

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Planning & Community Development

Urgent \_\_\_\_\_ Routine X

CEO Concurs with Recommendation YES \_\_\_\_\_ NO \_\_\_\_\_  
(Information Attached)

BOARD AGENDA # \*D-1

AGENDA DATE: August 7, 2001

4/5 Vote Required YES \_\_\_\_\_ NO X

**SUBJECT:**

ACCEPTANCE OF ANNUAL REPORT ON THE STANISLAUS COUNTY GENERAL PLAN 1999-2000

**STAFF RECOMMENDATION:**

ACCEPT REPORT AND AUTHORIZE THE PLANNING DIRECTOR TO SUBMIT IT TO THE STATE.

**FISCAL IMPACT:**

None.

**BOARD ACTION AS FOLLOWS:**

**No. 2001-590**

On motion of Supervisor Blom, Seconded by Supervisor Caruso

and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Christine Ferraro Deputy

File No.

**SUBJECT:** ACCEPTANCE OF ANNUAL REPORT ON THE STANISLAUS COUNTY GENERAL PLAN  
1999-2000

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**DISCUSSION:** Pursuant to Section 65400(b) of the California Government Code, the Planning Department has prepared the attached report on the status of the General Plan. The report includes the County's recent progress in implementing the General Plan, including the County's progress in meeting its share of regional housing needs. As required by statute, the annual report will be provided to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

**POLICY  
ISSUES:** None.

**STAFFING  
IMPACT:** None.

**ATTACHMENTS:** Annual Report on the Stanislaus County General Plan 1999-2000

**ANNUAL REPORT  
ON THE STANISLAUS COUNTY GENERAL PLAN  
1999-2000**

Jurisdiction Name and Address

Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

Each planning agency shall provide an annual report to the legislative body, the Office of Planning and Research and the Department of Housing and Community Development, on the status of the General Plan and progress in its implementation, including the process in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. This report was prepared in a manner consistent with information provided by the State Office of Planning and Research. As there are no specific forms available, it is presented to a large extent, in a textual format.

To the best of my knowledge, the representations and disclosures contained herein are true and correct.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Representative

Director of Planning & Community Development  
Title

(209) 525-6330  
Telephone Number

**ANNUAL REPORT  
ON THE  
STANISLAUS COUNTY GENERAL PLAN**

1999-2000

**1. Purpose**

This Annual Report on Stanislaus County General Plan is being prepared pursuant to California Government Code Section 65400(B). Its purpose is to update the Board of Supervisors, State Office of Planning and Research and the State Department of Housing and Community Development of the County's progress in implementing the General Plan and on progress in meeting regional housing needs.

**2. Status of The General Plan**

The present Stanislaus County General Plan dates from the year 1994. It is internally consistent and complies with California Planning and Zoning Law and the General Plan Guidelines adopted pursuant to Government Code Section 65040.2. In addition to the seven elements required by state law, the General Plan includes an eighth, optional element, the Agricultural Element, that addresses agricultural land use issues in this County where Agriculture is indeed considered vitally important. The Agricultural Element was adopted by the Board of Supervisors April 23, 1992 and amended October 20, 1992.

Pursuant to Government Code Section 65588(b), the County adopted an updated Housing Element in July 1992. The Housing Element was amended by the Board of Supervisors in December 1996 and certified by HCD on March 18, 1997.

**3. Progress in Implementation**

Implementation of the County General Plan is an on-going, everyday type of activity. Obvious actions include accepting and processing applications from individuals who wish to file for modifications to the General Plan. These are often "changes" which actually further the goals and policies of the plan itself. In other instances, inconsistency issues must be addressed and discussed in the County decision making process. Virtually all planning-related applications, ranging from building permits to rezones, parcel maps to specific plans, must be consistent with the General Plan. Following is a summary of various applications and activities from the past two calendar years:

TYPE OF APPLICATION OR ACTIVITY	1999	2000
Staff Meetings	52	52
Exceptions	10	7
General Plan Amendment	11	13
Lot Line Adjustment	63	72
Merger	4	6
Ordinance Amendment (Minor)	1	1
Ordinance Amendment (Major)	0	1
Parcel Maps	90	33
Rezones	19	21
Specific Plan	0	0
Staff Approvals	29	28
Tentative Maps	11	2
Use Permits	22	28
Variances	11	5
Williamson Act Contract (New)	45	11
Williamson Act Contract (NonRenewal)	4	17
Williamson Act Contract (Cancellation)	0	3
ABC Licenses	unknown	15
Mobile Home Permits (New)	41	28
Mobile Home Permits (renewals)	536	610
Business Licenses (New - ~23/week) [per yr based on wkly avg]	1196	1196
Building Permit Review (~50% of Total)	1400	1489
Zoning Complaints Investigated**	768	592

While most of the above are standard permit activities conducted in one for or another, by most cities and counties, there are, in addition, specific efforts in General Plan Compliance which should be pointed out.

#### 4. General Plan Update Committee

As the name of the group suggests, the purpose of the Board of Supervisors'-appointed committee is to ensure that the County continues to make progress in implementation of maintenance of the General Plan. The Committee currently consist of County Supervisors Paul Caruso and Thomas Mayfield, along with Planning Commissioners Kathleen Griffin, Robert Wetherbee, and Tim Byrd.

This committee works closely with County staff on a wide variety of topics. In the past couple of years, topics have included:

- Issues associated with antiquated subdivisions in agricultural areas.
- Community plans proposed for unincorporated areas of Salida and East Oakdale.
- Economic development possibilities of the Interstate 5 corridor and the former Crows Landing Naval Air Station property.
- Review of a citizens-generated general plan amendment initiative.
- Discussed possible County/City partnership in preparing and reviewing city general plans.

- Reviewed the County-wide "Visioning" process and documents and how the County General Plan could be modified to support its implementation.
- Reviewed options for providing farmland protection while possibly providing appropriate areas for ranchette housing opportunities.
- Helped develop standards for accessory mobile homes in the agricultural area for farm employee and ill family member housing.
- Assumed an active role in implementation of the Salida Community Plan.

## 5. **Community Plans**

In a direct effort to ensure that the General Plan is timely and relevant, the County funded updates of Community Plans for the unincorporated towns of Denair, Salida, and Keyes. Each plan was done with emphasis of community participation.

A minimum of three community workshops were held in each town. The County-retained consulting firm of RRM Design Group of Oakdale, California then prepared community plans based upon input from the workshop and from questionnaires distributed throughout the planning area of each community.

The actual community plan is a non-entitlement document which is nevertheless contained within the County General Plan itself. It serves to provide guidance to all interested parties in proposing and reviewing development proposals. Each community developed its own themes and preferences. Denair, for example, emphasized retaining its simple town features and desire from maintaining surrounding farmland, especially to minimize potential encroachment from nearby Turlock. The plan for Keyes was geared to moderate growth and improvement to the image of the town, while the Salida Community Plan placed a major emphasis of economic development opportunities and jobs/housing balance. Following adoption of the Denair Plan, in very late 1998, the County processed a general plan change and rezone designed to provide new housing opportunities, the first such project in Denair in over a decade.

During 2000, the County adopted both the Keyes and Salida plans. There was no significant development activity in the Keyes area. In Salida, work began on a specific plan for mixed use housing, industrial, and commercial, north and east of town. The General Plan Update Committee was heavily involved in establishing parameters for the specific plan.

## 6. **Economic Development**

The office of the County Chief Executive Officer, Reagan Wilson, coordinates County efforts in the area of economic development. Economic development is a major theme of the Stanislaus County General Plan. A wide variety of activities fall under this umbrella. These include:

- Local Revenue Sharing Agreements. These are designed to create improved business opportunities while minimizing competition for land use generated dollars.

- Advance Communications Technology. A needs assessment conducted in order to allow Stanislaus County to move forward with a variety of ideas and possibilities taking advantage of the latest in electronic communities. Implementation plans have been developed and funding is being sought.
- Transportation Improvement. Infrastructure that allows for the movement of goods from one point to another in an efficient and cost-effective manner gives a community a competitive economic advantage and is instrumental in attracting new business. Several freeway interchanges need upgrading to allow for business park development. The County actively is seeking private and public partners and funding opportunities. These activities relate directly to the Circulation Element of the General Plan.
- Business Park Development. In order to help meet General Plan goals regarding economic development, the County has commenced joint efforts in conjunction with the cities of Patterson and Modesto. The County is also pursuing plans to convert the old Naval Air Station at Crows Landing into a ground and air distribution center.
- Agricultural Conservation. The County is active in preserving and enhancing its agricultural base. We have one of the highest percentages of eligible land under Williamson Act Contract in the State. The very fact that the General Plan contained a non-mandated Agriculture Element speaks very loudly to our commitment to farming as a key component of our economic development strategy. Efforts are underway to use new and transferred technology to develop specialty and unique markets as a part of the needs of the world agricultural market.
- Water Use and Conservation. Stanislaus County and the Central Valley depends on its water supply, such that our land use decisions are often impacted by water policy. Certainly the continued viability of our Agricultural industry is very much dependent on an adequate supply of water. The County participates in San Joaquin Valley Water Coalition to remain involved in water policy issues.
- Community Enhancement and Development. The County works with communities to determine priorities and opportunities to implement the General Plan. In 1999, the County adopted the Stanislaus County Parks Master Plan which creates standards and establishes priorities to meet recreational wishes of County residents. The County has partnered with other agencies, including Turlock and Oakdale, on park development projects. We continue to actively investigate similar opportunities, in the full knowledge that amenities are a key component of the attractiveness and livability of a community.

## 7. Housing Element Status

The Updated Housing Element was adopted on July 21, 1992 and further updated and adopted on December 17, 1996,. The Department of Housing and Community Development certified the Housing Element in March of 1997.

## **Housing Conservation Programs**

Rehabilitation. Stanislaus County continues to access grant funds from local (redevelopment), state (CDBG) and federal (HOME) programs to offer housing rehabilitation programs to its lower income resident population. During the 2000 calendar year, Stanislaus County rehabilitated eleven (11) homes.

Rehabilitation - Minor. Periodically, there are requests for funds to address emergency health and safety issues relative to single family residential housing. Stanislaus County responds with a grant/loan program to repair or replace building components such as roof, plumbing, electrical and doors and windows. During the 2000 calendar year, Stanislaus County responded to six (6) requests for this type of assistance.

## **Housing Acquisition Programs**

First Time Homebuyer. Stanislaus County and its Redevelopment Agency offer two (2) programs that assist the lower income population in purchasing homes, both new and resale.

The First Program. Stanislaus County Public Facilities Fee Waiver and Deferral offers the purchasing household an opportunity to waive or defer costs associated with the development of the property and thereby is included in the purchase price. This fee waiver or deferral measures significantly in the funds used to acquire an owner-occupied residence.

The fee is waived entirely if the household is determined to be very low income. In effect, this waiver reduces the sales price of the new residence by approximately \$3,000.

The fee is deferred indefinitely (as long as the qualifying household retains ownership) if the household is determined to be low income. The fee is typically paid in advance by the developer, and can be refunded following execution of appropriate documents. This refund is accommodated through escrow and can be applied to the real estate transaction.

During the 2000 calendar year, Stanislaus County deferred thirteen (13) payments of its Public Facility fee relating to single family residences. Additionally, Stanislaus County waived ten (10) payments of its fee relating to single family residents purchased by very low income households.

The Second Program. Down Payment Assistance offers funds to income-qualifying households for purposes of supplementing their down payment and/or closing costs associated with the purchase of a single family residence. During the 2000 calendar year, Stanislaus County assisted fourteen (14) eligible households acquire their first home.

Infrastructure. Stanislaus County is desirous of eliminating the reliance by older single family residential development on the traditional anaerobic septic tank system to treat waste. Therefore, steps are continually taken wherever possible to provide municipal sewer service. Accordingly, Stanislaus County provided financial assistance to 66 single family residences.



## **Land Use Programs**

Stanislaus County has identified those areas that could be more intensely developed residentially. Increased density will result in additional housing units. The number of potential units has been included in the Housing Element. To the extent that the required infrastructure (i.e., water and sewer) is available, these properties can provide additional residential development that positively responds to the regional housing needs.

## **Future Projects**

The redevelopment agency of the County actively includes housing conservation programs in its annual budgets. Activities include infrastructure development, housing rehabilitation and acquisition.

Stanislaus County continues to offer its waiver/deferral program relating to its Public Facility Fee to income eligible households. This program facilitates more families to achieve home ownership.

Stanislaus County is awaiting the outcome of a CDBG grant application that seeks to construct a sewer collection and transfer system in a neighborhood of 400 low income households.

The Stanislaus County Redevelopment Agency is designing a Scattered Sites Housing program that will connect vacant property with suitable builders. This program will facilitate infill opportunity with affordable housing.

## **8. Compliance with State General Plan Guidelines**

The Stanislaus County General Plan substantially complies with all aspects of the State General Plan Guidelines, including the content and format of the seven required elements, the process for preparing and amending the General Plan, and implementation of the General Plan and the environmental review process under the California Environmental Quality Act (CEQA).

Throughout the process of preparing and amending the General Plan, the County has made a special effort to encourage public participation. By providing extended review periods, conducting well-publicized workshops, and meeting informally with interested organizations in the community, the County has ensured that citizens have ample opportunity to review and comment on proposed actions.

As can be seen in the above discussion, the County also has encouraged intergovernmental coordination by referring these projects to all appropriate agencies at the local, state and federal levels, and by meeting with agency representatives to address concerns and resolve conflicts. We have gone even further with the myriad of partnerships with both public agencies and private organizations, all designed to enhance our County.

In compliance with the CEQA, the County has conducted environmental analysis and prepared the appropriate environmental documents prior to adopting and amending the General Plan and the various amendments thereto.

**9. Revision of the General Plan**

On October 11, 1994, the Stanislaus County Board of Supervisors adopted a revised General Plan, thereby concluding a two-year project to review and update the General Plan. This was the first comprehensive revision of the 1987 General Plan.

In December 1996, the Board of Supervisors adopted a package of amendments to the Housing Element in order to satisfy State Housing and Community Development (HCD) requirements. The revised Housing Element was certified by HCD in March 1997.

We are currently scheduled to begin a major evaluation of the General Plan to be conducted over the next two years. The Zoning Ordinance will also be revised to enhance its usefulness and to ensure its consistency with the General Plan.