

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:
 2850 FAIRLANE COURT PLACERVILLE, CA 95667
 BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@edcgov.us
 PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
 3368 LAKE TAHOE BLVD. SUITE 302
 SOUTH LAKE TAHOE, CA 96150
 (530) 573-3330
 (530) 542-9082 FAX
tahoebuild@edcgov.us

TO: Board of Supervisors

FROM: Roger Trout, Director

DATE: April 4, 2011

RE: Development Services Long -Range Planning 12-Month Action Plan

CURRENT 12-MONTH ACTION PLAN

The Board approved the current 12-month action plan on March 22, 2010. The primary focus was the Zoning Ordinance, INRMP, LDM and Housing Element implementation, which are still in process. Attached is the status summary of the adopted 12-month action plan for fiscal year 2010/11. (Attachment B.)

RECOMMENDED 12-MONTH ACTION PLAN FOR FISCAL YEAR 2011/12

Approved staffing levels for General Plan Implementation in Fiscal Year 2011/12 includes approximately 1.8 full time equivalent (FTE) persons. This includes .8 of a Principle Planner and 1.0 of a Sr. Planner. With limited staff, Development Services recommends that the Board approve tasks 1 through 6 below as the highest priority for the next 12-month action plan to be completed with approved staffing allocations for 2011/12.

1. Zoning Ordinance/Map Update.
2. Housing Element Implementation and Reporting Activities.
3. Begin Housing Element Update.
4. Gabbro soils rare plant program coordination with USFWS and CDFG.
5. Land Development Manual.
6. TRPA Regional Plan Update.

On November 15, 2010, the Board of Supervisors approved a budget reduction of \$100,000 for General Plan Implementation, beginning fiscal year 2011/12. This will eliminate one Sr. Planner position currently dedicated to General Plan Implementation. The Director of Development Services provided the Board with the potential impacts to General Plan Implementation and the Long-Range Planning 2011/12 12-month action plan in light of the approved reduced funding. Tasks 7 through 10 are anticipated to be completed by end of this fiscal year or soon thereafter. However, if for any reason they are delayed, these items could not be addressed until completion

of task 1 through 6 above unless additional staffing is allocated to General Plan Implementation for fiscal year 2001/12.

7. Amendment of implementation program to planned development policies for 30 percent open space and requirement for PD when creating 50+ parcels. (ROI 274-2008, adopted 10/7/2010).
8. Historical Design Overlay for historical town sites of El Dorado and Diamond Springs (ROI 179-2010 adopted 12/7/10).
9. Agriculture District Boundary Amendment Update (ROI adopted 013-2011 adopted on 1/25/11).
10. Completion of INRMP Phase I.

Should the Board decide not to proceed with a General Plan Amendment (GPA) as shown in Task 14, Task 11 may be completed by the end of fiscal year or soon thereafter.

11. Community region boundary change for Camino/Pollock Pines (ROI 110-2009 adopted 5/19/2009).

However, since there are discussions of amending other community region boundaries as part of a GPA and with limited staff to complete this as an independent application until later in the 2011/12 fiscal year, the Board may wish to include this action as part of a GPA to ensure it is analyzed in relation to other proposed boundary amendments.

Task 12 and 13 would be minimally addressed this fiscal year, completing only necessary actions as directed by the Board.

12. TIM Fee Program Update – Revised Land Use Forecast.
13. INRMP Phase II.

Task 14 will require additional staffing and resources above what is already approved for fiscal year 2011/12. It is anticipated that the staffing, timeline and cost associated with just the items requiring a General Plan amendment will include one new additional DSD planning staff member and two to three full time equivalent (FTE) staff from other departments who will be required to be involved with the GPA, including but not limited to DOT, GIS, HS, AQMD, EM, County Counsel and DSD. The time to complete a General Plan Amendment is estimated to be two years, requiring an additional \$250,000 to cover the costs of consultants necessary to complete special studies and an EIR. This assumes utilizing existing staff for most of the work and limiting the amount of outside consulting costs to only necessary studies (i.e. Air Quality/GHG, Noise, Large Retail/Residential Studies, etc.). The project may require some miscellaneous purchases, such as updates in software, datasets, and mapping files, which are not included in the \$250,000.

14. Targeted General Plan Amendment to address constraints to the development of moderate housing, the creation of jobs, improving tax revenues, and supporting and protection the agriculture and natural resource industries

SUMMARY

The 2010/11 Long-Range Planning Action Plan included a list of other items that were anticipated to be started in 2011 or the two to five years following adoption of the 2010-11 work program. Many of the items identified for implementation in the two to five year timeframe have been added to the 2011/12 work program or are anticipated to be addressed in the targeted General Plan Amendment. Remaining items not included in the 2011/12 work program or through a GPA as part of future work plans include:

Zoning Ordinance Phase 2 – There are several sections of the Zoning Ordinance update which will be deferred until the main sections and mapping are completed. These sections have been identified as either being especially controversial, or of a complex nature that will take sufficient time that it would delay the adoption of the rest of the ordinance. Upon adoption of the updated Zoning Ordinance, staff will work with the Board to establish priorities. Sections that have been identified by staff to be deferred are:

- a) Signs;
- b) Animal Keeping; and
- c) Scenic Highways.

Mixed-Use Development Phase 2 (SB375) – The Board directed staff to begin a more comprehensive analysis for utilizing mixed-use development as a tool to further achieve goals established within the General Plan, such as support for compact urban form and infill development in areas other than commercial. A subcommittee of EDAC and other interested parties has begun work on this as a part of Community Identity, a related General Plan implementation task. Staff is providing assistance as needed through attendance at regular EDAC meetings and other meetings as requested. Any General Plan amendments necessary to achieve the objectives of Mixed-Use Development (MUD) 2 and recent State objectives may be included as part of the targeted GPA, pending Board approval. However, items related to MUD 2 outside of the GPA may be deferred until 2012. One senior planner is providing assistance as needed.

Community Identity (LU-F, LU-G and CO-A) – There is a great deal of interest by the public in developing unique identities for individual communities within the County. The Board has established a Community Advisory Committee for the Diamond Springs/El Dorado area. The Cameron Park Design Review Committee has been discussing community identity. Interest has been expressed in the past for similar work to be done in El Dorado Hills and Camino. An update to the Meyers Community Plan is also being considered. These initiatives could result in a wide range of products, from design standards tailored to each community to complete community plans that include Form Base Codes. Staffing needs could range from an advisory role to committees up to the dedication of significant time and money for adoption of design standards or amendments to the General Plan. Grants may be available for some of this work and will be explored as needed.

Other General Plan Implementation Tasks - Additional implementation programs to be completed in work programs beginning in 2012 or later include:

- a. Agricultural land threshold and evaluation system (AF-F);
- b. Transfer of Development Densities (2.2.3.4);

- c. 20-Acre minimum requirement adjacent to MR (7.2.2.1);
- d. Protection of Cultural Heritage Studies (7.5.1);
- e. Public Facilities and Services Financing Plan (10.2.1.5);
- f. Meyers Community Plan Update; and
- g. Grazing land identification and protection strategy (8.1.2, IM AF-E).

There has been consideration given to delaying the adoption of some tasks, such as the Zoning Ordinance Update, LDM or certain independent ROI's that include GPA's, until a targeted GPA can be completed. This would delay the adoption of these documents for an uncertain amount of time, precluding some developments from moving forward in the short-term and depending on the timeline for the GPA, could hamper mid-term development in the event the economy improves. As part of the General Plan Review workshop, if there are items to be considered prior to the adoption of the Zoning or LDM that can be addressed in the current work program, they should be included. Staff recommends proceeding with the completion of these items to ensure timely implementation and should the GPA dictate amendments to these document, they can be addressed in a separate action.

RECOMMENDATION

Direct DSD staff to prepare a fiscal year 2010/11 General Plan Implementation plan based on staffing and funding options A-D below:

	Project List	Additional Cost Estimate
A. Under Approved 11/12 Staffing Levels	Tasks 1-6	\$0
B. One additional staff (Senior Planner)	Task 7-12	\$100,000
C. Two additional staff (Sr. and Assoc. Planner)	Task 13	\$185,000
D. With Consultant		
1. Zoning Ordinance Phase 1		\$220,000
2. INRMP Phase 2		\$350,000
3. GP Update Environmental Needs		\$250,000