

MEMORANDUM

DATE: February 8, 2007

TO: Planning Commission

FROM: Shawna Purvines, Sr. Planner

SUBJECT: General Plan Implementation Status Report for Elements of Agriculture and Forestry; Parks and Recreation; and Economic Development

Background

The following report provides a comprehensive review of all policies requiring action and implementation in General Plan Elements of Agriculture and Forestry; Parks and Recreation; and Economic Development.

The Agriculture and Forestry Element addresses the conservation, management, and utilization of the County's agricultural and forest lands. In El Dorado County, these lands are regarded by residents as fundamental components of the County's rural character and way of life. The Parks and Recreation Element establishes goals and policies that address the long range provision and maintenance of parks and recreation facilities needed to improve the quality of life of existing and future El Dorado County residents. In addition, local planning, through the inclusion of an Economic Development Element in the General Plan can be used to strengthen community development activities, enhance economic growth, and reinforce the planning process as a positive part of economic development.

Complete & Ongoing

Agriculture and Forestry

Measure AF-E: Develop and implement a method to identify and officially recognize rangelands currently used for grazing or suitable for sustained grazing of domestic livestock. The identification methods of grazing lands are being developed in conjunction with the University of California Cooperative Extension (UCCE) and grazing land owners. Lead Agency: Department of Agriculture

Measure AF-G: Develop a procedure for the Agricultural Commission to review and provide recommendations regarding discretionary and capital improvement projects that may affect agricultural, grazing and forestry lands. This process has already been established with Development Services forwarding all discretionary and capital improvement projects to the

Agricultural Commission for their review, recommendation and findings. Lead Agency: Department of Agriculture

Measure AF-J: Complete an inventory of agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production. Following inventory, perform suitability review and amend Agricultural District boundaries. Parcels were analyzed for soil type, slope (<50%), elevation (<3000'), parcel size (greater than 20 acres), current land use and their proximity to existing Agricultural District. Identified agricultural or potential agricultural parcels were ground verified using individuals knowledgeable in the specific areas. The final report will be forwarded to the Agricultural Commission for their review and recommendation. Lead Agency: Department of Agriculture.

Measure AF-K: Develop Agricultural Best Management Practices (BMPs) for adoption by the Board of Supervisors and use by agricultural operations in complying with General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2. This has been completed and adopted by the BOS with approximately 20 Best Management Practices that have been posted on the Ag website. Lead Agency: Department of Agriculture

Parks and Recreation

Measure PR-G: Work with independent recreation districts to support efforts to provide parks and recreation facilities. Coordination between EDHSCD, CPCSD & GDRD on going as part of subdivision review process. Lead Agency: General Services, Airports, Parks, and Grounds Division

Measure PR-L: Accept private sector donations of land, easements, structures, materials, and funds for the development and maintenance of parks and recreation facilities. Lead Agency: General Services Department

Economic Development

Measure ED- A: Economic Development Providers Network Annual Report: Prepare an action plan to implement the objectives of the Economic Development Element. Prepare an annual report on the status of accomplishment toward the objectives for the past year. Annual Report Template completed. Lead Agency: Office of Economic Development

Measure ED- B: Actively participate in the Economic Development Providers Network. The Economic Development Advisory Commission (EDAC) was established in August 2006 by the Board of Supervisors. The Economic Development Providers Network is no longer in place. EDAC is currently working on the development of a strategic plan for economic development while it reviews and comments on other related ordinances and General Plan Amendments. Lead Agency: Office of Economic Development

Measure ED- C: Sponsor, via the Economic Development Providers Network [or succeeding body], seminars and workshops for El Dorado County's businesses, targeted

industry organizations, and government decision makers. This is done annually in conjunction with JOB ONE and Chambers of Commerce. Lead Agency: Office of Economic Development

Measure ED- D: Establish and maintain liaison with local and regional business organizations to improve coordination of efforts relating to business issues. This has been implemented. Lead Agency: Office of Economic Development

Measure ED- E: Convene periodic broadly based community forums to discuss El Dorado County's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations. This is done annually in conjunction with JOB ONE, Chambers of Commerce and the Enterprise Elevation Program. Lead Agency: Office of Economic Development

Measure ED- F: Work with local businesses to gather feedback from problem solving activities for immediate action and/or inclusion in Annual Economic Plans. This is ongoing. Lead Agency: Office of Economic Development

Measure ED- G: Support County business and local government efforts to develop regional, State, National, and international markets for the County's products, services, and attractors. Lead Agency: Office of Economic Development

Measure ED- H: Through the Economic Development Providers Network [or succeeding body], provide periodic training workshops for business and public agency participants to develop understanding of business owners' needs. This is done annually in conjunction with JOB ONE, Chambers of Commerce and the Enterprise Elevation Program. Lead Agency: Office of Economic Development

Measure ED- J: As part of the annual budget review process, County departments shall identify potential changes in fees, improved regulatory processes, and appropriate staffing allocations and organization to match forecasted work load which minimize delays. This is done as part of the budget and fee update process. Lead Agency: Chief Administrative Office

Measure ED- O: Use the final Environmental Impact Report (EIR) for the General Plan as a first tier EIR. Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR. This is being done for several GP amendments, TIM fee update, and is utilized for many development project requiring CEQA review. Lead Agency: Planning Services

Measure ED- T: Assemble and maintain a library of economic data to be available for use in economic impact studies and/or industry case studies. An updated Economic and Demographic profile is purchased annually from Chico State Center for Economic Development and posted to the County's website. Lead Agency: Office of Economic Development

Measure ED- U: Make available to the business community and other community interest groups including individuals, publications on economic and demographic information for El Dorado County's incorporated and unincorporated areas. An updated Economic and Demographic profile is purchased annually from Chico State Center for Economic Development and posted to the County's website. Lead Agency: Office of Economic Development

Measure ED- W: Prepare a report once every two years which describes the El Dorado County economy, identifies important demographic and industry trends, identifies leading economic indicators, and identifies and ranks targeted industries to help guide business recruitment. An updated Economic and Demographic profile is purchased annually from Chico State Center for Economic Development and posted to the County's website. Lead Agency: Office of Economic Development

Measure ED-CC: Annually dedicate and budget County staff to implement programs under General Plan Objective 10.1.5 and/or coordinate County efforts with the private sector and Economic Development Providers Network. This is done annually as part of the budget process. Lead Agency: Chief Administrative

Measure ED-FF: The Economic Development Providers Network [or succeeding body] shall conduct meetings and interviews with existing companies in each of the identified growth industries focusing on service needs and local government's ability to address those needs. This is completed as part of JOB ONE industry interviews. Information is shared with the Economic Development Department as requested. Lead Agency: Office of Economic Development

Measure ED-HH: Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another. This has been reviewed. Lead Agency: Office of Economic Development

Measure ED-JJ: The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use. This is currently provided through the County's Ranch Marketing and Winery Ordinance. An update to both ordinances is underway. Lead Agency: Planning Services

Measure ED-LL: Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network. This is done annually as part of the budget process. Lead Agency: Chief Administrative Office

Measure ED-OO: Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories. Business Resource Director can be found at <http://www.co-el-dorado.ca.us/economic/pdf/2006BRGrev0716.pdf>. Lead Agency: Office of Economic Development

Measure ED-VV: As part of an effort to maintain high quality services and implement the General Plan, the County should maintain an effective liaison and improve cooperation with the cities and special districts serving the County. Liaison relationship established. Lead Agency: Office of Economic Development

IN PROGRESS

Agriculture and Forestry

Measure AF-A: Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish items A-F. This is to be included in Zoning Ordinance Update. Lead Agency: Planning Services.

Measure AF-E: Develop and implement a method to identify and officially recognize rangelands currently used for grazing or suitable for sustained grazing of domestic livestock. Lead Agency: Department of Agriculture

Measure AF-J: Complete an inventory of agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production. Following inventory, perform suitability review and amend Agricultural District boundaries. This has been completed with UCCE and other Ag interests. The Ag Council is now meeting with various groups to present the tentative enhancements. Lead Agency: Department of Agriculture

Policies 8.1.3.2 and 8.4.1.2: Adoption of ordinance to implement General Plan agricultural setbacks. Planning Commission approved interim guidelines on June 22, 2006 and was further clarified with an amendment to the guidelines on September 28, 2006. Final ordinance is anticipated to be completed this summer. Lead Agency: Planning Services.

Parks and Recreation

Measure PR-E: Maintain and implement the El Dorado County River Management Plan (Environmental Stewardship & Planning 2001) for management of recreational activities on the South Fork of the American River. Kick off meeting was held last fall. Public input on update will be held this year with anticipated completion in fall of 2007. This measure is scheduled to be implemented in 2013. Lead Agency: General Services, Airports, Parks, and Grounds Division

Economic Development

Measure ED- N: Review existing County regulations and procedures to eliminate unneeded, inconsistent, and redundant legal requirements. The merging of ministerial planning and building function into the permit center will minimize many inconsistent and redundant requirements. EM/AQMD has identified the Prescriptive Standard Ordinance and

Chapter 8.06 needs to be repealed. The Economic Development Advisory Commission is reviewing draft ordinances and proposed general plan amendments, providing comments and recommendations. Lead Agency: Office of Economic Development

Measure ED- P: Revise the Zoning Ordinance so that classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan Land Use Maps, and/or that have been pre-planned through planned developments. This is to be included in Zoning Ordinance Update. Lead Agency: Planning Services

Measure ED- R: Prepare an overview statement for proposed laws or administrative regulations including: (a) the purpose of the law and/or regulation; and (b) the relationship between stated purposes and other adopted laws and/or regulations of the County. This is being done concurrently with the Zoning Ordinance update. Lead Agency: County Counsel

Measure ED- S: All proposed development regulations or ordinances shall demonstrate a public benefit where proposed regulations or ordinances will result in private or public costs. Lead Agency: County Counsel

Measure ED-DD: The County shall monitor land availability through five-year reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands. No action due until 2010. Staff is in the process of developing an ongoing monitoring process so that at the end of 5 years the data is readily available. Lead Agency: Planning Services

Measure ED-II: The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions. This is to be included in the Zoning Ordinance update. Lead Agency: Planning Services

Measure ED-KK: Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development. This is to be included in Zoning Ordinance update. Lead Agency: Planning Services

Measure ED-PP: Establish land use regulations that permit by right satellite work centers, home work place alternatives, and home occupations as a means of reducing commutes on U.S. Highway 50. This is to be included in Zoning Ordinance update. Lead Agency: Planning Services

Measure ED-QQ: Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions. This is to be included in Zoning Ordinance update. Lead Agency: Planning Services:

Measure ED-RR: Work with developers of Conditions, Covenants, and Restrictions (CC&Rs) to prevent the creation of CC&Rs that preclude home occupations or work-at-home activities. Lead Agency: Planning Services

Measure ED-SS: Review existing County impact fees and consider adopting fees necessary to assure that new development pays its fair share of public facility and services costs. DOT has completed over two years of work on the new 2004 General Plan TIM Fee Program with the adoption of the new fee program by the Board of Supervisors on August 22, 2006. In addition Planning Services will be preparing a plan to assure the costs burdens of any civic, public and community facilities, infrastructure, ongoing services including operations and maintenance necessitated by the development proposal are adequately financed to assure no net cost burden to existing residents. Lead Agency: Department of Transportation & Planning Services

Measure ED-TT: When a project directly or indirectly affects existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly. TIM Fees have recently been updated to be consistent with measure. See Measure ED-SS for more information. Lead Agency Department of Transportation

Policies 10.2.4.1, 10.2.4.2, and 10.2.1.5: Develop a plan to assure the cost burdens of any civic, public and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by the development proposal are adequately financed to assure no net cost burden to existing residents. Lead Agency: Planning Services

NO ACTION TO DATE

Agriculture and Forestry

Measure AF-B: Develop and implement a procedure for processing requests to apply the Agricultural District (-A) overlay. This measure is due to begin in 2010. Lead Agency: Department of Agriculture

Measure AF-C: Develop and implement a procedure for evaluating the suitability of land for forest production uses, a process to review and update The Procedure for Evaluating the Suitability of Land for Agricultural Use (1993); and to implement recommendations. This measure is due in 2015. Lead Agency: Department of Agriculture

Measure AF-D: Develop and implement new programs to ensure the long-term conservation, enhancement, and use of viable agricultural lands, including grazing lands. This measure is due in 2010. Lead Agency: Department of Agriculture

Measure AF-F: Establish a threshold of significance for the loss of agricultural land, a procedure for evaluating a project's contribution to the loss, and means to mitigate losses so that the established threshold is not exceeded. This threshold shall be established within five years and a procedure for review and mitigation within 8 years. Lead Agency: Department of Agriculture

Measure AF-G: Develop a procedure for the Agricultural Commission to review and provide recommendations regarding discretionary and capital improvement projects that may

affect agricultural, grazing, and forestry lands. This measure is due in 2010. Lead Agency: Department of Agriculture

Measure AF-H: Develop a program to coordinate with the Water Agency and water purveyors to develop and secure a long-term supply of agricultural water and allocate water from increased efficiencies to agricultural use. This measure is due in 2008. Lead Agency: Department of Agriculture

Measure AF-I: Develop a program to enhance long-term fiscal stability of agricultural operations, including use of conservation easements, Williamson Act contracts, land trusts, and transfer of development rights. This measure is due in 2010. Lead Agency: Department of Agriculture

Parks and Recreation

Measure PR-A: Prepare and implement a Parks Master Plan and Parks and Recreation Capital Improvement Program. This measure is due for completion in 2010. Lead Agency: General Services, Airports, Parks, and Grounds Division

Measure PR-B: Develop and implement a program to identify and pursue alternative methods to fund and/or support the acquisition and operation of parks and recreation facilities, including raw land. This measure is do for completion in 2010. Lead Agency: General Services, Airports, Parks, and Grounds Division

Measure PR-C: Update the Bikeway Master Plan and Hiking and Equestrian Trails Master Plan. Both plans shall contain provisions for regular plan monitoring and updating. This measure is due to be implemented in 2008. Lead Agency: General Services, Airports, Parks, and Grounds Division

Measure PR-D: Plan for and develop interpretive centers for historical trails and sites. This measure is due to be implemented in 2015. Lead Agency: General Services, Airports, Parks, and Grounds Division

Measure PR-F: Develop a program to facilitate the formation of independent recreation districts. Lead Agency: General Services, Airports, Parks, and Grounds Division

Measure PR-H: Develop and implement a parks and recreation fee program that addresses the following: A. For projects subject to Quimby Act requirements; B. For projects not subject to Quimby Act; C. Coordination with local parks and recreation providers. This measure is scheduled to be implemented in 2010. Lead Agency: General Services, Airports, Parks, and Grounds Division

Measure PR-I: Develop and implement a program to encourage major recreational event sponsors to hold events in El Dorado County. This measure is to be implemented in 2015. Lead Agency: Office of Economic Development

Measure PR-J: Establish a working group or formal contacts to coordinate the actions of resource-based recreation providers in the county, including the Airports, Parks, and Grounds Division of the County General Services Department. This measure is to be completed in 2010. Develop a plan to address planning and project review within three years thereafter. Lead Agency: General Services, Airports, Parks, and Grounds Division

Measure PR-K: Identify federal and state lands that could be transferred to County ownership and develop a program to facilitate said transfer. This measure is to be completed in 2015. Lead Agency: General Services Department

Measure PR-M: Identify a suitable location and work with the El Dorado County Fair to move the fairgrounds from its existing site. This measure is to be implemented in 2015. Lead Agency: General Services Department

Economic Development

Measure ED- I: Establish regulatory assistance services for the public, including businesses, to clarify government regulatory processes, to assist in coordinating regulatory functions, and to provide information regarding vacant land and facilitate location assistance. This measure is due in 2007. Lead Agency: Office of Economic Development

Measure ED- K: Assess the impact on large and small businesses of regulatory issues and recommend cost saving changes to permit processing procedures. This measure is due in 2007. Lead Agency: Office of Economic Development

Measure ED- L: Provide the Economic Development Providers Network [or succeeding body] with an opportunity to review, on a periodic basis, County government structure for consistency with efficient and cost effective regulation of business. This measure was scheduled to be an ongoing task. Lead Agency: Office of Economic Development

Measure ED- M: Expedite permitting services as an incentive to encourage upgrading of unoccupied developed and underutilized commercial and industrial sites and/or structures. The County should encourage the use of unoccupied developed and/or underutilized County owned land. This measure is due in 2007. Lead Agency: Office of Economic Development

Measure ED- Q: Regulations shall include a means to accomplish regulatory needs with the least interference and/or barriers to business. Interested parties should be invited to participate in the development and review of new regulations. Although not directly related to the development of regulations, a Pre-application process is being formalized so that project proponents will be advised of any code related issues in the project design stage. This measure was scheduled to be completed in 2006. Lead Agency: Office of Economic Development

Measure ED- V: Create a Target Industry Committee representing a cross-section of community interests including local business interests to develop selection criteria for determining desirable target industries that are harmonious with the local custom, culture,

and overall quality of life expectations. This measure is scheduled to be completed in 2007. Lead Agency: Office of Economic Development

Measure ED- X: Provide information to educate the business community on environmental issues and to educate the environmental community on the local and regional economy. This measure is to be completed in 2007. Lead Agency: Office of Economic Development

Measure ED- Y: Identify environmental issues to be considered by the Economic Development Providers Network [or succeeding body]. This measure is due to be completed in 2007. Lead Agency: Office of Economic Development

Measure ED- Z: Identify and attract selected targeted industries that are consistent with the County's goal of balancing economic vitality and environmental protection. This is an ongoing task. Lead Agency: Office of Economic Development

Measure ED-AA: Develop an action plan for each targeted industry to encourage retention and expansion of businesses including special needs of each targeted industry and location assistance for expansion or relocation. This measure is due to be completed in 2007. Lead Agency: Office of Economic Development

Measure ED-BB: The Economic Development Providers Network [or succeeding body] shall establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the County. This measure is due to be completed in 2007. Lead Agency: Office of Economic Development

Measure ED-EE: Develop a comprehensive regional economic development program to attract industry to the County at a rate higher than the Sacramento Area Council of Governments (SACOG) and/or County employment forecasts. This measure is due to be completed in 2007. Lead Agency: Office of Economic Development

Measure ED-GG: The Economic Development Providers Network [or succeeding body] shall conduct economic base studies to identify trends in industry and to identify those industries which are well positioned in the local, regional, State, National, or international markets. This measure is due to be implemented in 2010. Lead Agency: Office of Economic

Measure ED-MM: Work with the cities of Placerville and South Lake Tahoe to establish a uniform small business licensing application, forms, and instructions for all cities and the County. This measure is to be completed in 2007. Lead Agency: Office of Economic Development

Measure ED-NN: Work with the cities of Placerville and South Lake Tahoe to review the business license fees in the cities and County to provide an equitable structure for business with ten or less employees. [This should be completed concurrently with Measure ED-J].

This measure was scheduled to be completed in 2006. Lead Agency: Office of Economic Development

Measure ED-UU: As part of its annual review of its Capital Improvement Programs, the County should include a Section 65401 review which lists all capital projects sponsored by other jurisdictions during the following year and makes a finding relative to the consistency with the General Plan. Lead Agency: Office of Economic Development

Conclusion

The three elements total 72 implementation measures with 2 additional policies requiring execution. As of this report twenty-three (23) of the measures were complete and implemented on an ongoing basis. Sixteen (16) are in progress and are included as part of the 2007 work program. This leaves thirty – two (32) measures that have had no action to date, however, many of those are not required to be implemented until 2008 or later. Planning Services Long Range Planning Staff is working with the other departments who are identified as a lead agency for implementation of some of the measures, in an effort to encourage completion of the required tasks in accordance with the Implementation Program and its timelines as outlined in the General Plan.