

# DEVELOPMENT SERVICES DEPARTMENT

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COUNTY OF EL DORADO

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TO: Board of Supervisors

FROM: Peter Maurer

DATE: March 9, 2009

RE: General Plan Implementation Measures; Priority and Status

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Attached for your review are four (4) documents containing all General Plan Implementation measures, the status of each measure, and a departmental ranking of priorities. Priority ranking for each measure is based on many factors including but not limited State and Federal regulations, staffing and resource availability and/or previous Board of Supervisors direction.

There are 228 implementation measures. Current status is as follows:

- Measures that are complete or complete and ongoing total 105 or approximately 45% of the total.
- Measures that have been prioritized with a “1” are those requiring immediate or quick implementation. There are a total of 47 measure prioritized in this category and more than half of those measures deal with the required updates to the Zoning Ordinance, Design Improvement Standards manual, Capital Improvement program, and INRMP.
- Measures that have been identified as either “2” or “3” are those measures that may be of benefit once completed, however, with limited staff time and resources, they are not seen as essential in the short to mid term.

The Housing Element Implementation program is not included in the above numbers except for in total number and ongoing programs. This is in part due to the recent adoption of the new element and its revised implementation program, and that the State does require each of the programs to be developed and implemented prior to the adoption of the next Housing Element in 2013. There are 11 implementation measures targeted for completion by June 30, 2009. Many of these are included in the Zoning Ordinance update. There are an additional 12 programs to be completed over the next 2-3 years. Many of these are also already underway.

In addition to the Implementation Program discussed above, there are a number of General Plan policies being worked on for amendment, policy interpretation or have had interpretations made

by the Planning Commission in the past. The adopted policy interpretations are listed in attachment B. Policy amendments that are currently being processed include the following:

Mixed Use Development – Add new policy to provide for mixed use development as a by-right use.

Mandatory Open Space Requirements for Planned Developments – Amendments to Policies 2.2.3.1 and 2.2.5.4 to provide options and flexibility toward meeting open space requirements for planned development projects.

Hazard Mitigation Plan – Amendment to Policy 6.1.1.1 to incorporate the Hazard Mitigation Plan into the General Plan.

Camino-Pollock Pines Community Region – Change Community Region to Rural Center

Cost estimates for Development Services’ portion of General Plan implementation for current priorities, using an average charge of \$100 per estimated hour and including overhead, is as follows:

INRMP, Phase 1	\$60,000 (.3 FTE) plus Consultant costs
Zoning Ordinance	\$270,000 (1.5 FTE)
Housing Element	\$170,000 (.9 FTE)
GP Reporting	\$10,000 (.05 FTE)
DISM	\$ 45,000 (.25 FTE)
Misc. Policies	<u>\$ 90,000 (.5 FTE)</u>
<b>Total</b>	<b>\$ 645,000 (3.5 FTE) plus consultant costs</b>

## ATTACHMENTS

Attachment 1A – GPI; Complete and Ongoing Measures

Attachment 1B – GPI; Priority “1”

Attachment 1C – GPQ; Priority “2 and 3”

Attachment 1D – Housing Element Implementation Program

Attachment B – General Plan Policy Interpretations