

Administration Element Executive Summary

This Administration Element is not required under State law, but it is useful in assisting both County agencies and the public in processing land use applications. Overall, the Refinement Group's goal was to provide a clear set of policies under which land use applications and General Plan amendments can be processed.

Key concepts presented by the Refinement Group regarding the Administration Element are as follows:

- Revised descriptions for each of the hearing bodies described under Goal AD-1.
 - Creation of an 11 member "Representative Planning Commission," five of whose members are appointed by the Board of Supervisors, and six of whose members are appointed by the Board of Supervisors from various organizations with interests in the business, housing and agricultural communities.
 - Elimination of the proposed "Agricultural Planning Commission" because representatives from the agricultural community would serve on the Representative Planning Commission.
 - Substitution of the Zoning Administrator for the proposed "Hearing Officer," with revised duties.
 - Addition of reference to a "Minor Subdivision Committee" and "Subdivision Committee," both of which were not included in GPU-3.
 - Revision to the description for the Land Use Advisory Committees to be consistent with the Board of Supervisors' adopted Guidelines for Review of Applications, and changing the appointing body to be the Board of Supervisors, rather than the Planning Commission.
- Revised Goal AD-2 to apply to both General Plan Amendments and all land use applications.
 - Delete policies regarding General Plan Amendments. General Plan Amendments should be processed in accordance with State law which allows General Plan Amendments to be heard up to four times a year.
 - Revise Policy AD-2.6 to apply to the timely processing of General Plan Amendments, as well as all land use permit applications.

- Under Goal AD-3, retain the five-year capital improvement program with expanded revenue options and redefined fair share contributions and nexus requirements.
- Deleted Goals AD-4, AD-5 and AD-6, with comments.
- Added two new Goals to address Condition Compliance and Code Enforcement.