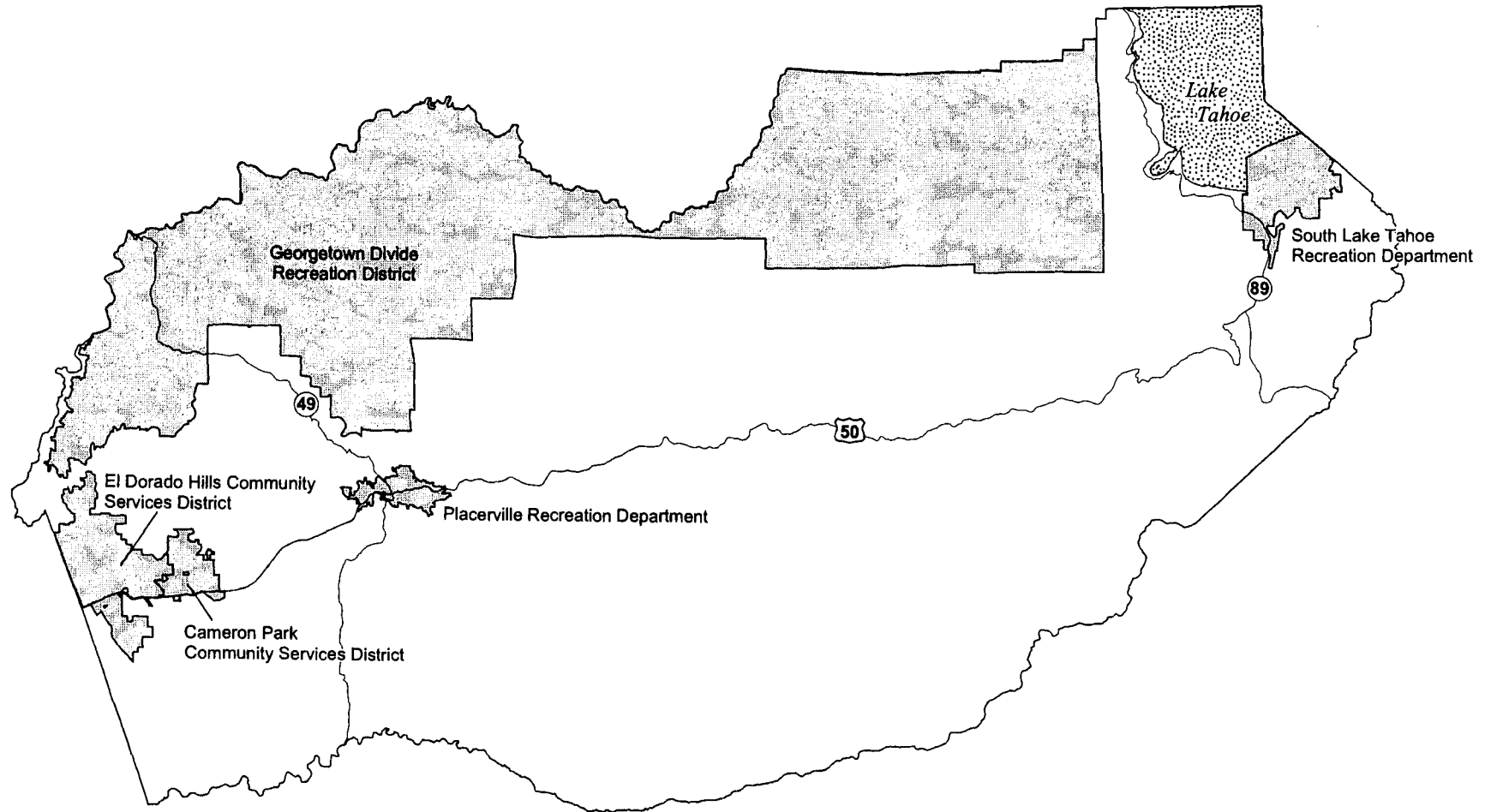
Legend

- 1 - Auburn State Recreation Area
- 2 - D.L. Bliss State Park
- 3 - Emerald Bay State Park
- 4 - Folsom Lake State Recreation Area
- 5 - Lake Valley State Recreation Area
- 6 - Marshall Gold Discovery State Park
- 7 - Sugar Pine Point State Park
- 8 - Washoe Meadows State Park

Source: El Dorado County (2003)
Not to Scale

Figure PR-3

Service Areas of the County's Community Park and Recreation Providers



Source: El Dorado County (2002)
Not to Scale



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 The majority of transient occupancy tax (TOT) generated revenue shall be directed toward the promotion of tourism, entertainment, business, and leisure travel in El Dorado County.

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 shall be submitted 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.

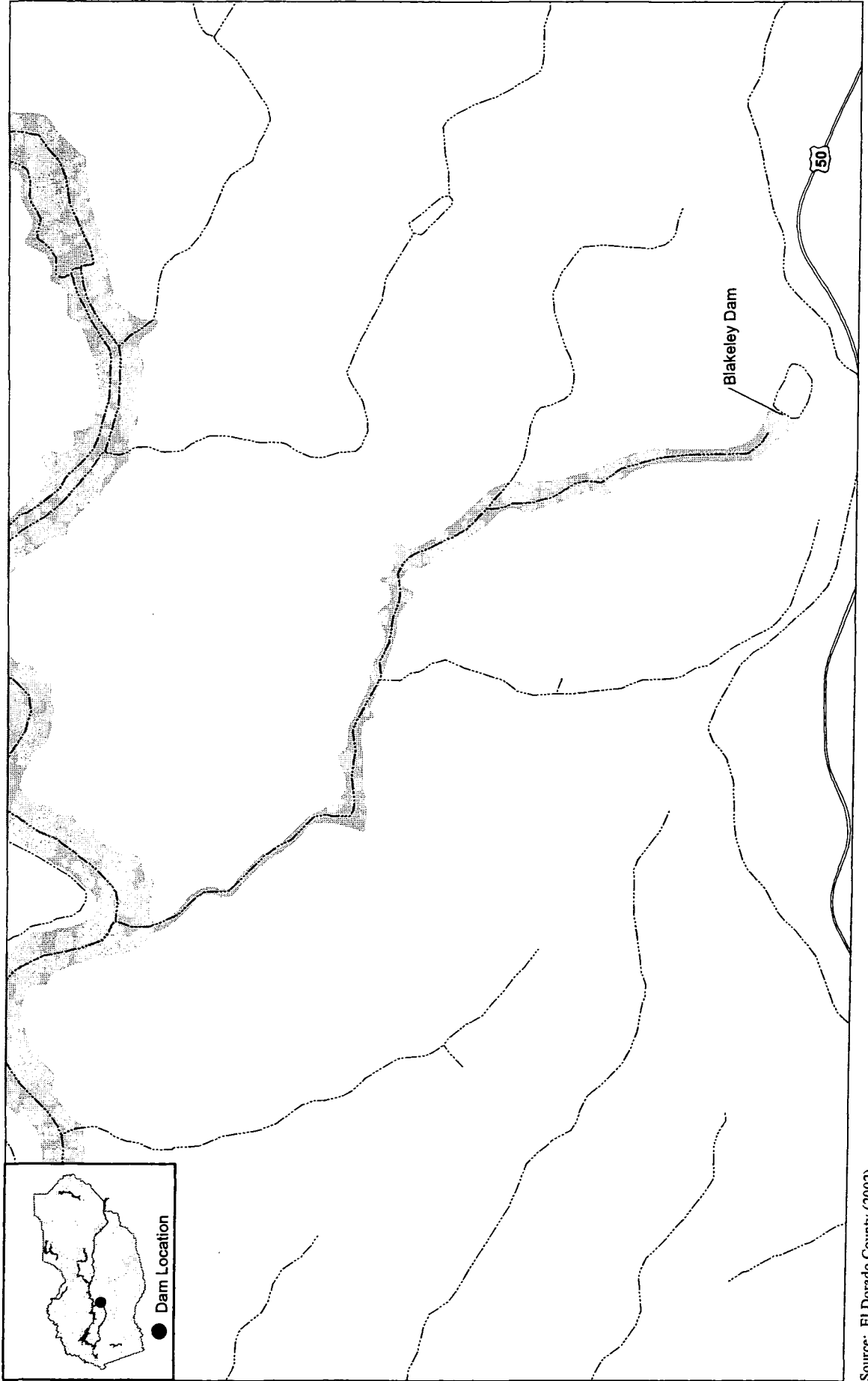
Zoning District A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

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

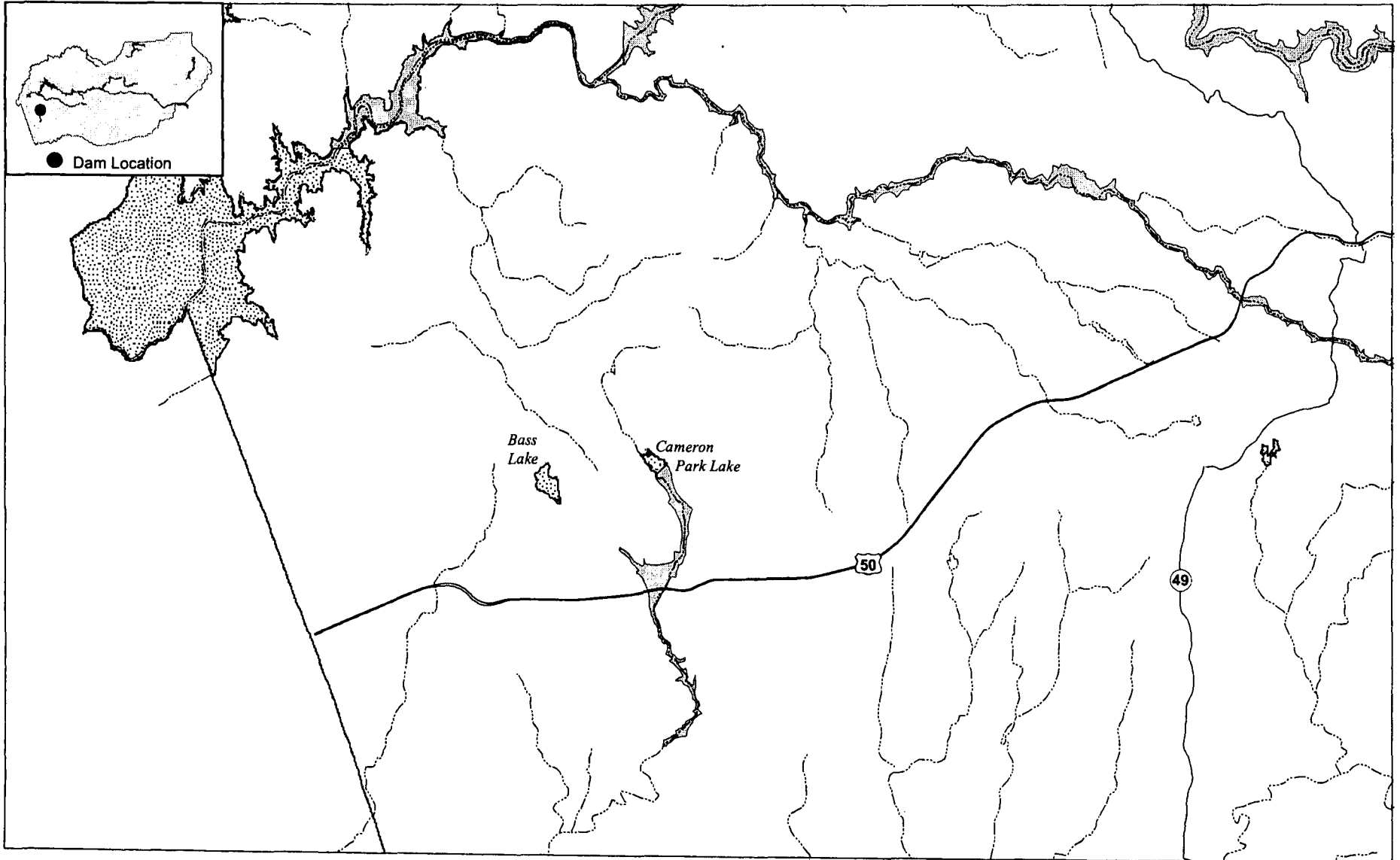
DAM FAILURE INUNDATION ZONE MAPS

Blakeley Dam Failure Inundation Zone



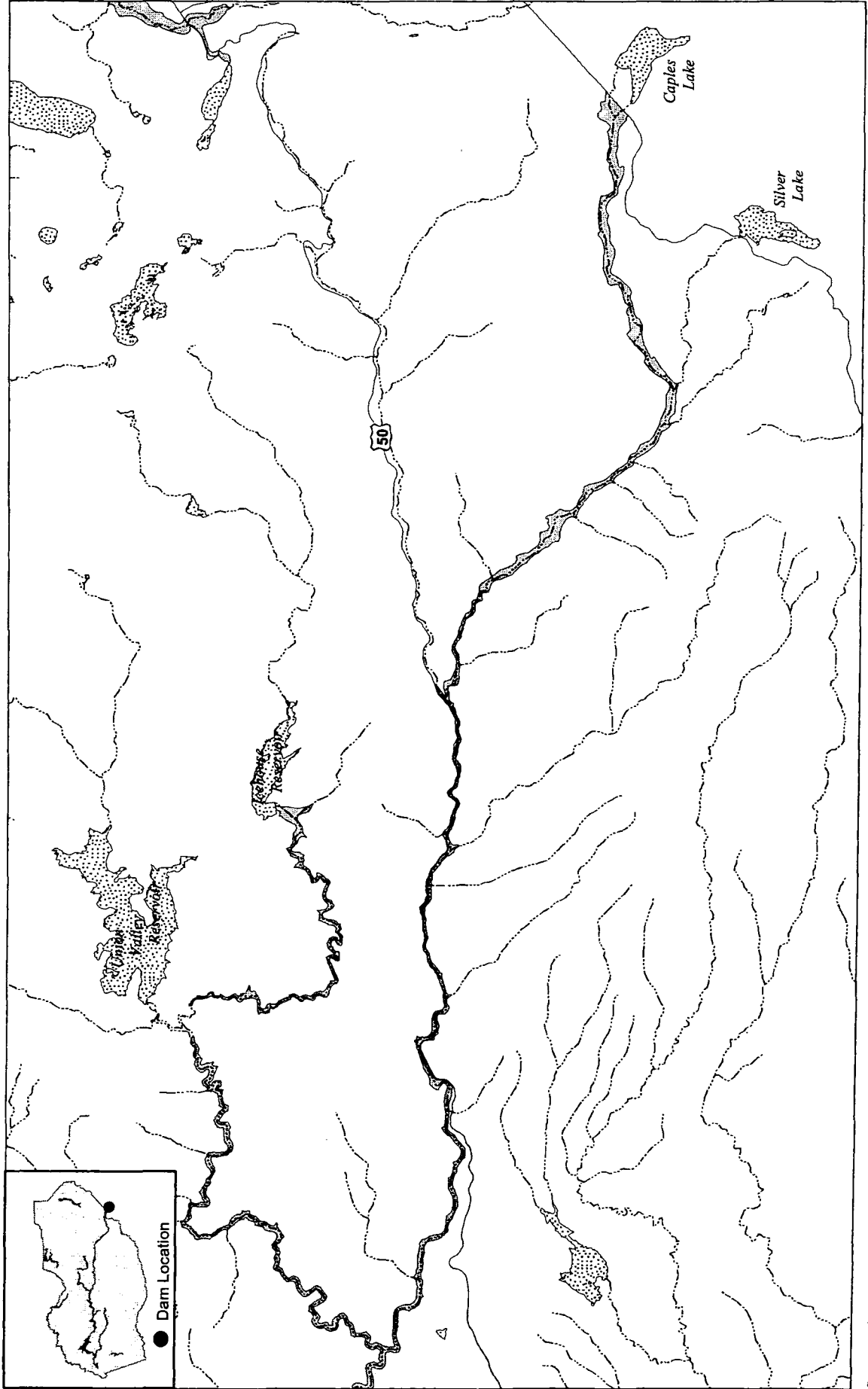
Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Cameron Park Lake Dam Failure Inundation Zone



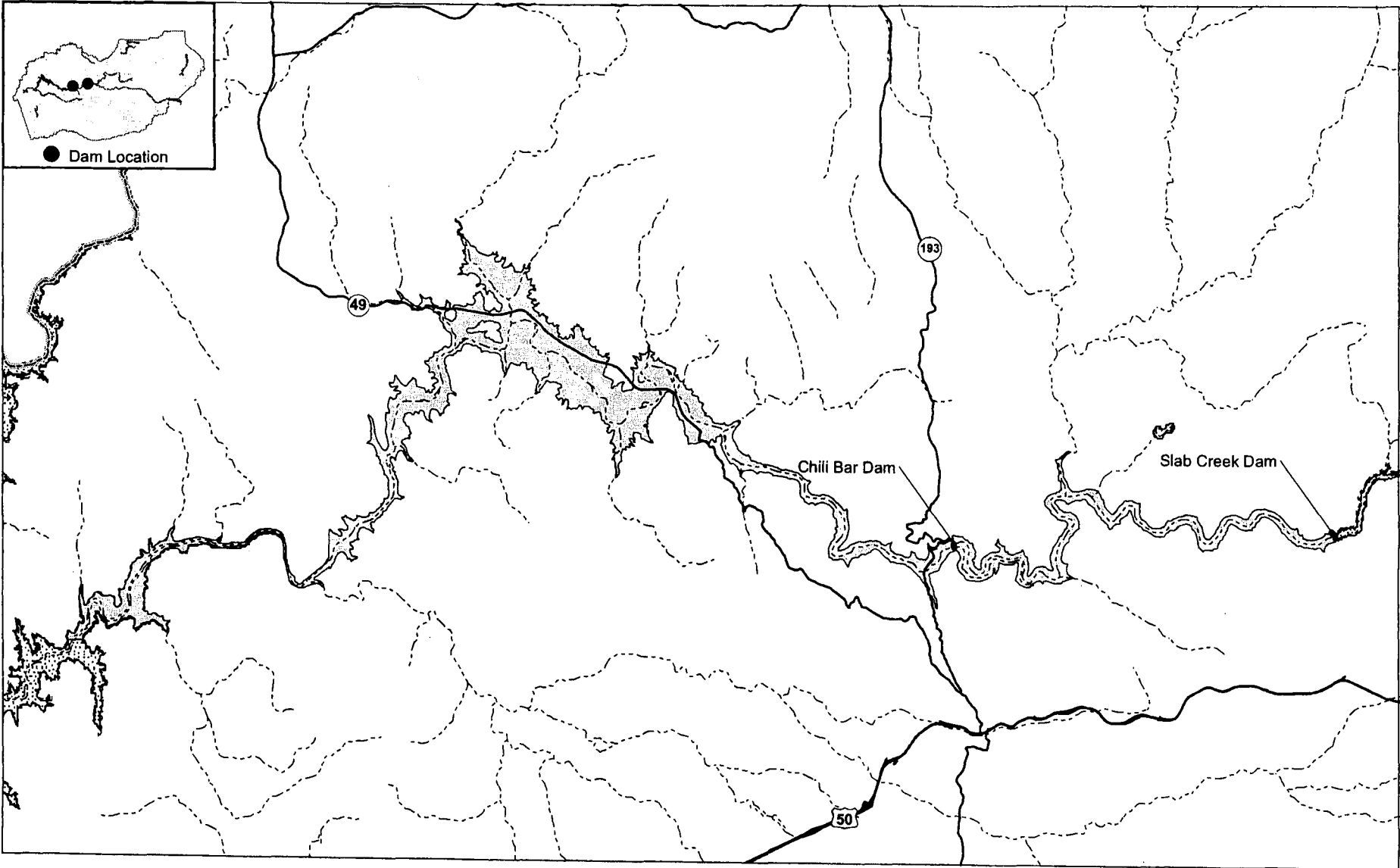
Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Caples Lake Dam Failure Inundation Zone



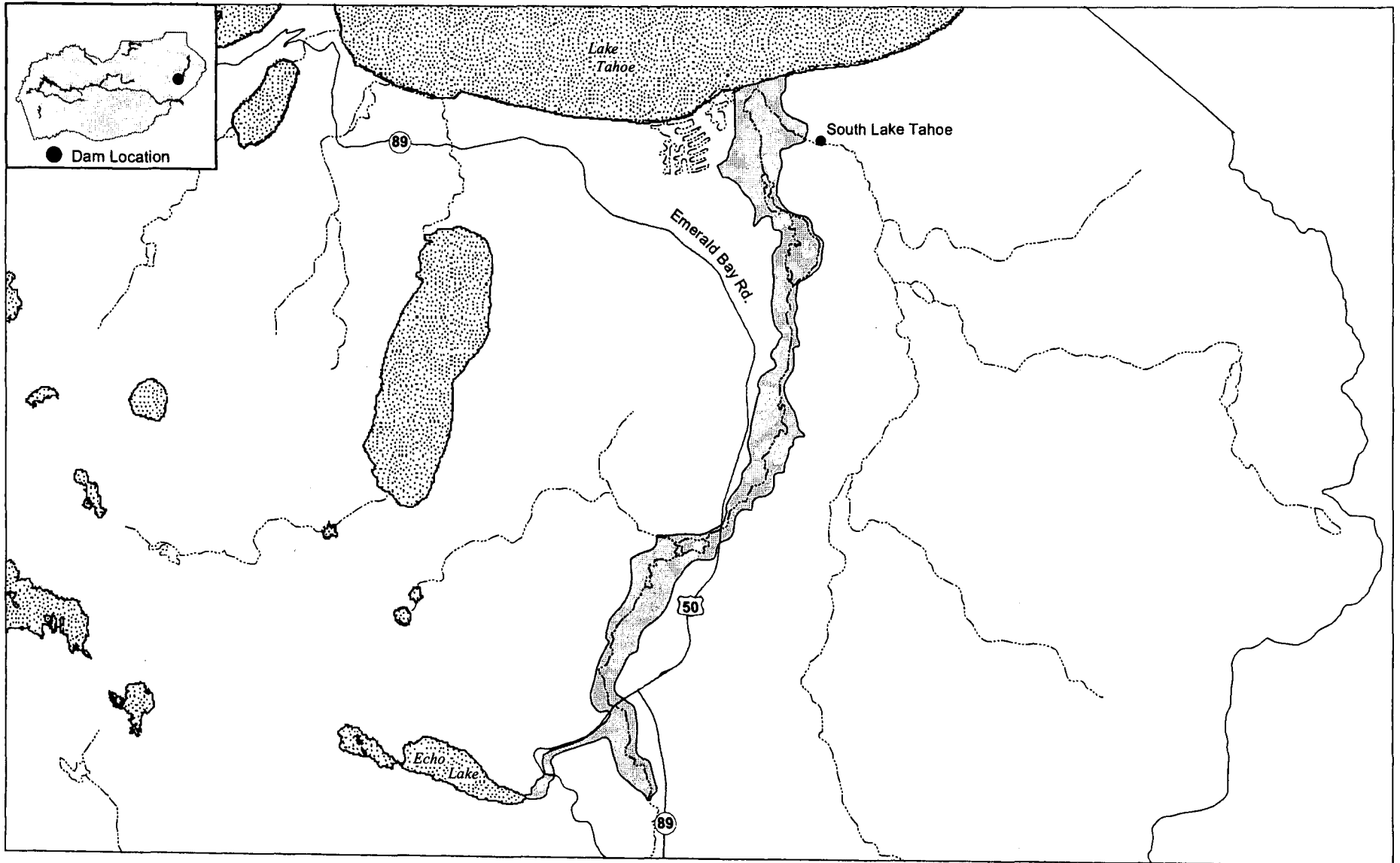
Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Dam Failure Inundation Zone of the Chili Bar and Slab Creek Dams



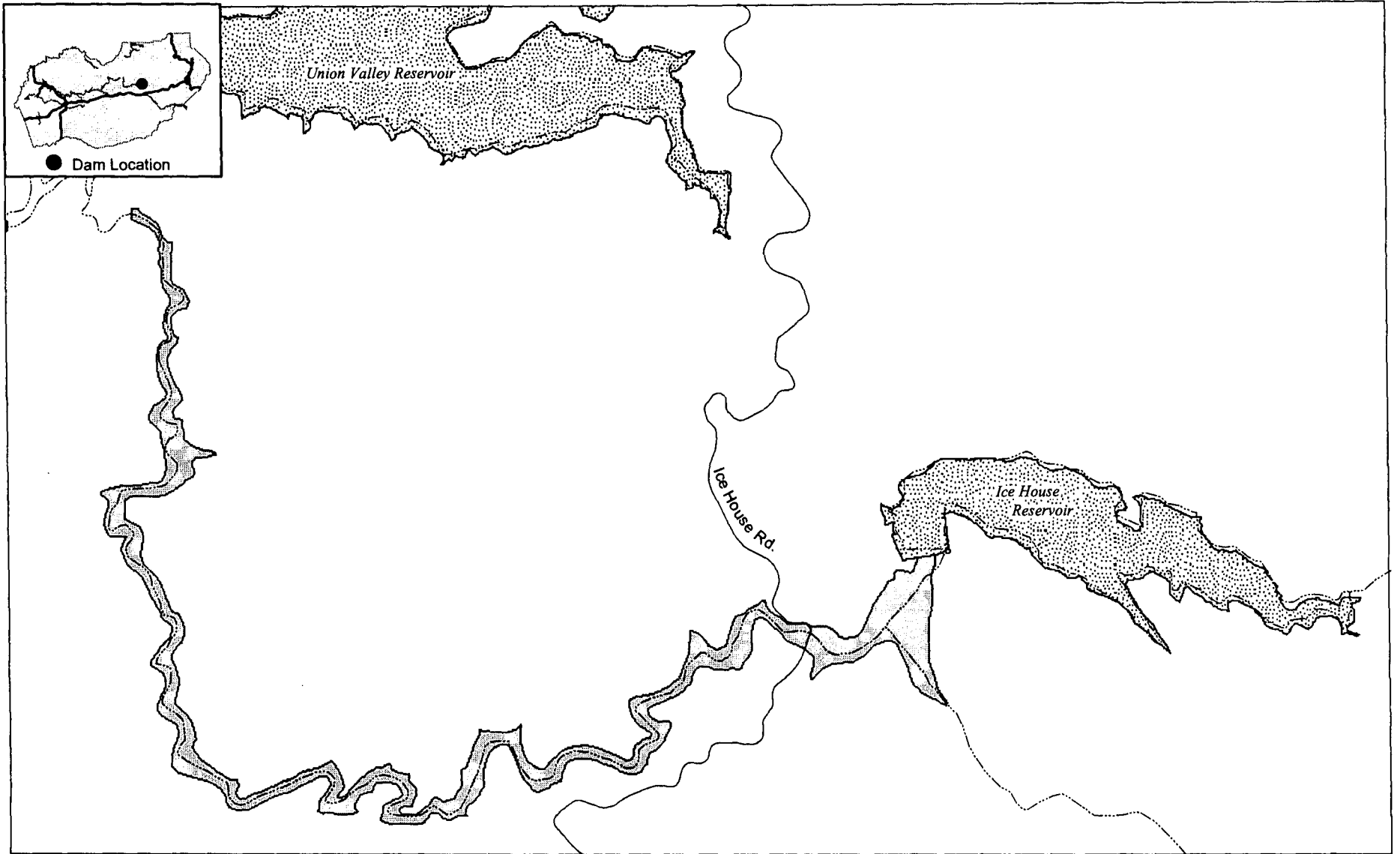
Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Echo Lake Dam Failure Inundation Zone



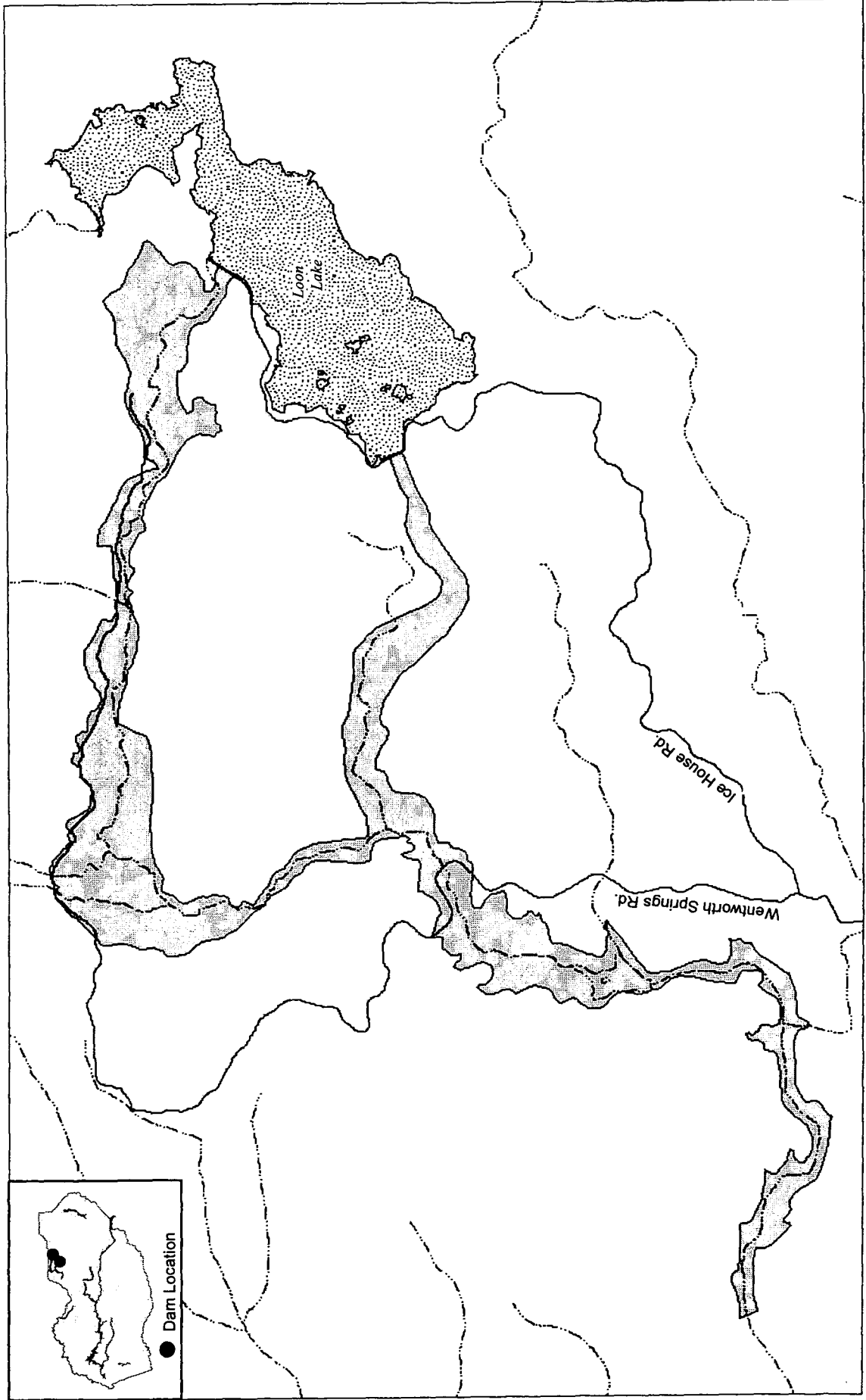
Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Ice House Dam Failure Inundation Zone



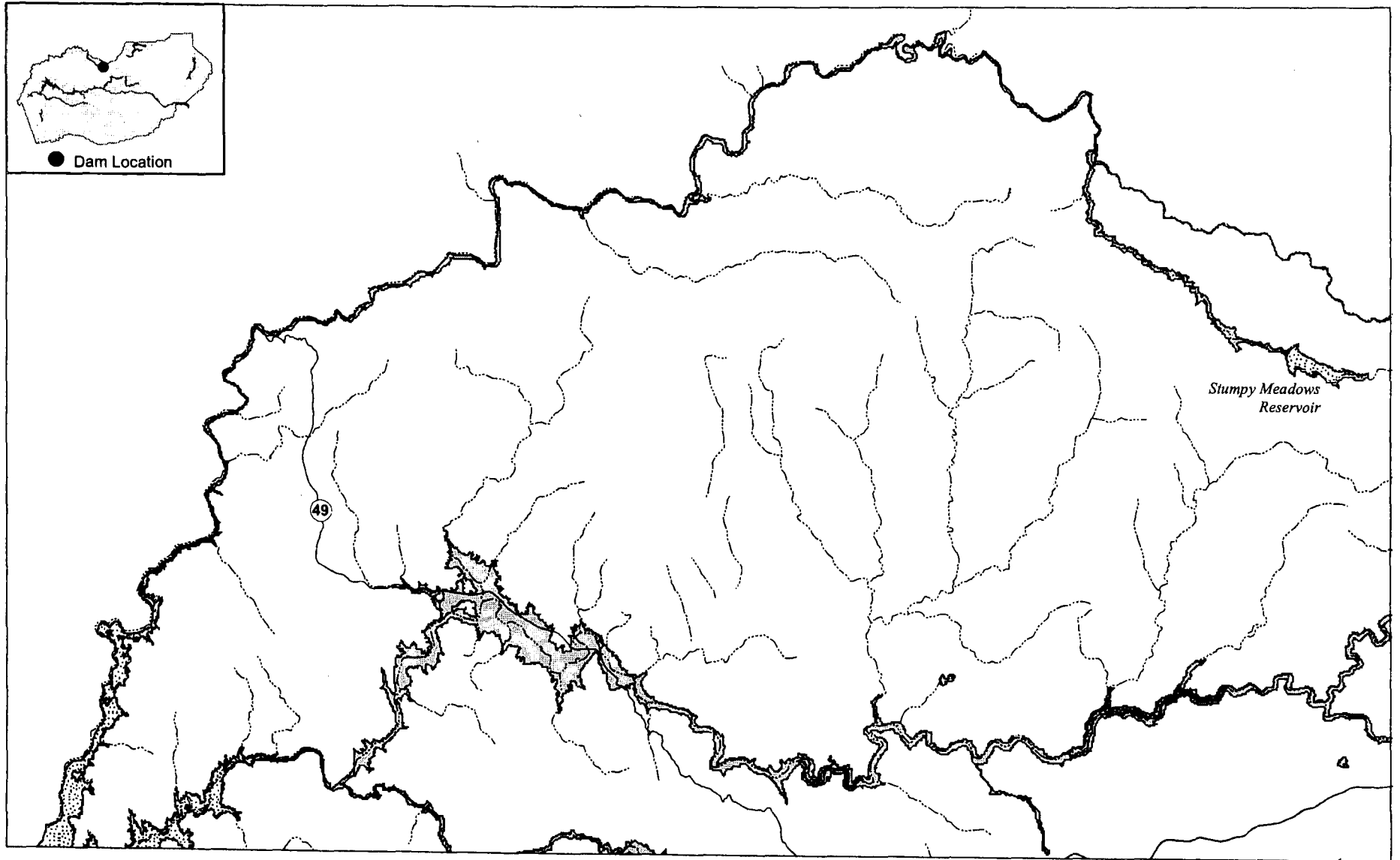
Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Loon Lake Dam Failure Inundation Zone



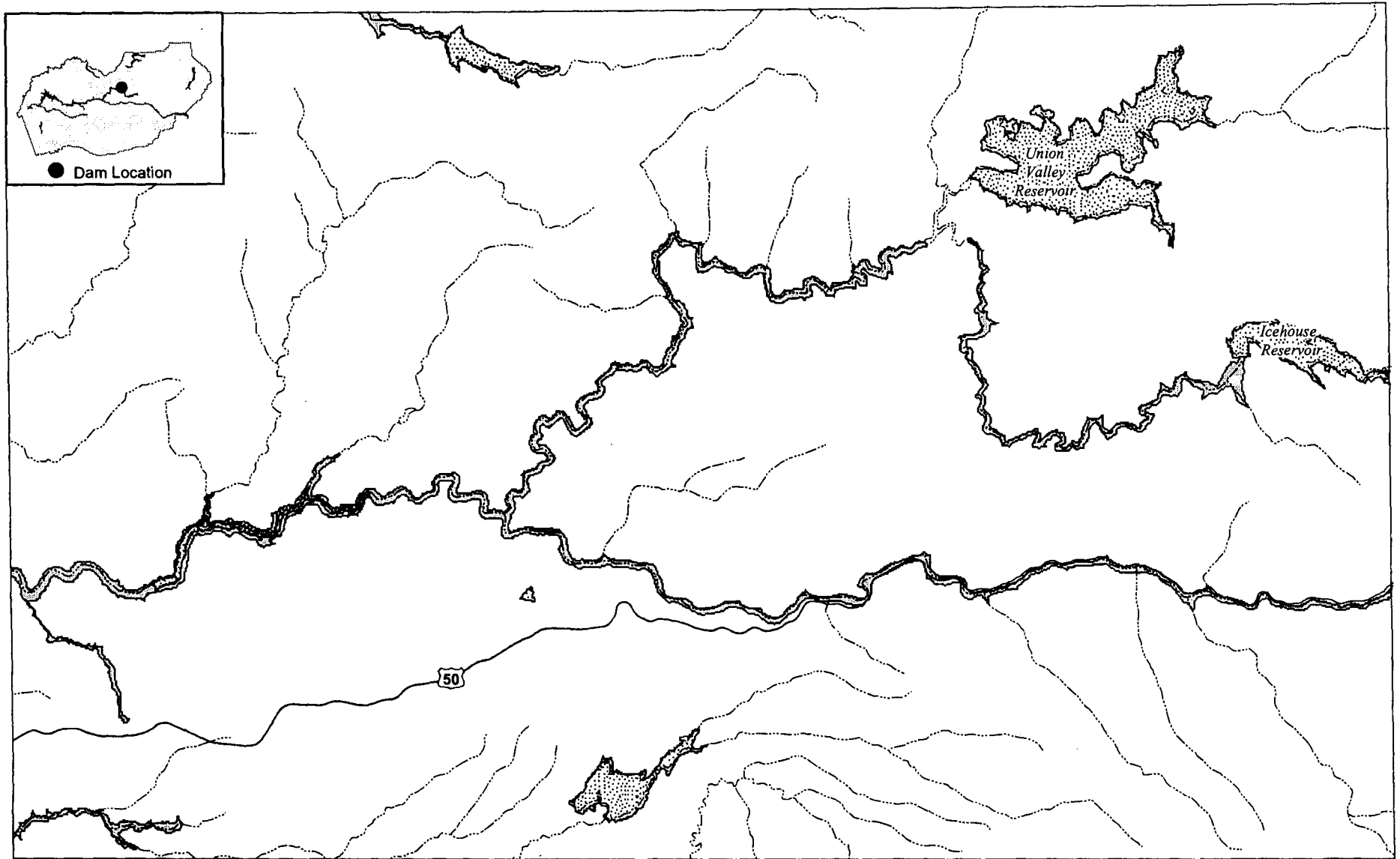
Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Stumpy Meadows Dam Failure Inundation Zone



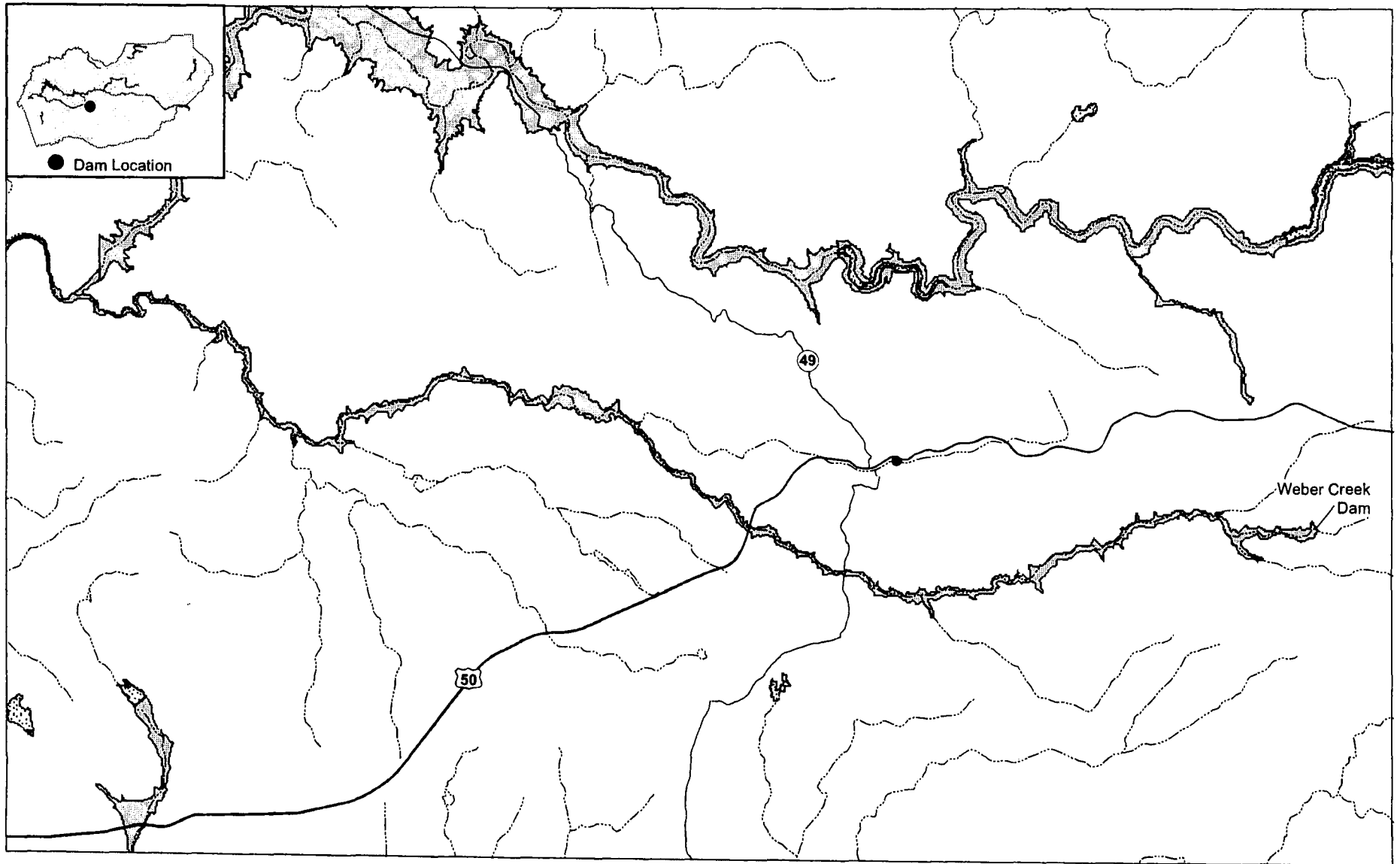
Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Union Valley Dam Failure Inundation Zone



Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

Weber Creek Dam Failure Inundation Zone

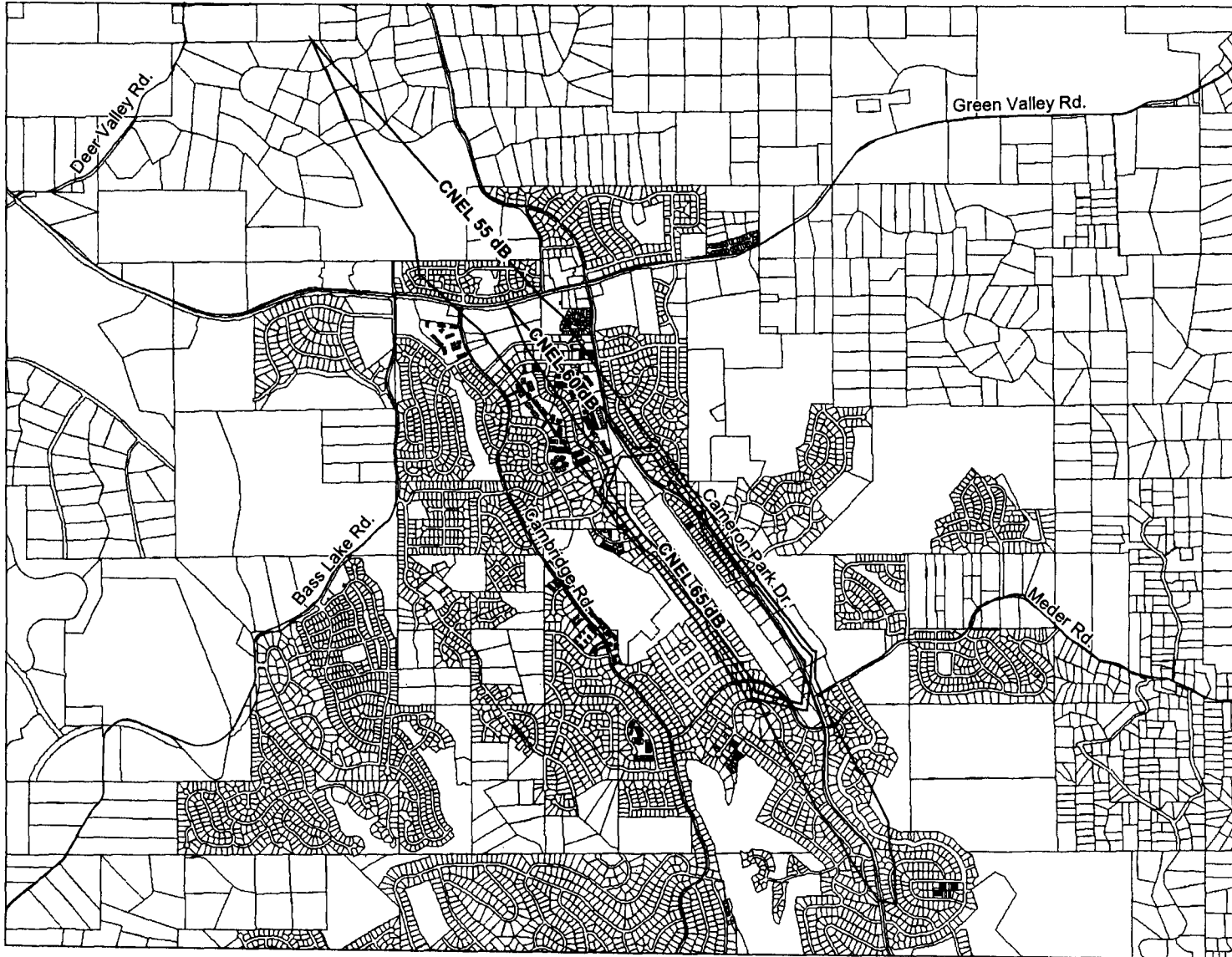


Source: El Dorado County (2002)
Not to Scale
Revised December 15, 2003

APPENDIX B

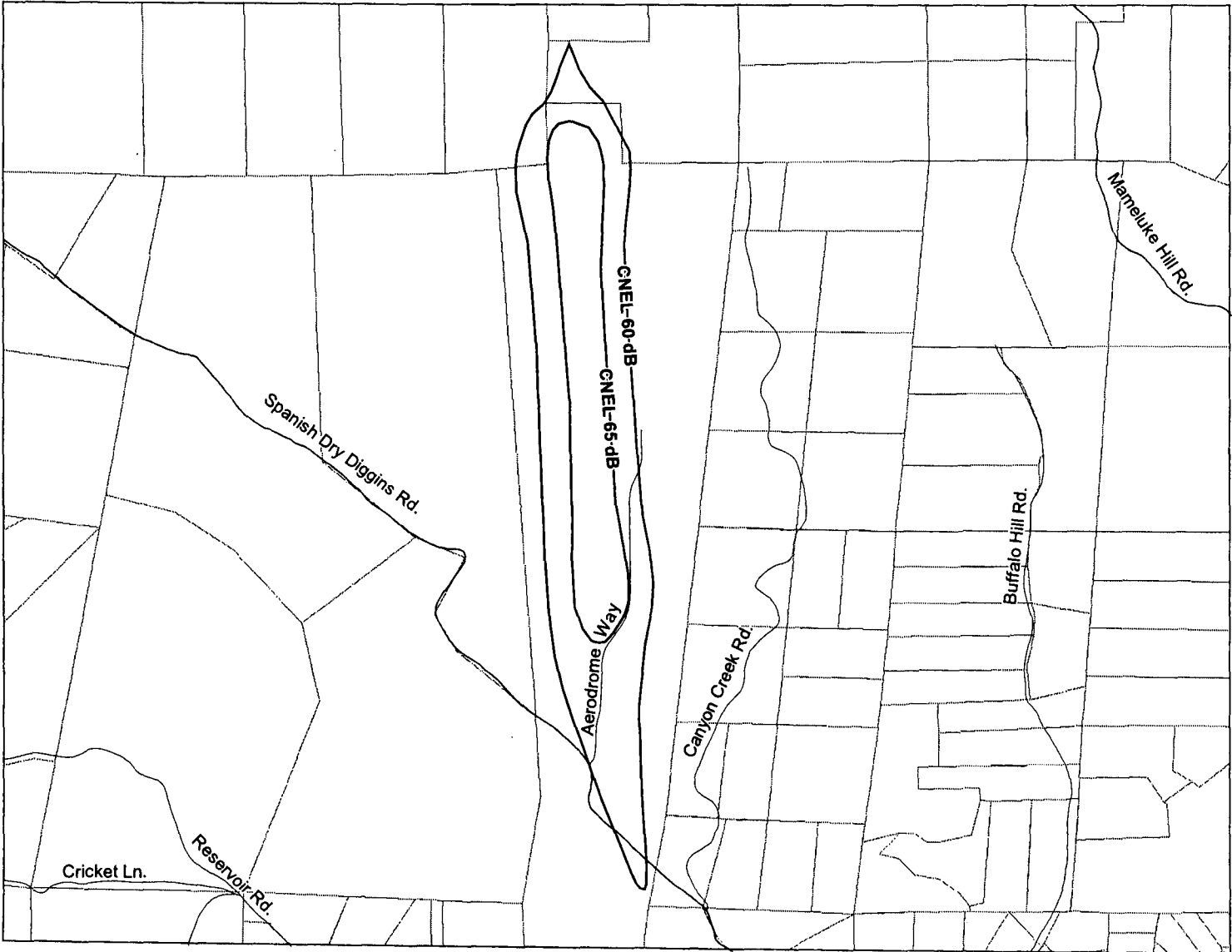
NOISE CONTOUR MAPS

Noise Contours: Cameron Airpark Airport



Source: Foothill Airport Land Use Commission (1986)
Not to Scale

Noise Contours: Georgetown Airport



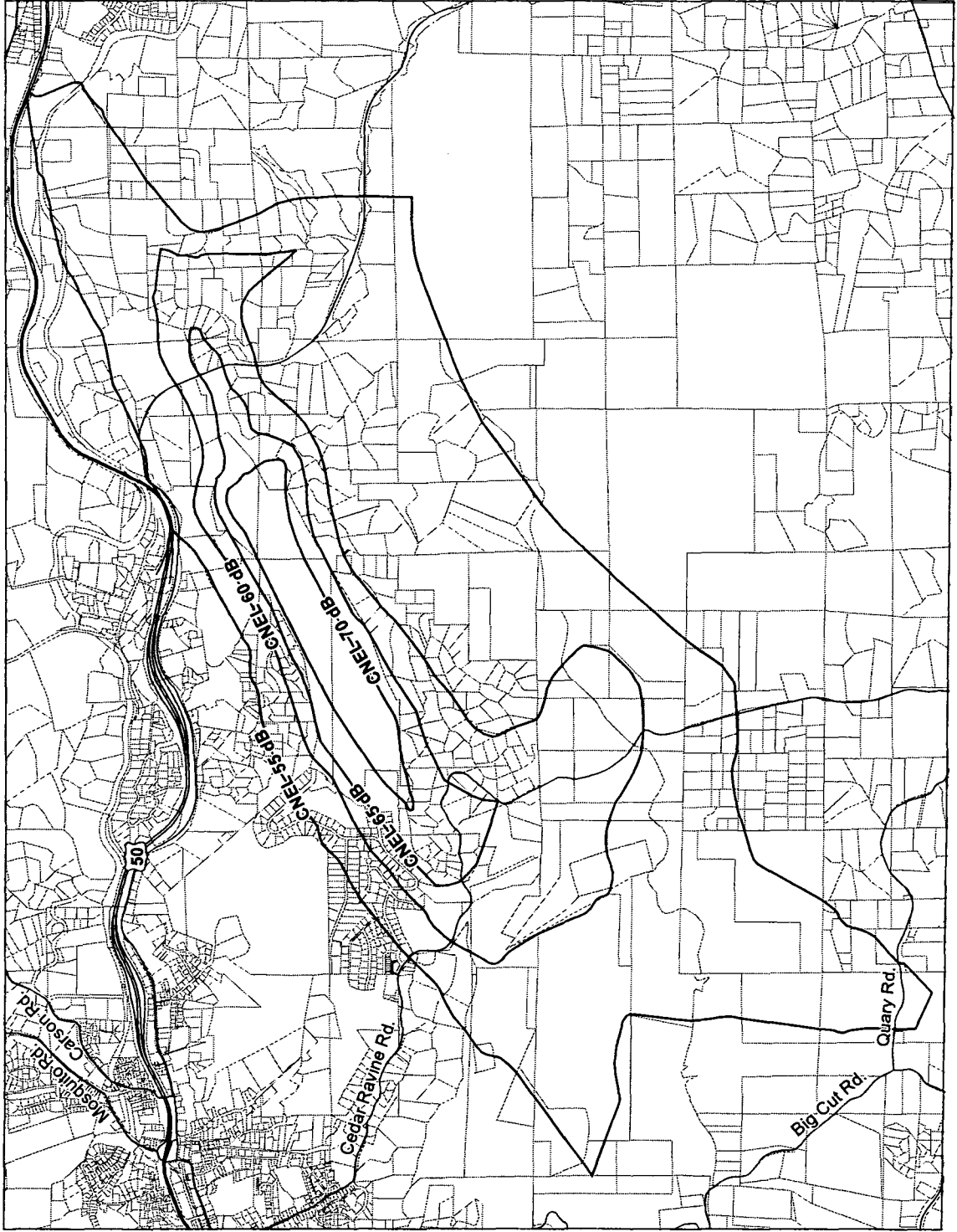
Source: Foothill Airport Land Use Commission (1994)
Not to Scale

Noise Contours: Lake Tahoe Airport



Source: Lake Tahoe Airport (1987)
Not to Scale

Noise Contours: Placerville Airport



Source: Foothill Airport Land Use Commission (1995)
Not to Scale

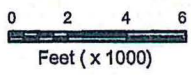
Map 1 of 4
 60 Ldn/CNEL Traffic Noise Contours
 at 2025*

LEGEND

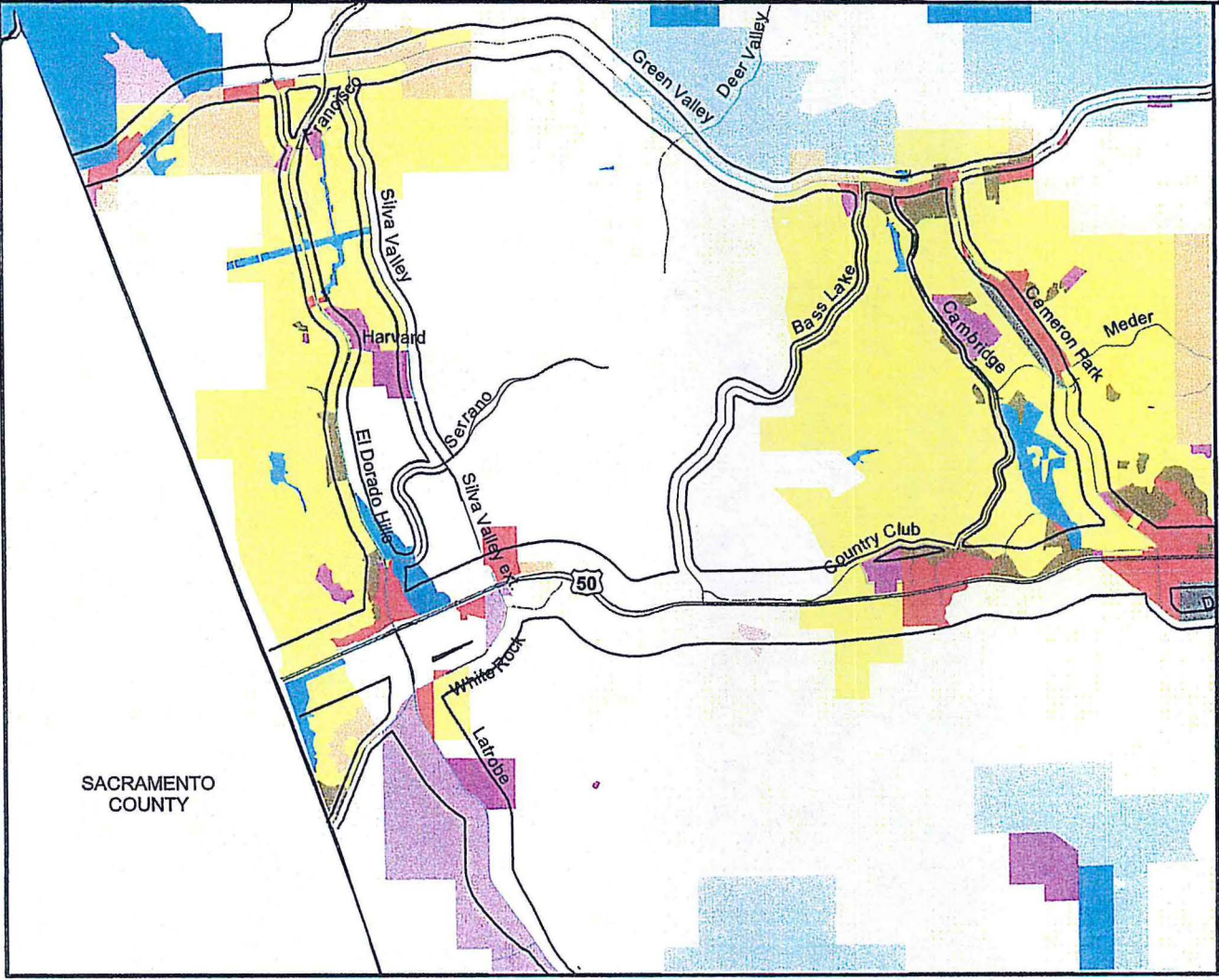
- ~ Maximum Potential Contour
- Current Land Use**
- Adopted Plan
- Commercial
- Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Multi-Family Residential
- Rural Residential
- Natural Resources
- Open Space
- Public Facility
- Research and Development
- 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



SACRAMENTO COUNTY

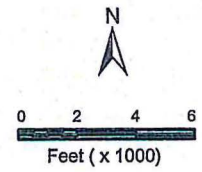
Map 2 of 4
60 Ldn/CNEL Traffic Noise Contours
at 2025*

LEGEND

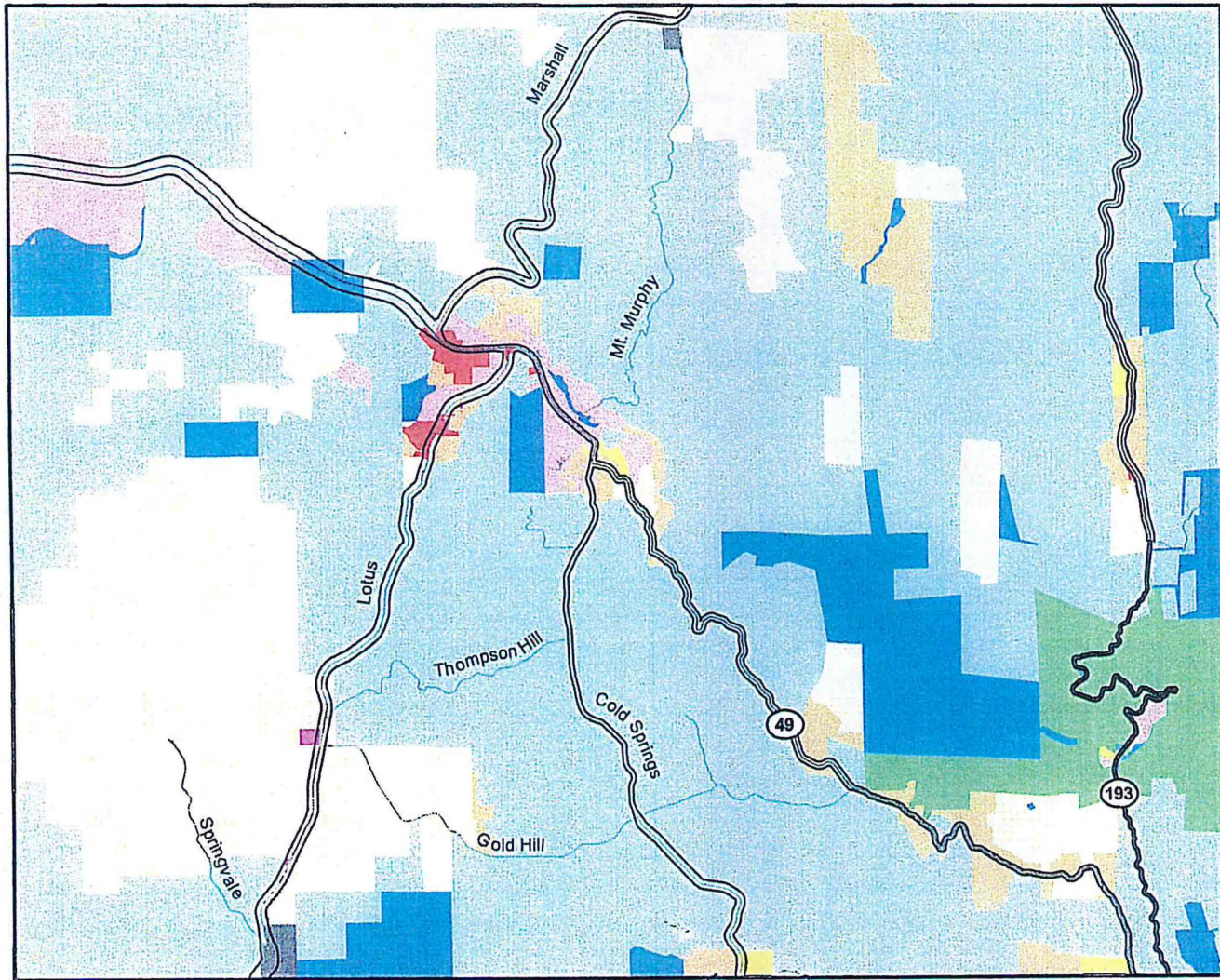
- ~ Maximum Potential Contour
- Current Land Use**
- Adopted Plan
- Commercial
- Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Multi-Family Residential
- Rural Residential
- Natural Resources
- Open Space
- Public Facility
- Research and Development
- 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

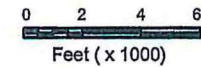
~ Maximum Potential Contour

Current Land Use

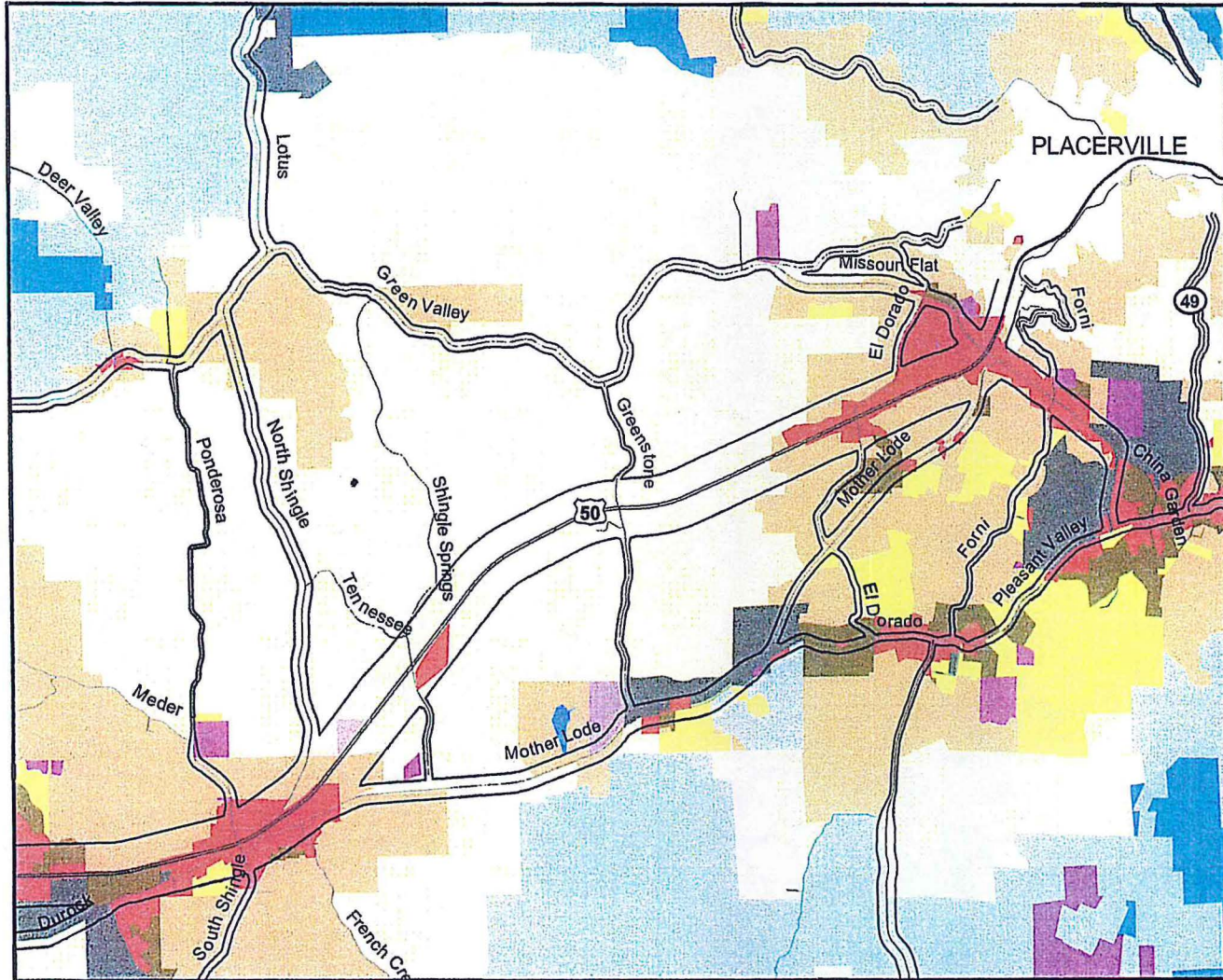
- Adopted Plan
- Commercial
- Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Multi-Family Residential
- Rural Residential
- Natural Resources
- Open Space
- Public Facility
- Research and Development
- Tourist Recreational

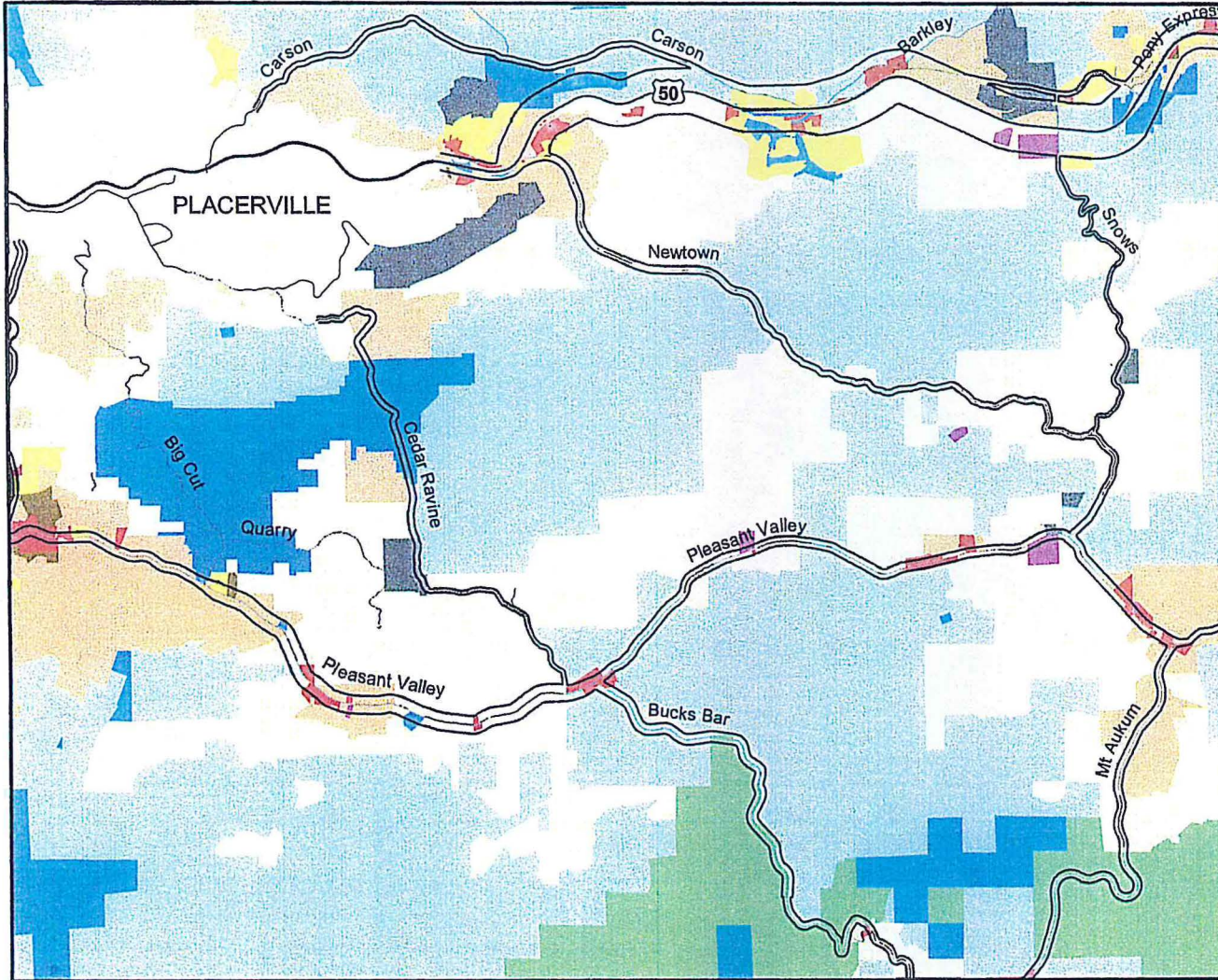
* Noise contours do not take into account intervening terrain or structures. Contours are intended to represent bands of similar noise exposure and do not reflect absolute lines of demarcation.

Source: El Dorado County Planning Dept. 2001, El Dorado County Assessor's Office 2002, EDAW 2003



March 2003





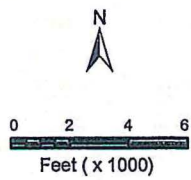
Map 4 of 4
60 Ldn/CNEL Traffic Noise Contours
at 2025*

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
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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, EDAW 2003



March 2003