

## ***Development Services Department***

Zoning Ordinance update – Staff has begun public review of several of the articles of the draft zoning ordinance. Copies of Articles 1, 2, and 4 were distributed to EDAC and posted on the web site in late December. The glossary was updated and provided in January. Final edits prior to public release are under way on the remaining articles, and are expected to be available for public review in March.

Staff began meeting with EDAC on January 22 and provided an overview of the format for the new ordinance, the purpose of some of the changes, and discussed the approach the County intends to take on bringing the zoning map into conformance with the General Plan land use diagram. A subcommittee of EDAC has been created to work with staff on edits to the draft before it is provided to the Planning Commission and Board of Supervisors for review.

Planning staff is working with the GIS section of the County Surveyors Office to complete a first draft of the County-wide rezone maps. Staff anticipates holding several public workshops to go over the changes proposed during the next several months. Expected resources needed to complete this task are one full-time senior planner and 1/3 of a principal planner through this calendar year.

Gabbro soils/rare plant issues – The County has been attempting to develop a strategy for mitigating impacts to rare plants in the gabbro soils area of Cameron Park, Rescue, and Salmon Falls since the County became aware of the concern in the early 1990s. A strategy was developed, which provided a fee program to fund acquisition of Ecological Preserves identified in the General Plan. However, the U.S. Fish and Wildlife Service (FWS) developed a “recovery plan” which differed from the County’s program, identifying additional land which that agency felt was critical to protecting the plants. The County and wildlife agencies have attempted for years to resolve the differences, so that the County’s plans for land use and infrastructure development can move forward, while providing sufficient protection for the plants.

Little progress has occurred on this task, primarily due to lack of engagement by the FWS. County Counsel and Supervisors Briggs and Sweeney have taken the lead to coordinate meetings between the wildlife agencies and effected local agencies, but no meetings have occurred since late 2008. County representatives met with EID and the Water Agency to try to move the process along in August of 2009, and a letter was sent to the regional director of FWS requesting that we work cooperatively to develop a protocol in which we could move forward on resolving this issue. The response was received in December, which was not entirely encouraging, but indicated a willingness to work cooperatively toward a solution.

The County has a contract with SAIC to update the information and map the data related to the gabbro soils rare plants in an effort to inform the decision-making process. That contract is currently on hold, however, until the County and the agencies can come to an agreement regarding how we might move forward. Staff is hopeful that this will be an on-going task so that we can come to resolution. The

County continues to participate in the management of the existing preserve system through the Pine Hill Preserve Cooperative Management Agreement. Planning staff resources will be utilized on an as-needed basis, with assistance from the GIS team.

Integrated Natural Resources Management Plan, Phase 1 – The Board of Supervisors approved a contract with SEA on December 15, 2009 to begin Phase 1 of development of the INRMP. The consultant and staff are meeting regularly with PAWTAC and ISAC to complete the tasks identified in the work program, and while still early in the process, the project remains on schedule. The work is expected to be completed in April, 2011. Under current staffing levels, one third of a principal planner's time has been allocated to support this project.

Housing Element Monitoring, Reporting and Implementation – Following adoption by the Board of Supervisors on April 21, 2009, the California Department of Housing and Community Development (HCD) certified El Dorado County's Housing Element on June 1, 2009. Staff has prepared the 2009 annual report for Board review (Exhibit 6). The purpose of the report is to demonstrate El Dorado County's compliance with the requirements of Government Code Section 65400(a)(2)(B), which mandates local jurisdictions to prepare an annual report on the implementation progress of the Housing Element of their General Plan. The report must provide information on the County's progress toward meeting its share of the regional housing need and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3). The County has implemented several housing programs established by the element's goals and policies including:

1. BOS Adoption of Mixed Use Development phase 1,
2. BOS Adoption of the Affordable Housing Density Bonus Ordinance
3. Continued land inventory and analysis
4. Reviewed and supported Affordable housing projects and incentive policies under BOARD Policies B-11 (Affordable Housing Fee Structure) and B-14 (Affordable Housing TIM Fee Offset program)
  - a. BOS approved fee offsets encouraging the development of 56 Affordable Housing units through the TIM Fee Offset program
  - b. Assisted 8 developers with proposed affordable housing projects.
5. Assisted public, Non-Profit and Businesses with CDBG and HOME Funds
  - a. Granted more than \$577,000 in rehab, first time homebuyer and small business loans.
  - b. Collected more than \$80,000 in payments including late fees
  - c. Graduated 13 individuals through the micro enterprise Technical Assistance Class
  - d. Provided 21 business with one-on-one support and assistance

A mix of County general funds and grant awards fund the majority of the Housing Element implementation and monitoring requirements, including 1.9 FTE from the Department of Human Services and 0.6 FTE senior planner from Planning Services.

## ***Economic Development***

Regulatory reform-Improve permit process - Development Services Department has made numerous adjustments in the past year to improve the permit process. While permit applications are down significantly, resulting in staff reductions, tracking information indicates that in general, permit review is taking less time than a year ago. Additionally, greater certainty in the process is also being provided, due to revisions to several ordinance sections, better tracking of staff time and permit applications, and other procedural improvements made internally. The department has a commitment to constantly looking at finding ways to provide improved customer service, shortening the review period where possible within the confines of state law, and providing consistent information to the public. The Development Services Department management team meets weekly to review workload and progress, and to discuss methods to improve processes within the department.

Zoning Ordinance update - See above discussion.

Identify resources to accelerate zoning ordinance update – Staff is considering the benefits of hiring a consultant to assist in the completion of the draft zoning ordinance. The tasks that a consultant would undertake that would accelerate the process is review for internal consistency, conformance with state and federal laws, and comparison with other local jurisdictions' codes to minimize creation of provisions that could be problematic, based on prior experience. Given budget constraints, staff has not yet determined if this is desirable and necessary.

Work with EDAC to identify other General Plan opportunities – Development Services has worked closely with EDAC for the past six months on a number of tasks, including the development of the mixed-use ordinance, amendments to the land development manual, community identity, and other policy issues. This process is on going and is expected to continue indefinitely as opportunities arise to implement General Plan policies. This commitment requires several hours of staff time weekly to attend meetings and to review draft documents prepared by EDAC.

Community economic development grants for community design guidelines - General Plan Goal 2.4 promotes the enhancement of the character of existing rural and urban communities. Staff has been pursuing funding opportunities through CDBG, CalTrans and Community Reinvestment Funds to assist in the planning process that includes the final design document or guidelines necessary for implementation. It is anticipated that funding will be available this year to complete one community design process.

## ***Department of Transportation***

Annual update of CIP and TIM fee program – Development Services staff supports DOT in its on-going programs by participation in the TIM Fee Working Group and otherwise as needed. Staff resource needs are minimal, accounting for a few hours per month of on-going assistance.

Design and Improvement Standards Manual revision – Design and Improvement Standards Manual Update – While not initially on the list of DSD assignments, it is a part of the priority list of implementation tasks under DOT. It was also expected to be completed last year. However, DOT and DSD staff committed to further review

and refinement through EDAC, which has been a lengthy process and diverted resources from the other tasks. The equivalent of 0.1 FTE is expected to be required to continue this effort through the remainder of the fiscal year.

Update to the traffic model – DSD has assisted DOT by providing input into the TAZ update, providing knowledge from the General Plan adoption work done in the early 2000s and about on-going development applications and issues.

## ***Agriculture***

Agricultural District Updates – DSD staff has worked with Agriculture Department staff to update the Ag Districts as required under Implementation Measure AF-J.