

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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**To:** Gayle Erbe-Hamlin, CAO  
**From:** Roger Trout, Development Services Director  
**Date:** September 14, 2010  
**RE:** General Plan Implementation and Potential Impact from Budget Reductions

The Development Services Department (DSD) currently implements a number of policies and measures of the 2004 General Plan. The Board-approved 12 month action plan for DSD includes:

1. Zoning Ordinance Update
2. Integrated Natural Resource Management Plan (INRMP)
3. Rare Plant Issues

Based on current fiscal conditions in the County, there is a potential need to reduce expenditures on discretionary programs, which would include the DSD General Plan implementation effort.

Most General Plan Implementation tasks not yet completed would need to be placed "on hold" until the economy improves or other sources of General Plan funding become available.

Certain components of the General Plan are mandatory, such as the reporting and updating of the Housing Element. Other issues are of critical importance and would be continued, to the degree possible.

Should General Plan Implementation funding be reduced completely in DSD, the following General Plan tasks would be affected:

## **General Plan Implementation and Potential Impact from Budget Reductions:**

1. Revised Zoning Ordinance: Documents are ready for public review, but the project completion would be seriously delayed. The draft documents could remain shelved until the project could be reactivated.
2. INRMP: Phase 1 is under contract and this portion would be continued since it requires minimal staffing. Phase 2 would require additional consultant services agreements which are not funded through DSD but through the CAO.

3. Gabbro Soils Rare Plants/Ecological Preserve Ordinance Revision: The rare plants of the Pine Hill region are a critical problem for future development where rare plants would be impacted and no feasible mitigation is possible. DSD staff would continue to participate in meetings with local, State, and Federal agencies. DSD would update and implement ordinance revisions as directed by the Board based on these meetings.
4. General Plan 5-Year Review: The General Plan 5-year review would need to be scaled back to be a more limited review. Minor issues could be addressed, but major issues identified in the 5-year review may need to be delayed.
5. SB 375, AB32, and Mixed Use Ordinance (MUD 2): These topics have been linked to the General Plan 5-year review, with expectations that DSD could integrate the greenhouse gas state laws, "Community Identity," and "MUD 2." This program would potentially result in a series of "by-right standards" for mixed use and encourage compact residential development that would help meet future goals adopted by the State for reductions in greenhouse gas emissions. This would not be completed.
6. Oak Woodland Management Plan: Required annual reports would be completed.
7. Pollock Pines/Camino CR Boundary Change: This is planned to be completed in the next Fiscal Year, but may need to be deferred because of other priorities.
8. 30 Percent Open Space Policy Amendment: General Plan amendment on the 30 Percent Open Space Policy would not be completed.
9. Housing Element: Update required in the 2011-12 budget year would be completed. Ongoing monitoring and tracking is necessary to make sure the data is available for the update. DSD will continue to lead on this State required program.
10. Mitigation Measure Monitoring and Reporting: This is also part of the General Plan 5-year review and may be difficult to update comprehensively due to workload and priorities. This is required by CEQA and a low level of effort would be expended on this task.
11. TRPA Regional Plan Update: Required meeting every other month in Tahoe. Although this is an important task, DSD will no longer be able to provide staff for this program.
12. Design Manual Update: Draft documents are nearly ready for Board review. This task could be completed in the calendar year, but if major revisions are required, this task, similar to the Zoning Ordinance Update, may need to be shelved until funding becomes available. Optionally, DOT staff may be able to complete the task without additional DSD support.