



CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

Short Name/Subject General Plan Annual Work Program	Board Meeting Date February 15, 2022	Agenda Number 8
Dept: Planning Contact: Gina Kathan Preparer: Gina Kathan Phone: (209) 754-6394	Supervisory District Number Countywide	Regular Agenda
Published Notice Required: No Public Hearing Required: No		Estimated Time: 2 Hours
Type of Document: Informational Item PowerPoint Presentation Included: Yes Budget Transfer Included (Must be signed by Auditor): No Complete Agreement Required: No Position Allocation Change: No		

RECOMMENDATION:

Presentation of the General Plan Implementation Annual Work Program and request for direction on priorities.

DISCUSSION/SUMMARY:

General Plan Implementation Measure LU-1A requires that the Planning Director provide an annual work plan for implementation to the Board of Supervisors for review and approval, establishing priorities for completing the programs identified in the General Plan, identifying staffing and funding needs for Board priorities, reporting on the status of completed programs, and projecting when remaining programs will be implemented.

The discussion below identifies the priorities established by the Board in January of 2020, reviews what has been accomplished to date, and provides an opportunity for the Board to establish updated priorities.

Of the 213 measures (not including those in the Housing Element), 27 relate to provisions to be included in the zoning ordinance update. Another 63 are one-time tasks or programs. The remainder are on-going requirements that may apply to day-to-day operations or to be considered as a part of the development review process. The complete list of measures is included as an attachment to this presentation. The one-time tasks are shaded on the table.

On January 21, 2020, the Board provided direction to staff to work on the following priorities:

- County-wide zoning map update
- Comprehensive zoning ordinance update
- Valley Springs and Copperopolis Community Plans
- GHG Baseline
- Vacation rental ordinance
- Special event ordinance update
- RIM and benefit basin fee updates
- Farmland mapping
- Traffic impact study guidelines
- Infill database and incentives

- Oak woodland mitigation program
- Resource Production conversion mitigation program

Below is a summary of the status of each of these. Many of the programs have been initiated and some completed. Progress on those requiring significant public outreach has been delayed due to the on-going challenges caused by the pandemic in addition to the staffing issues the Planning Department has endured over the past year.

Zoning Map Update

On March 9, 2021 the Board of Supervisors adopted Ordinance 20210309o3154, amending the zoning on approximately 6900 parcels to bring the zoning into conformance with the General Plan land use designations and to replace the interim zones of Unclassified (U), and Highway Service (HS). During the review period, staff identified parcels that were overlooked during the previous mapping exercise, but, due to noticing requirements, were unable to be included in the previous zoning amendment. Subsequently, on April 27, 2021, the final ordinance amending the remaining discrepancies was adopted by the Board, concluding the County's efforts to update the zoning map.

Zoning Ordinance Update

The Board received a presentation by Planning staff and the consultant during a meeting in January of 2021. This was initially thought to be an 18-month project that was expected to be completed in the spring of 2022; however, due to the Department's significant staffing shortage over the past year, the Department has been unable to focus on the update. Subsequent to stakeholder interviews, the Department and consultant commenced the preliminary drafting of new regulations. Breaking the code into sections, the Department and consultant have nearly completed 2 out of the 3 preliminary drafts. Although little progress was made after June of 2021, the Department has recently been in contact with the consultant to discuss details necessary to recommence work on the update. To date, the Department and Consultant are working on completion of the preliminary drafts of the update regulations and will be starting workshops and study sessions in the spring.

Valley Springs and Copperopolis Community Plans

The Board adopted a General Plan amendment in September 2020 that incorporated the Valley Springs Community Policies into the Community Planning Element of the General Plan. Work has yet to begin on Copperopolis.

GHG Baseline

Funded by the Calaveras Council of Governments, a contract was entered into with the Sierra Business Council in September 2020 to conduct a greenhouse gas inventory and prepare a reduction plan. The first phase, developing the inventory, was drafted and presented to the County Planning Commission. Over the duration of three meetings, the Planning Commission developed its comments relative to the inventory for the Board's for consideration and discussion at an informational item scheduled on February 22nd of this year. The development of the reduction program will begin subsequent to receiving Board direction regarding the inventory.

Vacation Rental and Special Event Ordinance Updates

These are expected to be included in the full zoning ordinance update.

RIM and Benefit Basin Fee Update

It anticipates the release of the RFP this spring.

Farmland Mapping

The mapping was completed by the California Department of Conservation (DOC) in summer of 2021; however, Williamson Act enrollment and roll out data is only as current as FY 2012 – 2013. The State had been waiting for updated data from County GIS, but staffing issues halted the data collection efforts and the DOC moved forward without current Williamson Act data from the County. Once the GIS Department is fully staffed, Planning will begin working with GIS to collect the necessary data and the State DOC to update the mapping.

Traffic Impact Study Guidelines

The Public Works Department has completed the update of these guidelines and they are posted on the department website.

Infill Database and Incentives

The Economic Development Department (EDD) is continuously working on reusing empty building and promoting redevelopment when practical. Although an actual database has not been developed, it has been determined that there is minimal County owned property suitable for divestment and reuse for housing. Most of the property the county owns is too small or is affiliated with the landfill/transfer station buffer zones. Over the past year, the EDD spent a lot of time on new housing opportunities and grants.

Oak Woodland Mitigation

At the request of Planning, the County Agriculture Commissioner, Jesse Fowler, introduced the possibility of developing local mitigation measures to the County Hardwood Advisory Committee at its January meeting. Further discussion will continue at the next scheduled meeting.

Resource Production Conversion Mitigation Program

The first step in this measure was the farmland mapping necessary to identify important farmland. During the 2021 update to the Board, it was suggested that Planning staff and the Agricultural Commissioner, along with interested members of the community would have begun this work the later part of last 2021. Due to staffing in both County Departments, work on this program has not begun.

Other General Plan Implementation Activities

In addition to the priorities identified above, several Housing Element measures have been initiated. A more detailed presentation on housing programs will be provided to the Board in the coming weeks, and the formal, annual report prepared by Planning for submittal to the Board and the state Department of Housing and Community Development will be prepared prior to its due date of April 1st. Staff continues to work on measures funded through a variety of state grant programs.

Planning staff recommends that the Board provide direction to continue with the above list as its priorities for implementing the plan—with the primary focus being on the ordinance update, Housing Element implementation, and GHG reduction. While significant staffing and pandemic-related measures have significantly affected the Department over the past year, the Planning Department is committed to completing these priorities as much as it possibly can. Once the County recruits a permanent Planning Director, significant progress is anticipated.

FINANCING:

Funding for General Plan implementation will be primarily through the general fund in the form of staffing costs and consultants. These have been budgeted for FY 21-22 and the Department

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will review the budget for FY 22-23 to continue the program. Some grant funding will continue to be available for some measures and programs.


ALTERNATIVES:


The Board may accept staff's recommendation or modify the priorities as it deems appropriate.

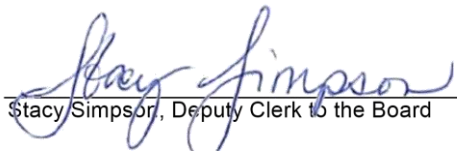
OTHER AGENCY INVOLVEMENT:

Buidling, HHSA, Public Works, EMA, Agriculture, Economic Development

APPROVED BY:


Julie Moss-Lewis, Deputy County Counsel 2/8/2022


Christa Vo Latta, CAO 2/9/2022


Stacy Simpson, Deputy Clerk to the Board 2/9/2022