

**Planning Services  
General Plan Work Program  
January 2007 to June 2008**

General Plan Element	Implementation Measure	Policies	Task Title	TaskText	Individual	Related Departments	Staff Hours	Consultant Cost	Notes/Outcomes
Agriculture and Forestry		8.1.3.2, 8.4.1.2	Ordinance - Ag and Timberland Setbacks	Adopt Ordinance to implement General Plan Policy No.'s 8.1.3.2 and 8.4.1.2.	Monique		120		
Conservation and Open Space	Measure CO-K	7.4.1.1, 7.4.1.2, 7.4.1.3	Rare Plant Preserve Long-Term Preservation Strategy	Work cooperatively with the State Department of Fish and Game and U.S. Fish and Wildlife Service to implement the gabbro soils rare plant ecological preserve and recovery program and to develop a long-term preserve strategy.	Steve		300	\$ 40,000	Ongoing cooperative effort with Pine Hill Preserve Management Team (local, state & federal). Will also be included as part of long-term INRMP efforts.
Conservation and Open Space	Measure CO-L	7.4.1.6	Biological Study Report Guidelines	Develop guidelines for the preparation of biological study reports.	Monique	Department of Transportation. General Services	80		On November 9, 2006, the PC adopted the Biological Resources Study and Important Habitat Mitigation Program Interim Guidelines. Final guidelines will be incorporated in the OWMP. This has also been completed for Wetlands. Should be merged into a single document.
Conservation and Open Space	Measure CO-M1	7.4.2.8	Integrated Natural Resources Management Plan	Develop and implement an Integrated Natural Resources Management program consistent with Policy 7.4.2.8	Steve	Department of Transportation, General Services, Surveyor, CAO	2,500	\$ 2,058,463	On November 6, 2006, the BOS directed Planning staff to work with consultant SAIC to prepare a detailed scope of work and to formally contact local agencies to seek their input and participation. Scope of work to be provided to the BOS and public no later than December 12, 2006, with a public hearing on January 23, 2007.
Conservation and Open Space	Measure CO-M2	7.4.2.8	Monitor - Integrated Natural Resources Management	See body of Measure CO-M1 above.  Within three years of General Plan adoption, develop framework for acquisition strategy and monitoring program and begin acquisition.			-		Consultant will develop and staff will implement. Hours are included in CO-M1. Monitoring of the adopted INRMP will commence in 2010.
Conservation and Open Space	Measure CO-N	7.4.2.9	Important Biological Corridor (IBC) Update	Review and update the Important Biological Corridor (-IBC) land use Overlay District.	Steve, Monique, Geney		250	\$ 50,000	Function of INRMP
Conservation and Open Space	Measure CO-O	7.4.2.5	Ordinance - Riparian Setback	Prepare and adopt a riparian setback ordinance.	Monique		120		This is included in Planning staffs short term work program. Draft is expected January 2007.
Conservation and Open Space	Measure CO-P	7.4.4.4, 7.4.5.1	Oak Resources Management Plan	Develop and adopt an Oak Resources Management Plan.	Steve	DOT, Surveyor, UCCE, AG, CC	1,000	\$ 346,981	A contract was approved by the Board of Supervisors on September 19, 2006, for preparation of the OWMP and related tasks. It is expected that the OWMP will take approximately six months to complete.
Conservation and Open Space	Measure CO-Q	7.5.1.1	Ordinance - Cultural Resources Preservation	Develop and adopt a Cultural Resources Preservation Ordinance.		Department of Transportation	120	\$ 35,000	

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Conservation and Open Space	Measure CO-R	7.5.1.2		Maintain a confidential cultural resources database of prehistoric and historic resources, including the location and condition of pioneer cemetery sites. Information may be made available consistent with state and federal law.			100		Already in place.
Economic Development	Measure ED-DD	10.1.5.1	Monitor - Land Availability	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.	Shawna		40		No action to date. Need to develop an ongoing monitoring process so that at the end of five years the data is readily available. Will have available by 6/08.
Economic Development	Measure ED-KK	10.1.5.5	Monitor - Vacant Land Inventory (Commercial/Industrial)	Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development.	Shawna		-		Will have available by 6/08. Hours included with ED-KK.
Economic Development		10.2.4.1, 10.2.4.2, 10.2.1.5	Public Facilities and Services Financing Plan	Plan that assures 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.			200	\$ 25,000	Staff has recommended that a consultant be hired to prepare the Facilities and Services Financing Plan and cost associated with the development of this plan would be funded through additional fees charged to applicants who meet the policies criteria.
Health, Safety and Noise	Measure HS-H	6.4.1.1, 6.4.1.2, 6.4.1.3	Ordinance - Flood Hazard Prevention	Continue to participate in the Federal Flood Insurance Program, maintain flood hazard maps and other relevant floodplain data made available by other sources, and revise or update this information as new information becomes available.		DOT, Environmental Mgmt, Building Services, General Services	50		Draft Flood Hazard Prevention Ordinance update under review by SAGE; amendments required to conform to state and federal standards.
Health, Safety and Noise	Measure HS-I	6.5.1.10 6.5.1.13 6.5.1.14	Ordinance - Noise	Provide a comprehensive approach to noise control by adoption of Noise Ordinance.		DOT, Building Services	200	\$ 80,000	
Health, Safety and Noise	Measure HS-J	6.5.1.15	Noise - Working Group	Establish a cross-jurisdictional noise issue working group that will establish and maintain coordination among city, county, and state agencies involved in noise abatement and other agencies to reduce noise generated from sources outside the County's jurisdiction.	Shawna	DOT, General Services, Sheriff's, City of Placerville, SLT, U.S. Forestry, Ca. Dept. of Parks & Rec, BLM, TRPA	150		

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Housing	Measure HO- B	HO-1e	CIP Review for Affordable Housing Opportunities	Periodically review and update the capital improvement programs under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities.	Department of Transportation/Shawna	CAO, Planning Services, General Services, Human Services	30		Process in place for next review to include identification of residential areas without public facilities but extensions are feasible
Housing	Measure HO- C	HO-1f	Ordinance - Inclusionary Housing	The County shall establish a task force to explore options that will encourage and assist in the development of affordable housing.	Department of Human Services/Shawna	Planning Services	200		Grant funded to hire consultant to assist. RFP distributed by HS.
Housing	Measure HO- D	HO-1s	Vacant Land Inventory (County Owned Land)	Evaluate County-owned land to determine its suitability for workforce housing affordable to very low and lower income households. This evaluation should include identifying appropriate entities to hold or acquire such land.	Shawna	Department of Human Services, General Services	40		Related to HO-P, HO-OO & LU-K. Will be completed as part of the Land Survey.
Housing	Measure HO- F	HO-1r	Monitor- Hardship Mobile Homes and Second Dwelling Units	Continue to implement the following incentive programs: allow second residential units with single-family residences by right; and allow "hardship mobile homes," as temporary second residential units in residential.	Shawna	Planning Services, Department of Human Services	160	\$ 5,000	Public Awareness Program not implemented.
Housing	Measure HO- H	HO-1r	Ordinance - Density Bonus	Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community by posting information on the County's website and creating a handout to be distributed with land development applications.	Shawna		200	\$ 30,000	Consultant preparing options analysis report. Will begin to draft upon completion of Consultants Report.
Housing	Measure HO- J	HO-1n, HO-3k		Work with the Tahoe Regional Planning Agency (TRPA) to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing in the Tahoe Basin.	Peter (Missouri Flat)	Department of Human Services	120		MOU adopted to work cooperatively with TRPA on Pathway 2007 Plan update.
Housing	Measure HO- O	HO-1e	Ordinance/Strategy - Infill	Adopt an infill ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements.	Shawna		200	\$ 30,000	Will begin to draft upon completion of Consultants Report.

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Housing	Measure HO- P	HO-1t	Land Banking	Investigate land banking as a method to provide sites for affordable housing.	Office of Economic Development/ Shawna	CAO, Department of Human Services, Planning Services	100		Related to HO-D, HO-OO & LU-K. Will be completed as part of the Land Survey.
Housing	Measure HO- R	HO-1q	Interdepartmental Working Group Meetings	Establish an interdepartmental working group to ensure cooperation between departments in the implementation of policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors.	Chief Administrative Office/Greg or Shawna	DHS, Planning & Building Services, DOT, Environmental Mgmt	60		Working group established.
Housing	Measure HO- Z	HO-3a, HO-3d	Ordinance - Mobile Home Park Conversion	Adopt a mobile home park conversion ordinance with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents.	Shawna	Department of Human Services	150		
Housing	Measure HO-HH	HO-5a		Implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access.		Building Services, Department of Transportation	20		Included in the Design Improvement Manual.
Housing	Measure HO-II	HO-5a	Brochure - Energy and Water Uses	Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction. This program will be promoted by posting information on the County's web site.	Shawna	Department of Human Services, Planning Services	60	\$ 5,000	Energy & Weatherization Program in place. Will coordinate with Development Services.
Housing	Measure HO-OO		Vacant Land Inventory	Identify the geographic areas where development consistent with the vacant land inventory in Attachment 3 of the Housing Element could best be accommodated without the need to construct additional infrastructure, which could add substantial costs to affordable housing.	Shawna	DHS, DOT	100		Related to HO-D, HO-P & LU-K. Will be completed as part of the Land Survey.
Housing			Housing Element Update	Housing Element Report shall be updated every 5 years.	Shawna		500	\$ 105,000	EI Dorado County is required to update it Housing Report by July 2008.

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Land Use	Measure LU-F	2.4.1.1, 2.4.1.2, 2.4.1.4	Design Review Standards (Community)	Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards.  Identify and seat community advisory members within two years.	Peter (Missouri Flat)	Board of Supervisors	500	\$ 200,000	Includes LU-G1, CO-A(c) and CO-S. Design Guidelines for Missouri Flat Corridor under development by consultant. Community vision workshop scheduled for Cameron Park area in March 08.
Land Use	Measure LU-G1, Measure CO-A; C and CO - S	2.4.1.3, 7.5.2.1, 7.5.2.4, 7.4.4.4, 7.4.5.2, 7.5.2.2, 7.2.2.3, 7.1.2.2, 7.5.1.5	Design Review Guidelines (Historic)	Establish a Historic Design Review Combining Zone District. Identify suitable areas for application of the district to develop design standards or guidelines for such districts.  Begin identification of potential historic districts immediately.			250	\$ 50,000	Included in LU-F.
Land Use	LU-H	2.5.1.3	Plan - Community Separation	Develop and Implement a program that addresses preservation of community separation including parcel analysis and TDR's.			200	\$ 30,000	
Land Use	Measure LU-K	2.9.1.1	Monitor - Vacant Land Inventory (Residential)	Develop and maintain an inventory of vacant lands within each Community Region and Rural Center. This would include working with community groups to identify appropriate uses for such parcels, including residential development and establishment of communities.	Shawna		100		
Land Use	Measure LU-L	2.9.1.1	Monitor - Development, Population and Employment Trends	Develop a program to monitor development, population, and employment trends and to provide periodic updates to the Board of Supervisors.  Develop program within three years of General Plan adoption.	Shawna	Office of Economic Development	175		
Land Use	Measure LU-M	2.9.1.2, 2.9.1.5	Monitor - General Plan Policies, Programs and EIR Mit	Develop a program to monitor General Plan policies and programs and General Plan Environmental Impact Report mitigation measures. Provide periodic updates to the Board of Supervisors and Planning Commission.	Steve		400		

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Land Use	Measure LU-N	2.9.1.6	Procedures for Exemption from GP Policies	Develop procedures to be used by applicants to substantiate a request for exemption from General Plan policies due to economic viability.	Paula	County Counsel	40		Ongoing - Built into policies and ordinances as reasonable use.
Land Use		2.2.3.1, 2.2.3.2, 2.2.5.4, 2.2.5.13	GPA - 30 Percent Open Space Exemption	Modify all policies to provide exemption from the 30 Percent open space requirement for infill projects, affordable housing projects, small projects and Condo Conversion projects.	Pete		250	\$ 45,000	General Plan Amendment A 06-0007 (a Resolution of Intention) was approved by the Planning Commission on August 10, 2006, and will consider amending the Housing Element of the General Plan to modify Policies 2.2.3.1, 2.2.3.2, 2.2.5.4 and 2.2.5.13 to provide exemptions from the 30 percent open space requirement for infill projects, affordable housing projects, small projects and condominium conversions, and to make the policies more general in nature. Staff is in the process of preparing the amendment, performing the CEQA analysis and will bring it back for a hearing to the Planning Commission.
Land Use		2.2.1.5	GPA - Floor Area Ratio and Maximum Impervious Surface Standards	General Plan Amendment to Change Policy 2.2.1.5 to include increase in FAR, elimination of MIS, and elimination of FAR on Agricultural lands.	Steve		150	\$ 221,925	To date there have been seven (7) General Plan amendments applications. The Board of Supervisors has reviewed two (2) General Plan amendments. On March 7, 2006 the Board adopted General Plan Amendment A 06-0001, including an interim change to Policy 2.2.1.5 related to Floor Area Ratios and Maximum Impervious Surface standards which updated the policy to include: 1. Footnote to table 2-3, Building Intensities, to allow Floor Area Ratio (FAR) standards to be exceeded on a project-by-project basis if the project is fully analyzed in discretionary planned development review process; 2. Delete the Maximum Impervious Surface (MIS); Delete the 0.10 Floor Area Ration for Agricultural lands.
Land Use		2.2.1.2	GPA - Multifamily Residential Land Use	Modify General Plan Policy 2.2.1.2 to include Planning Commissions Interpretation.	Pete		40		The Planning Commission addressed this issue at its February 23, 2006 meeting, and determined that the unit type was not an issue and that detached units are allowed provided that the minimum density standards of Table 2-2 are met.
Land Use		7.1.2.1	Ordinance - Development on 30% Slopes	Adopt an ordinance to implement interpretive guidelines for development on slopes over 30 percent that include reasonable use guidelines and staff authority levels.	Monique		120		

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Land Use and Housing	Measure HO-JJ	HO-5b	GPA - Mix Use Development District	Promote programs that encourage efficient energy use, such as compact urban form, access to non-auto transit, non-traditional design, and use of traffic demand management into new and updated land use plans.	Shawna	Department of Transportation	200	\$ 100,000	GPA underway (A06-02) to create mixed use development designation and to encourage compact design form.
Public Services and Utilities	Measure PS-E	5.2.1, 5.2.3	Water Resource Development & Management Plan	Work with the Water Agency and public water providers to establish a water resources development and management program.	Monique		50		Draft Plan completed by County Water Agency. Consultant is updating final plan for completion and approval by Spring 2007.
			Study - General Plan Implementation Fee		Greg		200	\$ 9,750	
			Plan - Comprehensive CIP Review as directed by CAO	Planning Services will participate in and review the County's CIP for consistency with General Plan goals and policies.	Steve		200		
			Reports - General Plan	General Plan Reports are Required by State	Shawna		150		Section 65400 of the State of California Government Code requires the local planning agency to provide an annual report to their legislative body, State Office of Planning and Research (OPR) and State Housing and Community Development (HCD) on the status of the plan and progress in its implementation. The annual report is to be provided to County Board of Supervisors and OPR on or before April 1 of each year. HCD requires the reporting period for the housing element portion of the annual report to be the calendar year immediately preceding the April 1 reporting deadline.
			General Plan Amendment Screening Process		Steve		120		
			General Plan Policy Interpretation		Steve		200		
<b>Total</b>							<b>10,515</b>	<b>\$ 3,467,119</b>	