

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
September 15, 2005
9:30 A.M.

To: Board of Supervisors

From: Department of Planning and Community Development

Subject: Report Back Regarding Fair Oaks Village Neighborhood Preservation Area

Contact: Robert Sherry, Director, 874-6141

BACKGROUND:

The Department of Planning and Community Development (Planning) was asked to report back to your Board and provide information on:

Fair Oaks Village Neighborhood Preservation Area program cost of \$10,000 and ability to absorb the cost within their existing recommended appropriations.

DISCUSSION:

In January 2002, Planning staff from the Fair Oaks and Orangevale Community Area Service Team (FORCAST) began working with the Fair Oaks Community Planning Advisory Council (CPAC) to discuss the protection and preservation of the Fair Oaks Village neighborhood. At the conclusion of these town forum discussions, the Fair Oaks CPAC recommended a Neighborhood Preservation Area (NPA) ordinance as a tool to recognize the special qualities of the Fair Oaks Village neighborhood and to allow development, consistent with the area, thereby preserving the Village's unique features and distinctive semi-rural residential character. A draft NPA ordinance was crafted for the Fair Oaks Village area that proposes several alternative development standards intended to guide future residential developments within the Village neighborhood.

At the request of the Fair Oaks CPAC, Planning staff conducted a workshop before your Board on August 10, 2005, to discuss the initiation of an NPA ordinance for the Fair Oaks Village area. During this workshop, department staff provided a cost estimate of \$10,000, which included a \$5,000 environmental assessment cost, to pay for processing and adoption of the Fair Oaks Village NPA. The Board acted to conceptually endorse the initiation of the NPA program for the Fair Oaks Village area contingent upon the availability of funds. The Board requested the funding issue be discussed during its review of Planning's 2005-06 Final Budget.

Planning would be able to absorb its related costs for processing of the NPA project and to reimburse the Department of Environmental Review for preparation of the environmental report. However, this would entail the department diverting staff time and funding from other budgeted projects in 2005-06. We will work with the County Executive to fund this project within current county resources.

Respectfully submitted,

APPROVED:

ROBERT SHERRY, Director
Planning and Community Development
Department

TERRY SCHUTTEN
County Executive

By _____
CHERYL CRESO, Administrator
Municipal Services Agency