
General Plan Implementation

2010 Status Report

March 22, 2010

Purpose and Content

This report addresses the County's progress in its General Plan implementation.

The report includes:

- GP Monitoring and Reporting Requirements
- Changes in State Law
- 2009-10 Progress and Accomplishments
- Recommended 2010-11 12-Month Action Plan
- Years 2-5 Implementation Recommendation

General Plan Background

- July 19, 2004, General Plan adopted by the Board of Supervisors
- September 1, 2005, Courts found County had satisfied the terms of the writ.
- October 2005, County began implementation of the General Plan.
- April 18, 2006 a settlement agreement was entered into by the County, settling the lawsuit.

General Plan Reporting

- California Government Code Section 65400 requires annual reporting of General Plan Implementation to OPR and HCD on or before April 1 of each year.
- General Plan Policy 2.9.1.1 requires annual monitoring of land use absorption and policy implementation.
- General Plan Policy 2.9.1.2 requires 5 year reviews to identify necessary adjustments or modifications

Purpose of General Plan Reporting

- Provide information to assess how the GP is being implemented
- Provide information to identify necessary course adjustments or modifications
- Provide clear correlation between land use decisions and GP goals
- Provide information regarding progress in meeting share of regional housing needs and efforts to remove constraints to the development of housing

New State Laws

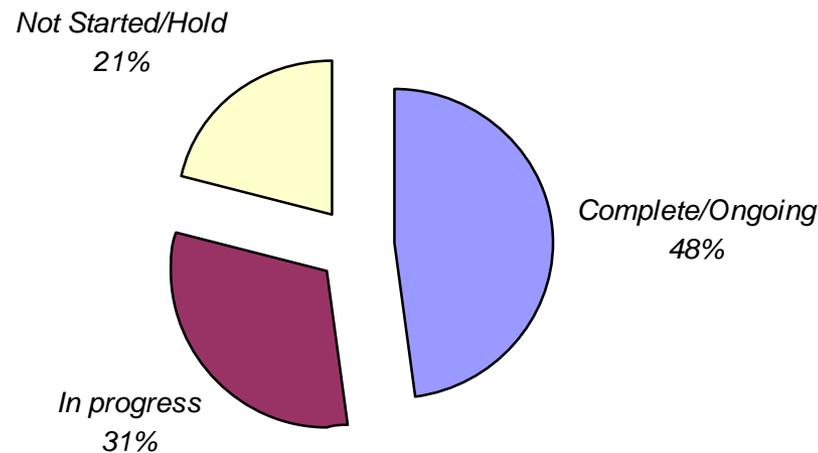
AB 32 and SB 375

Five key provisions:

- Creates regional targets for greenhouse gas emissions
- Requires regional planning agencies create Sustainable Communities Strategy
- Connects regional housing allocation planning with Regional Transportation Plan (RTP)
- Requires regional transportation funding decisions be consistent with RTP
- Streamlines and creates new CEQA exemptions for certain projects

General Plan Implementation Overview

- Total of 226 implementation measures
- 108 measures completed
- 70 measures currently being developed and implemented
- 44 measures pending implementation



DSD Current 12-Month Action Plan

- *Development Services Department*
 - ❑ *Zoning Ordinance update*
 - ❑ *Gabbro soils/rare plant issues*
 - ❑ *Integrated Natural Resources Management Plan, Phase 1*
 - ❑ *Housing Element Implementation and Reporting*

 - *Economic Development*
 - ❑ *Regulatory reform - Improve permit process*
 - ❑ *Work with EDAC to identify other General Plan opportunities*
 - ❑ *Community Economic Development Grants for Design Guidelines*

 - *Transportation Infrastructure*
 - ❑ *Annual update of CIP and TIM fee program*
 - ❑ *Land Development Standards*
 - ❑ *Update to the traffic model*

 - *Agriculture*
 - ❑ *Agricultural District Updates*
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2010-11 Twelve Month Action Plan

1. Zoning Ordinance/Map Update
2. INRMP
3. Housing Element Implementation and Reporting
4. Gabbro soils
5. Land Development Manual
6. TRPA Regional Plan Update
7. General Plan Mitigation and Implementation Monitoring and Update

Years 2-5 Action Plan

8. Open Space/Planned Development Policy Amendments
9. Pollock Pines/Camino Community Boundary Amendment
10. Zoning Ordinance Phase 2
11. Mixed Use Phase 2
12. Community Identity
13. Grading Ordinance
14. Ag District Boundary Adjustment
15. Ag Land Threshold
16. Housing Trust Fund
17. AB32/SB375 Implementation
18. INRMP Phase 2
19. 2013 Housing Element Update (2012)

Five-Year Review

- Monitoring report
 - Land absorption
 - Population and employment trends
 - Mitigation monitoring
- Response to report
 - Possible policy and implementation measure amendments
 - Land use designation changes
 - Boundary changes to Community Regions, Rural Centers, Agricultural Districts

Other General Plan Policy Concerns/Tasks

20. Density Bonus/PD (2.2.4.1)
21. 30% Slope (7.1.2.1)
22. Table 2-4 General Plan Land Use Designation And Zoning District Consistency Matrix
23. Planned Development required for 50 parcels or more (2.2.5.4)
24. Neighborhood Service Zones (2.2.5.8)
25. General Plan Review and Monitoring Amendment for clarity and specificity (2.9.1)
26. Transfer of Development Densities (2.2.3.4)
27. Required public water and sewer hook ups in Community Regions (5.2.1 and 5.3.1)
28. Special Use Permit requirements for Wireless (5.6.1.4)
29. Energy Conserving Landscape plans (5.6.2.1)
30. Noise Policies (Table 6.1 and 6.2)
31. 20-Acre minimum requirement adjacent to MR (7.2.2.1)
32. Wetland setback policy (7.3.3)
33. Protection of Cultural Heritage Studies (7.5.1)
34. Public Facilities And Services Financing Plan (10.2.1.5)
35. Oak Tree Ordinance (7.4.5.2)
36. Meyers Community Plan Update

GP Staffing Allocation

- Development Services
 - Coordinates General Plan Implementation and Amendments
 - 2.4 FTE (1 Principle and 1.4 Senior Planner)

Grant Funded Activities

- CDBG is the primary funding of the County's HCED programs that focuses on:
 - affordable housing, infrastructure development, public facilities, economic development and job creation
- Transportation projects funded by grants are generally transportation focused.
- Planning Grants traditionally have been small in size and few in number. With the passage of AB 32 and SB 375 a greater number of Planning grants are surfacing.
 - Strategic Growth Council Grant up to \$1 million for targeted General Plan updates aligned with AB32 and SB375 goals

RECOMMENDATIONS

1. Receive and File the report
2. Direct Staff to prepare a fiscal year 2010-11 GP Implementation plan based on staffing and funding options A-E below

	Project List	Additional Cost Estimate	
A.	Under Current Staffing Levels	Tasks 1-7	\$0
B.	One additional staff (Senior Planner	Task 8, 9, 10 and 13	\$145,000
C.	Second additional staff (Assoc. Planner)	Tasks 14 and 15	\$100,000
D.	With Consultant		
	1. Zoning Ordinance		\$50,000
	2. INRMP Phase 2		\$350,000
	3. GP Update Environmental Needs		\$150,000
E.	Research and advise Board of potential funding sources that may fund GP implementation and priorities.		\$0

Continue Recommendation on next slide

RECOMMENDATION cont....

3. Approve in concept and direct staff to prepare a Strategic Growth Council Planning Grant application for up to \$1,000,000, focused on above identified targeted General Plan amendments.
4. Direction on Task 7, General Plan Monitoring, review and possible update due in 2011. This review is anticipated to include, but is not limited to:
 - Monitoring Report
 - Assumptions
 - Land Use
 - Mitigation Measures
 - Identify Potential General Plan Amendments
 - Text - Review policies and implementation measures that are no longer relevant or obsolete
 - Maps – Adjust land use designations, Community Region, Rural Center, and Agricultural District boundaries as may be appropriate
 - Other