

LUPPU Update 7/30/13

1. Targeted General Plan Amendment & Zoning Ordinance

- a. The Environmental Review is underway. Staff anticipates the draft EIR to be completed this Fall.
- b. Staff continues working with Pacific Municipal Consultants (PMC) on the draft sign ordinance. Staff returned to the Board in June to discuss key policies, outlining how prior Board direction was addressed in the Ordinance and the difference between the current Ordinance. The draft ordinance is being updated to address Board direction and will be released for public review and comment prior to finalizing it and beginning an environmental review. Four (4) public workshops on the Sign Ordinance have been set up in August including one at the Agriculture Commission and Planning Commission meeting.
- c. Preparation is underway for the development of Standard Plans and Guidelines for Mixed Use Development and Traditional Neighborhood Designs as directed by the Board in the Resolution of Intention 183-2011.

2. Housing Element

On June 13, 2013, the County received a letter from the Department of Housing and Community Development (HCD) stating that the draft 2013 Housing Element Update submitted for HCD review on April 2, 2013, along with additional revisions provided on May 29, 2013, "meets the statutory requirements of State Housing Element Law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department pursuant to Government Code Section 65585(g)."

In order to receive final certification from HCD minor revisions to the draft Housing Element Update to further refine and analyze owner occupied vs. renter occupied households for extremely-low income persons and an implementation measure to clarify revisions to the draft Zoning Ordinance Update that address requirements of Senate Bill 2 (Government Code Section 65583) related to traditional and supportive housing requirements on residential lands must be completed.

The preparation for the required Environmental review is in progress. Following the release of the environmental review for public comment, the County must address HCD findings and public comment prior to adoption. The proposed final draft of the 2013 Housing Element Update will go before the Planning Commission for a recommendation to the Board. A public hearing will be held in front of the Board and public comment will be heard prior to adoption.

3. Biological Policy Contract

Staff has prepared a “Request for Qualifications” (RFQ) was issued in July. A summary and outline of the Scope of Work accompanied the RFQ. The RFQ process will result in a list of potential consultants for the Biological Resources contract. A selection team will review the responses, select a consultant, and prepare a draft contract. This process is estimated to take 8 weeks, with the contract coming to the Board for approval in late August or early September.

4. Travel Demand Model

The Draft Travel Demand Model is complete. Staff began to release the TDM data (2010 Baseline and Draft 2035 Land Use Forecast) the first week in June to traffic consultants upon their request. Prior to release of data, the County is requiring the signature of a disclaimer acknowledging that the model data is draft at this time.

Staff will begin the CIP and TIM Fee update processes.

5. Standard Plans

A draft website is complete however comments have been received by staff to include improvements which would make the website more user friendly which includes hiring a graphic designer. Staff is working on the draft website to incorporate the comments received as well as working on contracting with a graphic designer.