



County of El Dorado

Minute Order

Agenda Item: 11-0356

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File Number: 11-0356

Development Services Department requesting the Board provide direction on the Scope of Work and the Environmental Impact Report Project Description for the Targeted General Plan Amendments, and the comprehensive Zoning Ordinance update; and staff recommending the Board direct that the Summary Recommendations, as amended by the Board subcommittee, be used as the basis for the preparation of the Work Scope and Project Description for the draft Request for Proposal and cost estimate, subject to Board approval (Cont'd. 7/25/11, Item 1) (Est. Time: 2 hrs.)

FUNDING: The cost of implementation is unknown at this time.

Background: On April 4, 2011, the Board of Supervisors received a report on the General Plan Five-Year Review and adopted a Resolution of Intention to amend the General Plan based on findings of that Five-Year Review. The findings identified the need to address housing for moderate income families, creation of jobs, retention of sales tax revenues, and maintaining the agricultural and natural resource based industries.

On April 12, 2011, the Board discussed the Development Services Department's 12-month action plan and a separate item to initiate an Environmental Impact Report (EIR) contract regarding the Zoning Ordinance update. This resulted in direction for Development Services to work through various outstanding issues with EDAC and develop a Scope of Work and Project Description for a comprehensive EIR.

Scope of Work and Project Description: The Special Board Meeting of July 25, 2011 is not the final decision on the Targeted General Plan Amendments, Zoning Ordinance update, and the Land Development Manual (LDM). It is a meeting to review the primary issues and provide direction on whether certain changes will be included in the final Scope of Work and Project Description for the EIR. This direction will be used to prepare a draft Scope of Work and Project Description for a Request for Proposal (RFP).

The next step is to return with a draft RFP. Once approved, the RFP will go out and the County will receive official proposals to complete the EIR, including cost estimates. County procurement and contracting policies will be followed. The Board will need to approve the final selection. This may allow the Board an opportunity to refine the Scope of Work on any optional issues described in the RFP.

Most of the issues identified in the attached memoranda and the attached recommendation summary should be made part of the Scope of Work and Project Description for the EIR. However, there are some issues that are not recommended for the RFP:

1. The LDM memorandum recommends that since the LDM is separate, distinct, and

unrelated to the Targeted General Plan Amendments and Zoning Ordinance update and that it should be processed separately.

2. There are other components that may be more suitable to stand alone processing, either because they are already further along, or have other unique characteristics that differentiate them from other issues.

3. After consideration of staff's Summary Recommendation, the Board may determine that a particular issue should not be included in the RFP.

Some issues may be considered as optional and can be analyzed for potential cost (and listed as a separate line item within the RFP) and included in the EIR so that we can identify potential impacts and review for unintended consequences.

Contact: Roger Trout (5369)

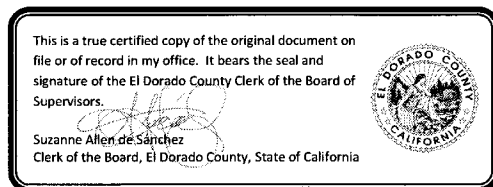
Action Taken by the Board of Supervisors on 8/9/2011:

A motion was made by Supervisor Santiago, seconded by Supervisor Briggs, as follows:

- 1) Forward Attachment A, Proposed Targeted General Plan Amendment Items (Received at 2:12 p.m. 8/9/11) and EDAC zoning recommendations (4C.24 & 25), to the Planning Commission for discussion and recommendation of specific amendments to be considered in the final Resolution of Intention to amend the General Plan; and
- 2) Approve the following timeline for Staff and EDAC on next steps as presented on July 25, 2011:
 - A) Planning Commission Workshop on Proposed General Plan Amendments and Zoning Ordinance Update - September 8, 2011;
 - B) Board of Supervisors CEQA Workshop – September 26, 2011; and
 - c) Public Hearing to consider the adoption of a Comprehensive Resolution of Intention, including previous Resolutions of Intention regarding General Plan Amendments and Zoning Ordinance update, Draft Project Description and Draft RFP for EIR - October-November (Date to be determined at September 26, 2011 BOS Workshop)

MEETING DATE: 8/9/2011 ITEM NO: 11-0356 VOTE RESULT: passed

I, Suzanne Allen de Sanchez, Clerk of the Board, certify that this is a true copy of Agenda Item No. 11-0356, passed by the Board of Supervisors on 8/9/2011.



Digitally signed by Suzanne Allen de Sanchez
DN: cn=Suzanne Allen de Sanchez,
o=County of El Dorado, ou=Board of Supervisors,
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c=US
Date: 2011.08.11 21:32:22 -07'00'