

**Attachment 3 - Planning Services**  
**Long Rang Planning and General Plan Implementation Assignments**  
**August 2008**

**A. General Plan Implementation**

Task	Estimated staff hours	Estimated Consultant costs
Zoning Ordinance Update (LU-A, LU-C, LU-D and HO-6)	*1800	11,000
Integrated Natural Resources Management Plan (CO-M, CO-U)	2000	500,000
Assist DOT with Design and Improvement Standards Manual (LU-E, TC-C)	80	-
Pine Hill Preserve (Rare Plants) Management (CO-K)	200	-
Density Bonus Ordinance – Pending Legislation AB2280 (HO-7)	100	-
Oak Tree Ordinance (Policy 7.4.5.2) (CO-P)	300	-
Riparian Setback Ordinance (CO-O)	120	-
General Plan Monitoring (LU-K, LU-M and HO-2)	*300	10,000

**B. General Plan Policy Amendments**

Task	Estimated staff hours	Consultant costs
Mixed Use Development (HO-27)– Phase 1, Provide flexible standards for mixed use development (A8-0001)	20	-
MUD Phase 2, Develop zone districts and standards	500	-
Mixed Use Development Traffic Study (HO-31)	100	125,000
Open Space Policies – Modification of the 30% Open Space Requirement (A06-0009)	120	-
Parcel Size Exception – New policy to provide flexibility in minimum parcel size (A07-0010)	10	-
Agricultural Buffer – Modification to Policy 8.1.3.1 to address development within Community Regions and Rural Centers that abut agricultural land (A08-0002)	10	-

**C. Ordinance Amendments**

Task	Estimated staff hours	Consultant costs
Winery Ordinance	300	150,000
Lot Line Adjustment Ordinance	40	-
Flood Damage Protection Ordinance update	60	-

**D. Housing Element (items that have not be initiated)**

Task	Estimated staff hours	Consultant costs
Housing Element Update	100	-
Affordable Housing Incentive Policy (HO-4)	500	32,000
Public Facilities Study (HO-30)	100	100,000
Infill Ordinance (HO-11)	200	-
Redevelopment Project Area Study and Land Banking (HO-12)	500	250,000 per area

**E. Other Projects**

<b>Task</b>	<b>Estimated staff hours</b>	<b>Consultant costs</b>
Fast Track Process (HO-10)	50	-
TRPA Regional Plan update coordination	100	50,000
Mather Airport Master Plan update noise issues	80	-
Meyers Community Plan Update	200	-

	<b>Estimated staff hours</b>	<b>Consultant costs</b>
<b>Totals</b>	7,890	\$1,228,000 <sup>1</sup>

Notes:       \* Includes GIS staff time  
 1. Only \$400,000 is budgeted for 2008-09.