

DEVELOPMENT SERVICES 2010-11 ACTION PLAN REVIEW

Zoning Ordinance/Map Update – State law requires that zoning be in conformance with the General Plan. The zoning ordinance is one of the primary implementation tools of the General Plan, and one that has far-reaching effects on a multitude of planning programs. Updating the zoning ordinance is also one of the principle implementation measures of General Plan with specific reference to 35 policies. One of the biggest problems facing applicants and staff while processing applications is the inconsistencies between code requirements and General Plan policies, as well as the inconsistencies between land use designations and zoning. This has been identified as the top General Plan implementation priority for Planning Services.

An administrative draft of the updated zoning ordinance was presented to the Board of Supervisors in October, 2010. A series of workshops have been held with the Planning Commission, Agriculture Commission, EDAC, and other interest groups. Staff is working to hire a consultant to assist in the preparation of the EIR necessary to satisfy CEQA requirements. The Notice of Preparation and Draft Ordinance (project description) is expected to be released in April, 2011. Staff expects this to continue into the first half of FY2011-12. Staff commitments are 1.3 FTE through the completion of this task.

The Integrated Natural Resources Management Plan (INRMP) is an implementation measure stemming from a mitigation measure for impacts identified in the General Plan EIR. It is also a key component of the settlement agreement for the General Plan lawsuit and linked to the Oak Woodlands Management Plan. Phase 1 of the INRMP is currently underway with a consultant on board and regular meetings with two advisory committees (Plant and Wildlife Technical Advisory Committee (PAWTAC) and the INRMP Stakeholders Advisory Committee (ISAC). The project timeline calls for completion of Phase 1 in spring of 2011, with a staff commitment of .3 FTE. Phase 2, the development of the INRMP itself, could begin in FY 2011-12, given additional staff resources and funding for consultants. Anticipated costs would be the continued dedication of .3 FTE and an estimate of \$350,000 for consultant costs, including the CEQA analysis. This task is likely to carry over into FY 2012-13.

Housing Element Implementation and Reporting Activities – The Housing Element is a required element of any General Plan and is designed to address the existing and projected housing needs of all economic segments of the community. The Housing Element Update is a requirement of the State and takes place every five years. The County has completed the process and received a certification of compliance from the California Department of Housing and Community Development (HCD) for its adopted Housing Element Update for the planning period 2008-2013. The next update is to begin in 2013 with the Board approving a draft for review by the State in January 2013. Final adoption of the next Housing Element is June 30, 2013.

The current Housing Element contains 35 implementation measures required to be developed, implemented and/or monitored through 2013. The 2010 Housing Element Annual Report has been completed and sent to HCD and the State Office of Planning Research. Planning Services, the Department of Human Services Housing, Community and Economic Development (HCED) Division, and the Housing Authority together implement the County's housing implementation program. As part of a 12-month action plan and under current funding allocations, staff anticipates to continue work on:

1. Annual monitoring and reporting requirements;
2. Review support of affordable housing projects and incentive policies under BOS Policies B-11 and B-14;
3. Public, Non-Profit and Business Assistance with CDBG and HOME Funds;
4. Manage current grants, ongoing programs, and activities; and
5. Continued analysis of land inventory to meet RHNA requirements.

With recent state law changes and recognized barriers to the development of affordable housing, staff expects the County will need to set priorities that further promote mixed use, infill and higher density housing options. This might include revisions to the Planned Development Open Space policies, development of an Infill Ordinance with incentives, and adoption of the anticipated Mixed Use Development phase 2 program. To reduce general fund support, the County should seek grant funds to assist in the development of these additional programs. Staffing includes .4 FTE in Planning Services.

Gabbro soils rare plant program coordination with USFWS and CDFG – Resolution of the issue regarding the impact of development on rare plants is needed to provide for future job and tax base development in the Cameron Park area, as well as providing certainty for development and transportation projects throughout the gabbro soil range. A gabbro working group was established in 2010 to attempt development of a framework for cooperation between resource agencies, the County, and other interested parties that might result in a compromise solution. Regular meetings have been held to develop a scientific approach to the problem, but it is unclear how successful this effort will be. Due to the importance of resolving this issue, DSD will dedicate .1 FTE at a minimum. If serious work progresses, or the County opts to develop its own, independent program, additional staff and consultant resources may be necessary.

Land Development Manual

1. On February 14, 2011 the Board directed staff and EDAC to work together using the draft Land Development Manual and combining it in some fashion, to be determined by the two groups, with the matrix. This item is to be brought back to the Board with a modified design manual. The item shall also consider a less stringent version of the Fire Code than what is adopted by the fire districts. This matter was continued to July 2011.
2. One Year Review – Upon adoption of the updated Land Development Manual (LDM) and after one year of using the new LDM, it will be appropriate to revisit the document to fix, edit and change as may be necessary.

TRPA Regional Plan Update – The County has committed to working with TRPA to assist in the regional plan update process currently underway. Work includes regular meetings with agency staff and attendance at APC and Governing Board meetings. Staff resources require approximately .1 FTE of time commitment which is expected to continue into FY2012-13.

General Plan Mitigation and Implementation Monitoring and Update – Completed and presented to the Board on April 4, 2011.

Grading Ordinance Amendment - Completed and adopted by the Board on August 10, 2010.