

1. Targeted General Plan Amendment & Zoning Ordinance

- a. The Environmental Review is underway. Staff anticipates the draft EIR to be completed this Winter.
- b. Staff continues working with Pacific Municipal Consultants (PMC) on the draft sign ordinance. Staff has held six public workshops on the draft ordinance (including the Agricultural Commission and Planning Commission meetings earlier this month). Staff is reviewing and considering comments received. A revised draft sign ordinance is being prepared and will be provided to the Board later this Winter.
- 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

The Housing Element Initial Study and Negative Declaration has been released for a twenty (20) day public review and comment period. HCD Comments must be addressed 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 on October 10, 2013. A public hearing will be held in front of the Board on October 29, 2013, for public comment to be heard prior to adoption.

3. Biological Policy Contract

The County received 5 Statements of Qualifications (SOQs) from Environmental Consulting Firms interested in working on the project. The selection team reviewed the SOQs and have narrowed the selection down to two firms. Staff has contacted the firms and asked them to prepare a presentation and Scope of Work to deliver to the selection team in October. Staff hopes to have a Biological Resources contract to the Board for approval in late October.

4. Travel Demand Model

The Draft Travel Demand Model (TDM) 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 has initiated the CIP and TIM Fee update processes. Current scenarios under review include:

- o 1% historical trend with historical distribution as directed by the Board
- o Existing development + all approved development entitlements + Regional Housing Needs Assessment
- o 1% historical trend with 75/25 distribution consistent with General Plan Goals

A new Travel Demand Model web page was launched on August 16, 2013. The web page is available at: <http://www.edcgov.us/Government/Planning/TDM/TDM.aspx>

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.