

LUPPU Update 5/21/13

1. Targeted General Plan Amendment & Zoning Ordinance

- a. The Environmental Review is underway. Staff anticipates the draft EIR to be completed mid summer.
- b. Staff has been working with Pacific Municipal Consultants (PMC) on the draft sign ordinance. Staff anticipates returning to the Board in June to discuss key policies, outlining how it addresses prior Board direction and the difference between the current Ordinance. Following the discussion, the draft ordinance would be released for for public review and comment prior to finalizing it and beginning an environmental review.
- c. Staff is kicking off the preparation 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. Project objectives and timelines will be brought to the Board for discuss in June.

2. Housing Element

The draft of the proposed revisions to the Housing Element are under State review and open for 60-day public comment effective April 1, 2013 through May 31, 2013.

3. Biological Policy Contract

- a. Staff is finalizing a "Request for Qualifications" (RFQ) to be issued in June. A summary and outline of the Scope of Work will accompany the RFQ. The RFQ process will result in a list of potential consultants for the Biological Resources contract. A selection team will review the responses, select a consultant, and prepare a draft contract. This process is estimated to take 8 weeks, with the contract coming to the Board for approval in late July or early August.
- b. As part of the monthly LUPPU update on June 21, staff will provide the Board of Supervisors with additional information regarding the Biological Resources project, including the history of the item, where we are today, and why.

4. Travel Demand Model

A contract was signed with Kittleson to complete a peer review of the Travel Demand Model. Upon its completion, the Travel Demand Model data will be ready to release and staff can begin to run scenarios. Anticipate a CIP/TIM Fee workshop on June 24.

5. Standard Plans

As a reminder, back in December, staff discussed consolidating all adopted standards, guidelines and related ordinances. A draft website for the consolidated information is complete, however it is currently being reviewed to ensure that it is user friendly. The website will be released once the review process is complete.