

EL DORADO COUNTY
2006 ANNUAL
GENERAL PLAN IMPLEMENTATION REPORT

Prepared by
Planning Services
March 2007

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I. BACKGROUND

The El Dorado County General Plan was adopted on July 19, 2004. On March 15, 2005 the voters of El Dorado County approved the referendum on the plan adopted by the Board of Supervisors. This provided the opportunity for the County to return to the Sacramento County Superior Court to have the writ of mandate lifted in the matter of El Dorado County Taxpayers for Quality Growth, et al. v. El Dorado County Board of Supervisors. On September 1, 2005 the Court ruled that the County had satisfied every term of the writ and it was discharged. The Court's ruling was appealed by the plaintiffs. On April 18, 2006 a settlement agreement was entered into by the County and the plaintiffs, settling the lawsuit resulting in the withdrawal of the appeal.

II. 2006 GENERAL PLAN IMPLEMENTATION

The 2004 General Plan includes an introduction and nine elements. The Elements are: Land Use, Transportation and Circulation, Housing, Public Services and Utilities, Public Health, Safety and Noise, Conservation and Open Space, Agriculture and Forestry, Parks and Recreation, and Economic Development. Each General Plan Element includes an Implementation Program with an approved list of implementation measures that are linked to annual work schedules. Overall, the 2004 General Plan has a total of 234 implementation measures which are the collective responsibility of a number of County departments. Fifty-five of these measures are to be enacted on an ongoing basis, and 57 were scheduled to be completed within one year of General Plan adoption.

The County Administrative Officer has assembled a bi-monthly meeting of all departments responsible for General Plan implementation. Those departments provide the latest status of their implementation efforts to Development Services for inclusion in this report and they will provide ongoing updates each time progress reports are provided to the Planning Commission and Board of Supervisors.

All the affected departments are in the process of implementing the remaining first year measures while ensuring that ongoing measures are a part of departmental activities. In some cases staff has begun working on tasks that are not identified for completion within the first year as a result of changes in priorities directed by the Board of Supervisors or with the knowledge that completion of the task will require a substantial amount of time and effort to be completed on schedule.

A. Accomplishments and Progress toward Implementation

Development and implementation of first-year measures is underway and many items have been completed. In addition to first-year measures, staff is developing; and/or has implemented, many policies originally slated for implementation in year 2 or thereafter as stated in the General Plan Implementation program.

1) Land Use Element

- **Measure LU-C, Performance Standards for Ministerial projects;** On March 29, 2005 the Board of Supervisors adopted Ordinance No. 4666 establishing a General Plan Consistency Review process for building and grading permits. This ordinance applies to

all new construction of 120 square feet of floor area, including additions, and to development activities that require a grading permit. This review requirement applies to all permit applications submitted after March 15, 2005 except for permits issued in accordance with an approved development agreement.

Additional information has also been added to the application process for discretionary projects requiring detailed analysis of the adequacy of public services (e.g., water, roadways, schools and fire), existing tree canopy documentation, water features including wetlands, rivers, lakes, streams, and acoustic studies related to construction noise. Also, applicants are required to submit new materials or studies that address land use compatibility, scenic resources, fire safety, naturally occurring asbestos, geologic hazards, and hazards to public health and safety.

On February 22, 2007 an amendment to the current Site Plan Review Ordinance was presented to the Planning Commission. If approved, if approved it would formalize the current practice of requiring a General Plan consistency review into the Zoning Ordinance through modifications to the site plan review process.

Measure LU-F, Design Guidelines: The Board approved a contract for RRM Design Group to assist the Missouri Flat taskforce in preparing design guidelines and streetscape standards for the Missouri Flat commercial corridor. Community meetings along with individual stakeholder meetings have been held. Proposed design guidelines are anticipated by June 2007. In addition, RRM has initiated preliminary workshops in the Cameron Park/Shingle Springs area to define the scope of work for future design guidelines in that area. Funding to prepare design guidelines for the Shingle Springs/Cameron Park area will be requested in the upcoming 2007-2008 budget process.

2) **Transportation and Circulation Element**

- **TC-A, Capital Improvement Program Update:** Department of Transportation (DOT) prepared a Capital Improvement Program (CIP) based on the revenue streams forecasted at the time, such as the Interim Traffic Impact Fee Program, and project cost estimates current at that time. The Board adopted that CIP in January 2006. An updated CIP was prepared and presented to the Board in January 2007.
- **TC-B (also includes PS-C and ED-SS), Impact Fee Update:** DOT has completed over two years of work on the new 2004 General Plan TIM Fee Program with the adoption of the new fee program by the Board of Supervisors on August 22, 2006. Several key dates were: Board adoption of the Interim 2004 General Plan TIM Fee Program in September 2005, a public workshop at the Board in January 2006, Board adoption of an inflation increase to the Interim Fee Program in June 2006. The TIM Fee program includes a set-aside of funds for affordable housing projects.
- **TC-F (also includes TC-S), Develop A County Program to Monitor Roads and Intersections to Ensure Acceptable LOS:** The Department published the “Traffic Impact Study Protocols and Procedures” in November 2005 detailing the requirements for traffic studies for new development proposals. These protocols require the demonstration that new development will be in compliance with the concurrency and level of service policies contained in the General Plan. The Department will be

formalizing a level of service monitoring and forecasting program in 2007 to complete the implementation of this measure.

- **TC- H (also includes TC-K), Short-range transit plans;** The County continues to work with the El Dorado County Transportation Commission, the Tahoe Regional Planning Agency, and transit providers to periodically review and update the short-range transit plans, including efforts to pursue funding for transit to insure that the transit plans reflect the new General Plan goals and policies and remain current.
- **TC-P, Preservation of rail facilities;** The Southern Pacific Transportation Corridor (SPTC) plan was adopted as a ‘Rails to Trails’ program. Updates can be completed as needed.

3) Public Services and Utilities Element

- **Measure PS-J, Review of Discretionary Applications Reliant Upon Non-Public Community Wastewater Systems:** An analysis of waste water systems has been added to the discretionary review process and is reviewed by the Environmental Management Department.
- **Measure PS-M, Construction and Demolition Debris Ordinance:** The County Ordinance, administered by Environmental Management is in place with a purpose to achieve reduction and/or recycling of debris generated by construction projects, thereby diverting the debris from disposal facilities, saving landfill space, and conserving natural resources.
- **PS-Q, Coordination of County and School Districts;** Through the Discretionary Review process, the County has established coordination with the school districts for review of projects.

4) Public Health, Safety and Noise Element

- **HS-A, Emergency Response Procedures;** The County Office of Emergency Service maintains emergency response procedures and programs, including agreements with other local, state, and federal agencies, to provide coordinated disaster response and programs that inform the public of emergency preparedness and response procedures. A Hazmat Emergency Response Plan created in 1991 was updated and revised in 1995, 2001 and 2003. The procedures are to be updated and revised in 2008.
- **HS-B, Wildfire Safety Plan:** The Board of Directors of the El Dorado Fire Safe Council approved the plan in November 2004; it was then reviewed and accepted by Bill Homes, AEU CDF Unit Chief, John Berry, Forest Supervisor ENF, and Larry Fry, President of El Dorado County Fire Chiefs Association. The Plan then was adopted by the Board of Supervisors on March 29, 2005. The purpose of the Plan is to increase wildfire safety for citizens of El Dorado County while reducing the risk of loss of life and property.
- **HS-D, Seismic and Geological Hazards;** The California Building Code adopted by the County, includes standards to protect against seismic and geologic hazards. In addition

the Board of Supervisors approved upon first reading a revised Grading Ordinance on February 27, 2007. It is scheduled for a second reading on March 13, 2007.

- **HS-E, Naturally Occurring Asbestos Disclosure Ordinance;** An Asbestos disclosure is required, per EDC Ordinance Chapter 8.44, including required Asbestos reports and records are to be disclosed during real estate transactions per Air Quality Management District (AQMD) Rule 223-2.
- **HS-F, Asbestos Report;** Asbestos-related information as it pertains to El Dorado County is reported to the Board of Supervisors annually. Rule 223-2 requires that discoveries of Naturally Occurring Asbestos (NOA) be reported to the AQMD within 24 hours. NOA map are to be updated by Environmental Management with new NOA information by the end of 2007 and at regular intervals thereafter. The County has hired a geologist to assist in completion of these requirements.
- **HS-M, Hazardous Waste Management Plan;** Environmental Management maintains and updates 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. The plan was created for El Dorado County in 1990 and has no regulatory requirement to update. The existing plan is deemed to be sufficient and still being implemented.
- **HS-N, Site Inventory Containing Hazardous Materials;** Environmental Management collects and maintains information on sites known, or suspected to be contaminated by hazardous materials. The information includes current data from the California Department of Toxic Substances Control and is updated continuously.
- **HS-P, Air Quality Management District's Air Quality Public Education Program;** NOA training material has been developed and presented to the community. The BEACON Newsletter on NOA issued for the community issued at regular intervals. Public workshops on the new rules and regulations have been scheduled as required and training on CEQA processes have been provided.

HS-T, Air Quality Regulations; Existing rules have been updated and new regulations adopted per annual the Rulemaking Action Plan (www.co.el-dorado.ca.us/emd/apcd/PDF/2006_Rules_List.pdf). This plan includes regulations for Agricultural and Fuel Reduction Burning, construction emissions, mobile source emissions, fugitive dust, and volatile organic emissions. In addition staff has hosted dust control workshops to train contractors currently working within the County.

- **HS-V, Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan;** New Fugitive Dust/Asbestos Hazard Mitigation Rules (223,223-1 and 223-2) were adopted on July 19, 2005. SB656 schedule for implementing control measures to minimize PM10 and PM2.5 emission was approved by the AQMD Board of Directors. The Bill requires each local air district to adopt an implementation schedule of appropriate control measures to reduce particulate matter pollution. The proposed measures cover new regulations for 91 wood burning combustion devices, non-agricultural open burning, fugitive dust and coating operations.

- **HS-W, Survey and prioritize safety improvements on County roads;** DOT has an annual traffic safety analysis and reporting process in place. Many of the projects identified in the report are contained in the Department's CIP. Many of those projects are also included in the Transportation Impact Mitigation (TIM) Fee Program as capacity enhancements. Additional funding through Road Fund, Federal and State revenue sources are being pursued for many of these projects as appropriate to the funding requirements and the type of project.

5) Conservation and Open Space Element

- **Measure CO-B, Coordination with the Resource Conservation District** Regarding Erosion Control Issues: This is done regularly as part of the development application review process.
- **CO-G, Guidelines for Development Projects That May Affect Surface Water Resources;** The guidelines include: definition of surface water resources; criteria for determining the presence of surface water resources; buffer standards; and mitigation. Guidelines are used in the project review process. This was adopted by the Planning Commission in June 2006.
- **CO-K, Gabbro Soils Rare Plan Preserve, Recovery, and Long-term Preservation Strategy;** The County works cooperatively with local state and federal agencies who participate on the Pine Hill Preserve Management Team. This will also be included as part of long-term INRMP efforts. The Bureau of Land Management will release a draft management plan by May 1st for which the County's Pine Hill Preserve Management Team will act as an advisory board addressing concerns with the management of federal lands within the County. In addition, staff is will complete a work schedule by the end of March to address an update of the current in-lieu mitigation fees for areas within the designated districts.
- **CO-R; Cultural Resource Database;** The County maintains a confidential cultural resources database of prehistoric and historic resources, including the location and condition of pioneer cemetery sites. Information is made available consistent with state and federal law.

6) Agriculture and Forestry Element

- **Measure AF-G, Procedure for the Agricultural Commission to Review Discretionary Projects that May Affect Agricultural or Forest Lands:** This process is in place. In addition the Agriculture Department, in conjunction with professional consultants, is currently developing agricultural grading applications, permits and inspection procedures. A pilot program began in Fall 2006.
- **AF-K, Agricultural Best Management Practices Development and Adoption:** Best Management Practices were adopted by the Board of Supervisors and was put into effect on June 14, 2005. This process is used by agriculture operations to comply with General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2. The entire document can be found at <http://www.co.el-dorado.ca.us/ag/bmps.html>.

7) Parks and Recreation

- **PR-F & PR-G, Program to facilitate the formation of independent recreation districts;** Individual Parks and Recreation Districts throughout the County provide parks and recreation facilities. The County's General Services Department; Airports, Parks, and Grounds Division coordinates these efforts between EDHCSD, CPCSD & GDRD on an ongoing basis as part of any subdivision review.
- **PR-L, Accept private sector donations of land, easements, structures, materials, and funds;** The County's General Services Department; Airports, Parks, and Grounds Division has the ability to accept private sector donations for the development and maintenance of parks and recreation facilities.

8) Economic Development Element

- **ED-O, Utilization of final Environmental Impact Report (EIR) for the General Plan as a first tier EIR;** Environmental documents for site specific projects, development code regulations, and specific zoning rely upon and tier off of this EIR. This is being done for several GP amendments, TIM fee update, and is utilized for many development projects.
- **ED-T, Economic and Demographic Information;** This is made 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. It describes the El Dorado County economy, identifies important demographic and industry trends, and identifies leading economic indicators. El Dorado County Economic and Demographic Profile is updated annually and posted to the website.
- **Economic Development Advisory Commission;** The commission was established in May by the Board of Supervisors and was in place by July 2007.

9) General Plan Related Accomplishments

Work is being completed by the Assessor's Office and Surveyor's Office on items not directly identified in the General Plan but which will provide long term solutions to assist in meeting all General Plan goals.

These tasks include:

- Updating from manual to electronic mapping of APN's.
- Re-parcelizing APN's in the western slope of the County
- Conversion of existing map book pages to electronic format
- Automation of the County's Parcel Transfer Record Process
- Reviewing and updating aerial imagery options for use in classifying vegetation
- Updating all special district and other GIS layers for more accurate maps and data
- DOT has implemented a new General Plan Implementation unit with 4 dedicated positions. This unit will have the primary mission of completing all the

implementation measures by the end of 2007 and keeping up to date on those that require continuing adjustment.

- Development Services staff will complete by the end of this year:
 - Implementation of a revised pre-application review process, and
 - Process for Early Screening of General Plan Amendments.

III. AMENDMENTS & POLICY INTERPRETATION

A. Amendments

To date there have been seventeen (17) General Plan amendment applications.

On March 7, 2006 the Board adopted General Plan Amendment A 06-0001, including an interim change to Policy 2.2.1.5 related to Floor Area Ratios and Maximum Impervious Surface standards which updated the policy to include:

1. Footnote to table 2-3, Building Intensities, to allow Floor Area Ratio (FAR) standards to be exceeded on a project-by-project basis if the project is fully analyzed in discretionary planned development review process.
2. Delete the Maximum Impervious Surface (MIS)
Delete the 0.10 Floor Area Ratio for Agricultural lands.

On March 9, 2006 the Planning Commission approved General Plan Amendment A 06-05, a Resolution of Intention to amend the General Plan Housing Element to modify Policy HO-3g limiting the conversions of rental housing to condominiums and to further conserve the County's stock of affordable housing. On December 12, 2006, the Planning Commission approved the amendment that now states:

Apartment complexes, duplexes, and other multifamily rental housing shall not be converted to condominiums for at least twenty 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.

On April 18, 2006, the Board of Supervisors approved a Resolution of Intention to amend the General Plan Floor Area Ratio and Mixed Use Development. Staff is processing the General Plan Amendment A06-02 to increase the FAR standards and to create a mixed use development designation that will encourage compact design form. Currently, staff is working with Pacific Municipal Consultants to prepare a draft EIR for the project. The Draft EIR was released in January.

On August 10, 2006, General Plan Amendment A 06-07, a Resolution of Intention was approved by the Planning Commission that will consider amending the Housing Element of the General Plan to modify Policies 2.2.3.1, 2.2.3.2, 2.2.5.4 and 2.2.5.13 to provide exemptions from the 30 percent open space requirement for infill projects, affordable housing projects, small projects and condominium conversions, and to make the policies

more general in nature. Staff is in the process of preparing the amendment, performing the CEQA analysis and will bring it back for a hearing to the Planning Commission.

On October 6, 2006, General Plan Amendment A06-03 was approved by the Board of Supervisors to amend a multi-family residential lot to commercial. On November 7, 2006 project A06-06 was approved to correct a mapping error.

Three (3) applications are currently being processed to change the land use designations, and the remaining seven (7) applications are either incomplete or have been withdrawn. A current list of General Plan Amendments can be found at www.co-el-dorado.ca.us/Planning/GeneralPlanAmendments.html

B. Policy Interpretation

To ensure a consistent approach to applying policies within the General Plan, planning staff has brought back to the Planning Commission the policies listed below for assistance with interpretation and implementation. They include:

Policy	Status
<ul style="list-style-type: none"> • Development on 30% slopes (Policy 7.1.2.1) 	Adopted recommended interpretations in June 2006. Preparation of Ordinance is in process.
<ul style="list-style-type: none"> • Agricultural and Timberland Setbacks (Policy 8.1.3.2 and 8.4.1.2) 	Adopted recommended interpretations in June 2006. Preparation of Ordinance is in process
<ul style="list-style-type: none"> • Riparian areas and wetlands – buffers and setbacks (Policy 7.3.3.4) 	Adopted recommended interpretations in June 2006. Preparation of Ordinance is in process
<ul style="list-style-type: none"> • Oak Woodlands Interim Guidelines 	Adopted recommended guidelines on November 9, 2006. Oak Woodlands Management Plan is in process.
<ul style="list-style-type: none"> • Multifamily Residential land Use (Policy 2.2.1.2) 	Staff will prepare resolution of intention and return to commission in conjunction with 30% open space amendment. Anticipated June 2007.
<ul style="list-style-type: none"> • Land Use Designation and Zoning consistency Matrix (Table 2-4) 	Will be updated in conjunction with the Zoning Ordinance update
Planned Development Open Space (Policies 2.2.3.1, 2.2.3.2, 2.2.5.4, and 2.2.5.13)	General Plan Amendment in Process and anticipated to return to the Planning Commission June 2007.
<ul style="list-style-type: none"> • Density Bonus (Policy 2.2.4.1) 	Adopted recommended interpretations
<ul style="list-style-type: none"> • Level of Planning (Policy 2.2.5.16) 	Adopted recommended interpretations

<ul style="list-style-type: none"> • Mining Buffer (Policy 7.2.2.3) 	Planning Commission wishes to handle these types of projects on a case by case basis
<ul style="list-style-type: none"> • Identification and Protection of Range Lands (Policy 8.1.2.1 and 8.1.2.2) 	Rangeland Study in process
<ul style="list-style-type: none"> • Agricultural Commission Review (Policy 8.1.4.1) 	Process approved and in place
<ul style="list-style-type: none"> • Public Facilities and Services Financing Plan (Policy 10.2.1.5) 	Planning Commission approved staffs approach to complying with this requirement.

IV. SECOND YEAR IMPLEMENTATION PLAN

A. 2007-2008 Work Plan and Staffing

On February 6, 2007, staff presented to the Planning Commission a draft work plan for General Plan implementation for calendar year 2007 through June 30, 2008. The work program identified all proposed General Plan Implementation (GPI) projects to be undertaken by Development Services, suggested priorities and timeframes for completion. This work program will be used by the Department for staffing and budget planning in the 2007/2008 fiscal year. Steve Hust, Principal Planner is the lead staff person responsible for long range planning and General Plan implementation within the Department. Steve is currently being assisted by Shawna Purvines, Senior Planner (who will be focusing on General Plan and Housing Element implementation), and Monique Wilber, Assistant Planner (focusing on natural resource planning issues). Roger Trout, Principal Planner is the lead staff person responsible for the Zoning Ordinance/Map update. Roger is currently being assisted by Lillian Macleod, Senior Planner. Pierre Rivas, Principal Planner also will provide assistance on ordinance issues relating to agriculture, wineries and ranch marketing as well as being the lead planner for the permit center.

Following is a list of the anticipated priority actions to be taken by the Planning Commission and Board of Supervisors throughout 2007-2008.

1) Land Use

- Measure LU-A, Zoning Ordinance/Maps: (including LU-D, LU-O, Update of Tahoe Basin Zoning, TC-P, HO-G, HO-T, HO-U, HO-V, HO-GG, HO-NN, HS-K, CO-A, CO-K, AF-A, ED-P, ED-Q, ED-II, ED-JJ, ED-KK, ED-PP, and ED-QQ); is currently in the process of being updated with a majority of the work anticipated to be completed in the coming months. Tasks in progress include continuation of workshops with the Planning Commission to be concluded by year end followed by review of the draft ordinance sections and eventually updated zoning maps. To date the Planning Commission has reviewed:
 - Update Procedures and Schedule
 - Zoning Ordinance Structure

- Zoning Districts
- Design Review/Site Plan Review
- Home Occupations
- Mineral Resources
- Winery Ordinance
- Landscaping Standards
- Outdoor Lighting Standards

The County has contracted with the consulting firm of Crawford, Multari & Clark Associates to review the 1999 draft zoning ordinance. The consultant's work scope focuses on: Consistency within the document; format, clarity and ease of use by decision makers, staff, and the public; procedures to streamline administration/implementation, particularly with regard to regulation of small business/commercial and agricultural uses; consistency with State laws; and the ability to successfully enforce. The Consultant will provide recommendations, where appropriate, for modifications of the draft ordinance based on consultant's expertise and experience in zoning ordinance preparation and consultation services for other jurisdictions. To date the consultant has completed an initial review of the Draft 1999 Zoning Ordinance and is still under contract through October 2007 for purposes of professional review and analysis of the new draft ordinance.

- Floor Area Ratio General Plan (FAR): Amendment examining a revised FAR of up to 0.85 for Commercial and Industrial land use designations and up to 0.50 for Research and Development designations, and permanent elimination of the FAR applicable to Agricultural Lands.
- Mix Use Development (MUD): Adding a new MUD designation (and related policies) to implement "Smart Growth" principles. This project has been separated from the FAR process to allow staff more time to consider and develop viable options for implementation.

2) Transportation and Circulation Element

- TC-C, Design Improvement Standards Manual (DISM): DOT and Department of Development Services Department (DSD) are moving forward with the updating the County's DISM. A draft Request for Proposals (RFP) has been prepared and is currently being reviewed to obtain outside consultant assistance.
- TC-E, Develop Ordinance to Protect Rights-Of-Way For Future Road Improvements: DOT is moving forward with the preparation of the Right of Way Protection Ordinance with the goal of having it to the Board before the end of 2007.

3) Housing Element

- Affordable Housing: Staff, in working with the consultant and the Affordable Housing Taskforce, will identify Affordable Housing opportunities including, but not limited to, updating design and building requirements, creating developer incentives; reviewing the County's Capital Improvement Program (CIP) to include Affordable Housing

opportunities on public owned property; and implementing new and updating current ordinances to streamline the development review process.

- **Density Bonus:** The County will prepare a Density Bonus Ordinance that is in accordance with state law and promotes the benefits of the program to the development community.
- **Housing Element Revision:** The Housing Element is required to be updated every 5 years. El Dorado County, as a member of the Sacramento Area Council of Governments (SACOG) region is required to update its element by June 30, 2008. An RFP for the revision on the Housing Element was released on February 28, 2007. It is anticipated that a proposed scope of work and contract will be to the BOS by June 2007.

4) Public Services and Utilities Element

- **Measure PS-L, Countywide Drainage Management:** DOT is working on developing a system of procedures, policies and rules, that will insure compliance with State and Federal requirements along with the requirements contained in the General Plan. Some, if not most, of those policies and rules will end up in the revised Design Manual or an associated document. The funding aspect of the implementation measure still needs to be addressed.

5) Conservation and Open Space Element

- **CO-H, Permit the use of Grey Water for Irrigation Purposes;** This is included as part of a proposed Onsite Wastewater Treatment System Ordinance to be completed by Environmental Management in 2007.
- **CO-M, Integrated Natural Resource Management Program (INRMP):** The INRMP identifies important habitat in the County and establishes a program for effective habitat preservation and management. Development Services staff, in coordination with consultant SAIC, conducted INRMP workshops on October 16, and November 6, 2006. Based on the outcome of the workshops, SAIC prepared a refined scope of work for implementing the second step of the INRMP, which was provided to the Board of Supervisors on December 13, 2006. Staff presented the refined scope of work to the Board of Supervisors on January 23, 2007. Staff and SAIC will returned to the Board of Supervisors on March 6, 2007 for further vetting and approval. Once approval is granted, the consultant will begin work on the INRMP. Completion is anticipated in 2010.
- **CO-P, Oak Resources Management Plan:** Oak Resources Management Plan (now known as the Oak Woodland Management Plan or OWMP): The OWMP is an element of the INRMP. It will: identify important oak woodland habitat in the County; address mitigation standards outlined in Policy 7.4.4.4 for oak woodland canopy; identify thresholds of significance for the loss of oak woodlands; outline implementation; determine replanting and replacement standards; determine heritage/landmark tree protection standards; develop an Oak Tree Preservation Ordinance as outlined in Policy 7.4.5.2; comply with the 2001 State Oak Woodlands Conservation Act administered by the Wildlife Conservation Board; satisfy WCB grant standards; and comply with PRC 21083.4, the California Oak Woodlands Conservation Law. The consulting firm (EN2

Resources/Pacific Municipal Consultants) has circulated an administrative internal draft of the OWMP and is working on edits prior to public release, and has produced and presented preliminary oak woodland mapping results and a mitigation fee study at the February 9, 2007 Planning Commission meeting, and received public comment. Staff and consultants will present policy issues at the February 22, 2007 Planning Commission meeting and will return on March 22, 2007 for further review.

6) Agriculture and Forestry Element

- Measure AF-E, Method to Identify Recognized Rangelands Suitable for Sustained Grazing of Domestic Livestock: Working with the University of California Cooperative Extension (UCCE), the Agricultural Department is identifying rangelands that may either be protected by grazing districts or may be incorporated into the Oak Woodlands Management Plan.

7) Economic Development Element

- ED-A, Economic Development Action Plan: The Economic Development Advisory Commission was approved by the Board in August 2006. The Commission and CAO are in the process of hiring a new Economic Development Coordinator who will be responsible for completing the plan.

V. 2006 HOUSING ELEMENT REPORT

A. GENERAL OVERVIEW

Government Code Section 65585 requires cities and counties to prepare and adopt a general plan for its jurisdiction that includes mandatory elements, including a housing element. The housing element must consist of (a) an identification and analysis of existing and projected housing needs, including the locality's share of the regional housing need, (b) an inventory of resources and constraints relevant to meeting those needs; and (c) a program showing a five-year schedule of the actions to be taken to implement the housing element, including how the locality plans to meet its share of the regional housing need.

El Dorado County's Housing Element embodies a plan for addressing the County's housing needs within the unincorporated areas through June 2008. The Element includes an assessment of needs, constraints, resources and opportunities along with a plan that encompasses goals, policies and an implementation program.

El Dorado County's Housing Element was adopted with the entire General Plan on July 19, 2004. Although the County has an Adopted Housing Element as required by the State, it has not been certified by the Department of Housing and Community Development (HCD) due to the finding that the County's Housing Element had not addressed the impacts or included specific measures to mitigate the impacts of Measure Y, now Policy TC-Xa(4). Staff will continue to identify efforts to encourage development opportunities that will meet the growing needs of El Dorado County, while maintain its relationship with HCD, with the intent to achieve certification of the current Housing Element. Concurrently staff is continuing to implement the adopted Housing Element.

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. Planning Services reviews and applies County regulations to housing development proposals. The Building Services, Environmental Management Department, and Department of Transportation work with Planning Services 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.

B. REGIONAL HOUSING NEED PLAN

Every five years, the State Department of Housing and Community Development (HCD) evaluates the overall need for housing throughout the State then distributes the need to councils of government (COG) representing various regions throughout the State. The various COG's then develop a Regional Housing Needs Plan (RHNP) by which each local jurisdiction is then allocated a percentage of the region's housing needs. The allocation is broken out further to identify the amount of dwelling units needed to meet the demands of households in the above moderate, moderate, low and very low income categories. El Dorado County is a member of the Sacramento Council of Governments (SACOG) and

policies included in the adopted Housing Element to achieve the County’s share of the regional housing needs.

Pursuant to State housing element law (Government Code Section 65584 – 65584.01), the State Department of Housing and Community Development has provided SACOG with its determination of the region’s existing and projected housing needs for the pending planning period of 2006-2013. The number of units allocated reflects the minimum projected housing need for the region and enables SACOG to prepare an updated Regional Housing Needs Plan in accordance with Government Code Sections 65584.04-05. This plan must be prepared to update the housing elements of each general plan within the region. Housing elements are required to be updated by June 30, 2008 to accommodate each local government’s share of the regional housing need pursuant to Government Code Section 65588(e)(3).

The Regional Housing Needs Plan (RHNP) developed by SACOG is required to be consistent with the following objectives, as set forth in more detail in statute (Section 65584(d)):

- 1) Increasing the housing supply and the mix of housing types, tenure, and affordability;
- 2) Promoting infill development and socioeconomic equity, protection of environmental and agricultural resources, and encouragement of efficient development patterns;
- 3) Promoting an improved intraregional relationship between jobs and housing; and
- 4) Balancing the distribution of households by income category.

The following table outlines SACOG’s and El Dorado County’s 2001-2007 allocation of the Regional Housing Needs Plan. SACOG’s regional allocation for 2008-2013 is 169,476 new residential units.

Income Category	Regional Housing Unit Need 2000-07	EDC Allocation 2000-07	% of Regional Housing Need
Very Low	26,843	2,829	2%
Low	21,782	1,890	1.5%
Moderate	25,909	2,100	1.7%
Above Moderate	51,955	3,175	2.5%
Total	126,489	9,994	8%

To address HCD’s concerns with the County’s Measure Y, now policy TC-Xa(4) in the General Plan, the Department of Transportation, at the August 22, 2006 meeting of the Board of Supervisors, proposed a new Transportation Impact Fee schedules. The fee schedule was approved and included the establishment of a fund to be used to offset the cost of Affordable Housing projects. The Department of Human Services is currently working on a process for distribution of these funds.

1. Sites Inventory Analysis

The Vacant Land Survey (Table A-3 in the General Plan) is a summary of information contained in the County’s Assessor’s database regarding sites allowing residential development. The survey was done to determine the County’s ability to meet its total 2001-2008 allocation of 9,994 units as allocated by SACOG. As shown on General Plan Table

HO-31 below, there is capacity to accommodate 12,059 dwelling units outside of the Development Agreement Areas. Recent updates to the State Law will require the County to analyze available parcel for development more closely. An updated survey will now be required to demonstrate the appropriateness of Zoning to Market Demand, Financial Feasibility, and Trends within Zones. It will also require that an analysis be completed on developed but under utilized lands.

General Plan TABLE HO-31 Vacant Land Survey Summary			
	Acres	Parcels	Adjusted Maximum Capacity (DUs)
All Lands in Communities Except Lands in Development Agreements ¹			
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.			

VI. PROGRESS TOWARDS MEETING GOALS AND POLICIES OF THE HOUSING ELEMENT

A. Zoning Ordinance Update

The County is in the process of updating its Zoning Ordinance bringing many of the current policies into compliance with the General Plan. As outlined in this Housing Element, the County has included implementation measures that will facilitate and encourage certain types of residential development and shall be included in the Zoning Ordinance Update scheduled to be completed in 2007.

- Measure HO-G directs the County to review and revise its Zoning Ordinance standards to provide more flexibility for developers of affordable housing.
- Measure HO-H directs the County to adopt a Density Bonus Ordinance that is in accordance with state law.
- HO-N, HO-U, HO-V & HO-DD directs the County to review and update design standards to allow for ministerial approval for Affordable Housing.
- HO-O directs staff to adopt an infill ordinance to assist developers in addressing barriers to infill development including incentives.
- 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-Z directs the County to adopt a mobile home park conversion ordinance with measures to encourage retention of mobile home and manufactured home housing. Draft Ordinance is currently with County Counsel for review and comment.
- Measure HO-GG directs the County to include in the Zoning Ordinance Update to clearly define temporary shelters, transition housing, and permanent supportive

housing and identify zone districts whereby each temporary shelter may be established by right or by Special Use Permits.

- 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.
- Measure HO-JJ directs the County to promote efficient use such as compact urban form, access to non-auto transit, non-traditional design. GPA (A06-0002) is underway to create mixed use development designation and to encourage compact design form.
- Measure HO-MM directs staff to adopt an ordinance to establish a process for making request 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.
- Measure HO-NN directs staff to ensure that permit processing procedures for agricultural employee housing does not conflict with the Health and Safety Code regarding requirements for Special Use Permits.

B. Interdepartmental Working Group

General Plan Implementation Measure HO-R requires the establishment of an interdepartmental working group to ensure cooperation between departments in the implementation of policies and programs. This group is responsible for holding periodic meetings with the Chief Administrative Officer and must provide biennial workshops with the Board of Supervisors regarding the status and potential improvements to policies and program. The Chief Administrative Officer has established the working group which includes all Department Heads related to General Plan implementation. In addition a sub committee of the working group has been created to address the Housing Element. Members of the subcommittee include the Chief Administrative Office, Development Services, Department of Transportation, Environmental Management and Department of Human Services. The working group is focused on meeting the goals of the current Housing Element while preparing for its update scheduled for June 2008.

C. Affordable Housing Options Report

The County Department of Human Services received a Community Development Block Grant, Planning and Technical Assistance Grant for the purpose of providing an affordable housing development study to explore options that will encourage and assist in the development of affordable housing.

General Plan Policy HO-1f requires the County to encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to low and moderate income households. General Plan Implementation Measure HO-C states:

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.*

The Department of Human Services has contracted with Pacific Municipal Consultants (PMC) to prepare an Affordable Housing Options Report for El Dorado County. The final report will include:

- A review of fifteen (15) housing elements with affordable housing measures;
- A review of jurisdictions, similar to El Dorado County, and their use of ‘inclusionary housing’ and other affordable housing measures including benefits and drawbacks of those methods;
- Recommendations about which methods or combination of methods that could be most effective in assisting El Dorado County in meeting its regional housing allocation need;

Development and Human Services along with PMC Consultant’s held a BOS Workshop meeting on January 29, 2007. Considerable Board and public comment was provided helping staff understand the steps necessary in the development of affordable housing policies in our County.

A second Affordable Housing Stakeholders meeting was held on February 13, 2007 in Planning Commission meeting room where staff provided members with a copy of the Housing Element. Discussion centered around what the allocations from SACOG mean and how the County and its’ stakeholders can comply with same while developing policy to provide affordable housing.

The consultant has delivered on tasks a, b, c and d including:

- List of 15 housing elements from other cities and counties with affordable housing measures for review,
- Review the approved list of jurisdictions housing elements, implementation plans and associated documents such as zoning ordinances. Identify any jurisdictions whose affordable housing needs are not similar to El Dorado County and modify the list to delete the dissimilar jurisdiction(s) and add others that are similar,
- Reviewed the approved jurisdictions use of “inclusionary housing” as a method to provide affordable housing. Analyze the effectiveness of using “inclusionary housing” as a method for cities and counties to provide affordable housing. Researched the benefits and drawbacks of those methods. This is currently with county internal taskforce for review,
- Considered the alternatives to inclusionary housing, including but not limited to, in-lieu fees, density bonuses, and waivers/modifications of planning standards. This is

currently with county internal taskforce for review. Consultant is within schedule of contract.

Task E, draft Optional Report is scheduled for April 2007 with the final two task anticipated for completion by June 2007. Once the report is in draft form the Taskforce will review the Draft and public meetings will be held. At this time it is anticipated that input will be sought through the Public Meeting process and include a mix of public and private individuals, firms and organizations interested in the development of affordable housing options within the County.

D. Redevelopment Project Area Options Report

The Department of Human Services received a second CDBG, Technical Assistance Grant, for the purpose of hiring a qualified individual or firm to provide research, evaluation, and development of a study document that assesses the potential redevelopment areas within the unincorporated portions of El Dorado County. The project areas will include the established community areas of the unincorporated portion of El Dorado County including the communities of Diamond Springs/El Dorado, Missouri Flat, Georgetown, Camino/Fruitridge, Cameron Park, Fairplay, and additionally the Meyers area adjacent to South Lake Tahoe in the eastern portion of the County. The report is anticipated to be completed by June 30, 2007. The final report will:

- Identify physical and economic conditions within the County that have contributed to less than appropriate levels of health and safety standards.
- Complete a draft report documenting these areas to present to the internal working group.
- Document the subsequent steps on behalf of the County for the development of one or more redevelopment area plans that indicate how the purpose of the community redevelopment law can be attained by redevelopment of the area.

E. First Time Home Buyers Program

Currently, CDBG and HOME funds, \$1.5 million and \$600,000 respectively, are available for housing rehabilitation loans as well as for first-time homebuyer's loans to serve the unincorporated areas of the county. The CDBG funds are available until December 31, 2009 and the HOME funds are available until August 31, 2007. The Department of Human Services has a portfolio of 53 families served under the program and potential for an additional 20 households before current grants expire. Human Services intends to continue applying for grant funds in the future so long as the County remains eligible.

F. Continuum of Care Strategy

The Housing Authority is currently working with United Outreach to implement a continuum of care strategy in El Dorado County. Upon implementation, various non-profit organizations, which provide for the homeless, may then apply for state and federal funds to help establish and maintain their services.

The Department did an "informal" homeless count on January 29-30th, 2007. Although several organizations were unable to provide data at the last minute, almost all were willing

to assist in the future when more time could be given to organize the count. A final count is still pending. The Homeless counts must be done on the last week of January to be validated by HUD. The County expects to do this again in January 2008 through a Consultant. Once we have the final informal numbers and HUD comes out with the Super Notice of Funding Availability (NOFA), we may be eligible to apply for the McKinney Vento Homeless Assistance to receive match funds for the State HMIS Database system, another requirement of the Continuum of Care Strategy.

VII. HOUSING ELEMENT STATUS

The Housing Element includes 41 implementation measures. At this time 15 have been fully implemented with an additional 6 implemented but not complete since they have not yet fully achieved the unit goals established in the General Plan. Nine measures are to be included as part of a Zoning Ordinance update, anticipated to be completed by the end of 2007. The Housing Element also requires the development of six (6) new ordinances including:

- 1) Option for an Affordable Housing Ordinance
- 2) Fee waiver or fee reduction Ordinance (GP Expected Outcome – 225 Units)
- 3) Density Bonus Ordinance (GP Expected Outcome – 100 Units)
- 4) Infill Ordinance (GP Expected Outcome – 150 Units)
- 5) Mobile Home Conversion Ordinance (GP Expected Outcome – 200 Units)
- 6) Reasonable Accommodations Ordinance

As mention earlier in this report, the County has established an Affordable Housing Taskforce that is advisory to the development of these 6 ordinances. Four of the ordinances have an expected outcome as identified above. Until these ordinances are implemented the General Plan's expected unit of outcomes for these 4 ordinances may not be achieved.

In a memo dated September 28, 2006 Development Services Director Greg Fuz explained the evaluation of General Plan consistency in relation to density and affordable housing policies. The memo concluded that if the project can not meet the minimum required densities due to constraints, the project should be referred to the Planning Commission for a study session to determine its conformance with applicable General Plan policies and consideration of possible limited relief to ensure minimum densities are achieved.

The following page includes tables depicting the current status of the measures within the General Plan with "expected unit of outcomes", number of units determined per income category by the regional COG, and building permit history for years 2001-2006.

General Plan Goals and Current Achievement

	2004 General Plan	Actual 07/2001 - 10/2006	% of Expected Outcome
EDC Allocation 2001-2007 (per RHNA)	9,994	10,597	107%
Units by Partnerships with Private Agencies	400	368	92%
Second Dwelling Units	300	323	108%
Hardship Mobile Homes	500	354 New 111 Renewal	71% 93% (New and Renewal)
First Time Home Buyers	50	11	18%
Section 8 Assistance	100% of Lease Up	91% using 100% of HUD Allocation	100%
Weatherization	800	643	81%
Code Enforcement	300	235	78%

Income Category	EDC Allocation 2001-07	EDC Actual 2001 - 2006
Very Low	2,829	84
Low	1,890	274
Moderate	2,100	9
Above Moderate	3,175	10,230*
Total	9,994	10,597

*The 10,230 units is the total number of units built minus the number of deed restricted units. The County does not require applicants to state income levels at the time a new residential building permit is pulled.

Residential Development Breakdown

	2001	2002	2003	2004	2005	2006	Total	Average/Year
Apartment	700	178		100	100	20	1,098	220
Condominium					20	15	35	18
Town home	20	64	47	33		5	169	34
Permanent Manufactured	96	103	113	124	85	35	556	93
Master Planned Single Family	635	805	905	1,022	687	325	4,379	730
Master Planned Duplex				1	1	1	3	1
Single Family	611	665	698	767	670	511	3,922	654
Duplex		12	12		8		32	11
2nd Dwelling Unit	35	45	53	61	61	68	323	54
2nd Dwelling Unit Manufactured	7	11	18	15	13	16	80	13
Total	2,104	1,883	1,846	2,123	1,645	996	10,597	1,766