

SB 2 Planning Grants Program Application



**State of California
Governor Gavin Newsom**

**Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency**

**Ben Metcalf, Director
Department of Housing and Community Development**

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Sacramento, CA 95833

Website: <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>

Email: sb2planninggrant@hcd.ca.gov

March 28, 2019

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A. Applicant Information

Pursuant to Article II, Section 200 of the Guidelines, local governments may partner through legally binding agreements with other forms of governments or entities. However, all local governments must submit separate, signed application packages that identify their respective responsibilities and deliverables, even if partnering with other entities.

Is the applicant partnering with another eligible local government entity?		
<input type="checkbox"/>	*Yes	*If Yes, the application package must include a fully executed copy of the legally binding agreement. Provide the partners' name(s) and type(s) below for reference only.
<input checked="" type="checkbox"/>	No	

Complete the following Applicant information			
Applicant's Name		County of El Dorado	
Applicant's Agency Type		Government Entity	
Applicant's Mailing Address		2850 Fairlane Court	
City		Placerville	
State	California	Zip Code	95667
County		El Dorado	
Website		www.edcgov.us	
Authorized Representative Name		Tiffany Schmid	
Authorized Representative Title		Director of Planning and Building Department	
Phone	530-621-5132	Fax	530-642-0501
Email	tiffany.schmid@edcgov.us		
Contact Person Name		C.J Freeland	
Contact Person Title		Department Analyst II	
Phone	(530) 621-5159	Fax	(530) 642-0501
Email	cynthia.freeland@edcgov.us		
Partner(s) Name (if applicable)		N/A	
Partner Agency Type			
Partner(s) Name (if applicable)			
Partner Agency Type			
Proposed Grant Amount	\$	310,000.00	

B. Applicant Certification

As the official designated by the governing body, I hereby certify that if approved by HCD for funding through the Planning Grants Program (PGP), the _____ assumes the responsibilities specified in the 2019 Notice of Funding Availability and PGP guidelines, and certifies that the information, statements, and other contents contained in this application are true and correct.

Signature: _____ Name: _____ Tiffany Schmid

Date: _____ Title: _____ Director Planning and Building Department

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C. Threshold Requirements

Pursuant to Section 201(a) through (d) of the Guidelines, all applicants must meet the following threshold criteria in items 1-4 below to be eligible for an award.

1. Does the applicant have an adopted housing element found to be in substantial compliance by the Department on or before the date of the applicant's submission of their SB 2 Planning Grant application?		
<input checked="" type="checkbox"/>	Yes	Date of HCD Review Letter: <u>9/1/13</u>
<input type="checkbox"/>	No	
<input type="checkbox"/>	The Applicant requests HCD to consider housing element compliance threshold as met due to significant progress achieved in meeting housing element requirements.	

2. Has the applicant submitted to the Department the Annual Progress Report (APR) for the current or prior year on or before the date of submission of their SB 2 Planning Grant application?			
<input checked="" type="checkbox"/>	Yes	APR	Date Submitted
<input checked="" type="checkbox"/>		2017 CY Report	4/1/18
<input checked="" type="checkbox"/>		2018 CY Report	4/1/19
<input type="checkbox"/>	No		

3. Is the applicant utilizing one of the Priority Policy Areas listed below (as defined in section VIII, subsection (3) of the NOFA)?						
<input checked="" type="checkbox"/>	*Yes	*If the applicant is proposing only Priority Policy Areas, <u>do not fill out Attachment 2</u> . However, if the applicant is proposing to fund PPAs AND other activities that are not considered PPAs, the application must demonstrate how these other activities have a nexus to accelerating housing production by filling out Attachment 2 of this application.				
	Rezone to permit by-right	Objective design and development standards	Specific Plans or form based codes coupled with CEQA streamlining	Accessory Dwelling Units or other low-cost building strategies	Expedited processing	Housing related infrastructure financing and fee reduction strategies
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	No	If an applicant is not proposing Priority Policy Areas, the application must include an explanation and document the plans or processes' nexus and impact on accelerating housing production based on a reasonable and verifiable methodology and must submit Attachment 2 in the Application pursuant to section VIII, subsection (3) of the NOFA.				
<input type="checkbox"/>	The applicant is proposing PPAs and other activities not considered PPAs and is demonstrating how these activities have a nexus to accelerating housing production by submitting Attachment 2.					

4. Does the applicant demonstrate that the locality is consistent with State Planning or Other Priorities, as certified in Attachment 1?	Yes	<input checked="" type="checkbox"/>	*No	<input type="checkbox"/>
*If No, consistency may be demonstrated through activities (not necessarily proposed for SB 2 funding) that were completed within the last five years, as certified in Attachment 1.				

5. Is a completed and signed resolution included with the application package? See Attachment 3, "Sample Resolution"	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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D. Proposed Activities Checklist (Section VI, items (1) through (17) of the NOFA)

Check all activities the locality is undertaking for their PGP efforts below. Activities must match **Section E. Project Description**, and **Section F. Timeline and Budget**.

1	<input type="checkbox"/>	updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities strategies, or local coastal plans
2	<input type="checkbox"/>	updates to zoning ordinances
3	<input type="checkbox"/>	environmental analyses that eliminate the need for project-specific review
4	<input checked="" type="checkbox"/>	local process improvements that improve and expedite local planning
5	<input type="checkbox"/>	a smaller geography with a significant impact on housing production including an overlay district, project level specific plan or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas
6	<input type="checkbox"/>	the creation or enhancement of a housing sustainability district pursuant to AB 73 (Chapter 371, Statutes of 2017)
7	<input type="checkbox"/>	workforce housing opportunity zone pursuant to SB 540 (Chapter 369, Statutes of 2017)
8	<input type="checkbox"/>	zoning for by-right supportive housing, pursuant to Government Code section 65651 (Chapter 753, Statutes of 2018)
9	<input type="checkbox"/>	zoning incentives for housing for persons with special needs, including persons with developmental disabilities
10	<input type="checkbox"/>	rezoning to meet requirements pursuant to Government Code Section 65583.2(c) and other rezoning efforts to facilitate supply and affordability
11	<input type="checkbox"/>	rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps)
12	<input checked="" type="checkbox"/>	pre-approved architectural and site plans
13	<input type="checkbox"/>	regional housing trust fund plans
14	<input type="checkbox"/>	funding plans for the Sb 2 ongoing funds
15	<input type="checkbox"/>	infrastructure financing plans
16	<input type="checkbox"/>	environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary and part of a proposed activity with a nexus to accelerating housing production
17	<input type="checkbox"/>	Other activities demonstrating a nexus to accelerating housing production

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E. Project Description

*Provide a description of the project and the scope of work to be performed below. Use Appendix A for additional information if necessary. **Note:** If partnering with another local government or entity, be sure to clarify the responsibilities and deliverables of your locality pursuant to such partnership.*

PROJECT 1: COMMUNITY DESIGN STANDARD

The County of El Dorado, Consultant, and El Dorado County Community and Economic Development Advisory Committee (CEDAC) shall work together to develop Design Guidelines/Standards known as Community Design Standards for the community region of Shingle Springs, followed closely by Cameron Park, Diamond Springs, El Dorado, and El Dorado Hills. These Community Design Standards will include architectural design (themes, style, color, materials, and features), compatibility measures, and prototypes for multi-family residential development. The resulting documents that outline the Community Design Standards will expedite the review of multi-family residential development projects by allowing their planning process review to be ministerial under CEQA, rather than discretionary. Speciality, the Community Design Standards will meet the following definition of objective design standards: "standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal" (SB35). This will essentially stimulate and streamline the production of multi-family residential development in the unincorporated community regions of El Dorado County with Shingle Springs as the first to complete the process. Project management will be conducted with a combination of County staff and consultant time.

PROJECT 2: PRE-APPROVED ADU PLAN PROGRAM

The Pre-Approved Accessory Dwelling Unit (ADU) Plan Program is projected to encourage the construction of ADUs by offering property owners a pre-approved ADU building plan and optional facades. This pilot program will result in one set of pre-approved plans for property owner use. Although some site-specific design work is required due to the topographic diversity in the county, a property owner can dramatically reduce pre-construction costs and receive expedited building permits by utilizing these plans. Project management will be conducted with a combination of County staff and consultant time.

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F. Project Timeline and Budget

Project Goal(s)	P1:Community Design Standards, P2 ADU Pre-Approved Plan									
Objective	Responsible Party	Est. Cost	Begin	End	Deliverable	*PPA	Notes			
P1:1 Collect Data on prior work	Other	\$ 5,100	8/7/19	2/1/21	Kick-off meeting with Project Team and Stakeholders	Yes	Kickoff meeting completed and data collection in progress			
P1:2 Create Draft Design Standards	Other	\$ 20,160	12/1/19	2/1/21	Administrative and working draft	Yes				
P1:3 Present to Board and PC	Other	\$ 10,980	11/1/19	2/1/20	Presentation materials and public review draft	Yes				
P1:4 Public Outreach	Other	\$ 19,520	8/7/19	6/30/21	Website, materials, meeting summaries	Yes				
P1:5 Finalize Design Standards	Other	\$ 4,540	1/1/20	7/31/21	Design Standards	Yes				
P1:6 Conduct CEQA Review	Other	\$ 2,360	7/1/21	9/30/21	CEQA Document	Yes	Anticipated NOE. Any additional costs budgeted in County funds.			
P1:7 County Approval Process	Other	\$ 2,880	7/1/21	10/31/21	Planning Commission and Board of Supervisor meeting and material	Yes				
P1:8 Project Management	Other	\$ 15,000	8/7/19	6/7/22	Project tracking, invoicing and reporting	Yes	Any additional costs have been budgeted in County General Funds			
P1:9 Expand for other regions	Other	\$ 118,420	8/1/21	6/7/22	Same as P1:1 - P1:7	Yes	Regions:El Dorado Hills, Cameron Park, El Dorado/Diamond Springs.			
P2:1 Design Development	Other	\$ 41,480.00	1/6/20	6/7/22	Architectural Schematic Floor Plans	Yes				
P2:2 Develop Construction Plans	Other	\$ 60,320	4/1/20	6/7/22	Construction plans and renderings	Yes				
P2:3 Project Management	Other	\$ 9,240	1/6/20	6/7/22	Project tracking, invoicing and reporting	Yes				
	Other					N/A				
	Other					N/A				
	Total Est. Cost \$	310000								

*Priority Policy Area (PPA)

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G. Legislative Information

District	#	Legislator Name
Federal Congressional District		Tom McClintok
State Assembly District		FRANK BIGELOW
		KEVIN KILEY
State Senate District		Senator Brian Dahle

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>.

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Attachment 1: State and Other Planning Priorities Certification (Page 1 of 3)

Pursuant to Section 201(d) of the Guidelines, all applicants must demonstrate that the locality is consistent with State Planning or Other Planning Priorities by certifying that at least one activity was completed in 1) State Planning Priorities (i.e., Infill and Equity, Resource Protection, Efficient Development Patterns) or 2) Other Planning Priorities (i.e., Affordability, Conservation, or Climate Change). Consistency may be demonstrated through activities (not necessarily proposed for SB 2 funding) that were completed within the last five years.

Complete the following self-certification by selecting one or more of the policy areas in the following tables by inserting the date completed for each applicable action, briefly describing the action taken, and certifying.

State Planning Priorities

Date Completed	Brief Description of the Action Taken
Promote Infill and Equity	
<i>Rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas.</i>	
6/26/18	County Capitol Improvement Plan for infrastructure. Key criteria used for project consideration and prioritization include: health and safety, project costs and funding
<i>Seek or utilize funding or support strategies to facilitate opportunities for infill development.</i>	
	Ongoing use of transportation and other funding to facilitate infill development opportunities
<i>Other (describe how this meets subarea objective)</i>	
10/29/13	Housing Element measures to ensure housing rehabilitation programs to assist qualified low-income homeowners, preserve housing, particularly in under served areas.
Promote Resource Protection	
<i>Protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.</i>	
10/24/17	Oak Resources Conservation Ordinance-5061
<i>Actively seek a variety of funding opportunities to promote resource protection in underserved communities.</i>	
10/11/16	On October, 11, 2016, the Board of Supervisors accepted grant/project funding from CALFIRE for Hazards tree removal for low-income homeowners.
<i>Other (describe how this meets subarea objective)</i>	
5/17/16	On May 17, 2016, the Board of Supervisors approved the County's Tree Mortality Hazard Tree Removal Plan.
Encourage Efficient Development Patterns	
<i>Ensuring that any infrastructure associated with development, other than infill development, supports new development that does the following:</i>	
<i>(1) Uses land efficiently.</i>	
4/8/14	The fees collected by the Traffic Impact Fee Program are used to fund transportation improvements needed to accommodate growth anticipated by the County's General Plan.

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Attachment 1: State and Other Planning Priorities Certification (Page 2 of 3)

<i>(2) Is built adjacent to existing developed areas to the extent consistent with environmental protection.</i>	
7/19/04	El Dorado County General Plan
<i>(3) Is located in an area appropriately planned for growth.</i>	
7/19/04	El Dorado County General Plan Land Use Policy Goal 2.1.
<i>(4) Is served by adequate transportation and other essential utilities and services.</i>	
7/19/04	El Dorado County General Plan Land Use Policy Objective 2.1.1: Community Regions (availability of adequate infrastructure.
<i>(5) Minimizes ongoing costs to taxpayers.</i>	
11/3/98	Measure Y and Measure E passed by voters to require development project mitigate roadway impacts.
<i>Other (describe how this meets subarea objective)</i>	

Other Planning Priorities

Affordability and Housing Choices	
<i>Incentives and other mechanisms beyond State Density Bonus Law to encourage housing with affordability terms.</i>	
12/7/07	Traffic Impact Mitigation Fee Offset Policy for Affordable Housing. (Board Policy B-14)
<i>Efforts beyond state law to promote accessory dwelling units or other strategies to intensify single-family neighborhoods with more housing choices and affordability.</i>	
1/1/17	ADUs allowed by right. In 2017 adopted state ADU Law. County is in the process of amending local ordinance.
<i>Upzoning or other zoning modifications to promote a variety of housing choices and densities.</i>	
<i>Utilizing surplus lands to promote affordable housing choices.</i>	
<i>Efforts to address infrastructure deficiencies in disadvantaged communities pursuant to Government Code Section 65302.10.</i>	
<i>Other (describe how this meets subarea objective)</i>	

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Attachment 1: State and Other Planning Priorities Certification (Page 3 of 3)

Conservation of Existing Affordable Housing Stock	
<i>Policies, programs or ordinances to conserve stock such as an at-risk preservation ordinance, mobilehome park overlay zone, condominium conversion ordinance and acquisition and rehabilitation of market rate housing programs.</i>	
10/30/13	CDBG Loan Program to preserve affordable housing stock for low-income home owners. Also Board Policy B-11 for low income hardship fee deferral program.
<i>Policies, programs and ordinances to protect and support tenants such as rent stabilization, anti-displacement strategies, first right of refusal policies, resources to assist tenant organization and education and "just cause" eviction policies.</i>	
	NO
<i>Other (describe how this meets subarea objective)</i>	
	No
Climate Adaptation	
<i>Building standards, zoning and site planning requirements that address flood and fire safety, climate adaptation and hazard mitigation.</i>	
	WUI (Wildland Urban Interface Plan)
<i>Long-term planning that addresses wildfire, land use for disadvantaged communities, and flood and local hazard mitigation.</i>	
4/23/19	Multi-jurisdictional Local Hazard Mitigation Plan. Board adopted and FEMA certified (January 2019)
<i>Community engagement that provides information and consultation through a variety of methods such as meetings, workshops, and surveys and that focuses on vulnerable populations (e.g., seniors, people with disabilities, homeless, etc.).</i>	
	Ongoing County Opportunity Knocks/Continuum of Care stakeholders meet quarterly to coordinate information and services. Friends of Seniors group and Senior Legal Services Programs.
<i>Other (describe how this meets subarea objective)</i>	

State and Other Planning Priorities Certification

I certify under penalty of perjury that all of the information contained in this PGP State Planning and Other Planning Priorities certification form (pages 9, 10, and 11 of this application) is true and correct.

Certifying Officials Name: _____

Certifying Official's Title: _____

Certifying Official's Signature: _____

Certification Date: _____

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Attachment 2: Application Nexus to Accelerating Housing Production

Fill out Attachment 2 only if the applicant answered “No” to item 3 in Section C or is utilizing Policy Priority Areas AND other activities not designated as such. Applicants answering “Yes” to question 3 in Section C and utilizing ONLY Priority Policy Areas are automatically deemed to demonstrate a nexus to accelerating housing production, and do not need to complete this form.

Pursuant to section VIII, subsection (4) of the NOFA, applicants shall demonstrate how the application includes a nexus to accelerating housing production. Please complete the following chart by providing information about the current conditions and expected outcomes with respect to the planned activity and housing production. Please attach documentation as necessary and see the NOFA for additional details. Use Appendix B if additional room is needed.

Type (Select at least one)	*Baseline	**Projected	***Difference	Notes
Timing (e.g., reduced number of processing days)	9 months	30 days	8 months	Ministerial approvals
Development cost (e.g., land, fees, financing, construction costs per unit)				
Approval certainty and reduction in discretionary review (e.g., prior versus proposed standard and level of discretion)	9 months	30 days	8 months	Ministerial approvals
Entitlement streamlining (e.g., number of approvals)				
Feasibility of development				
Infrastructure capacity (e.g., number of units)				
Impact on housing supply and affordability (e.g., number of units)	30	40	10	Accessory Dwelling Units annually

*** Baseline – Current conditions in the jurisdiction**
(e.g. 6-month development application review, or existing number of units in a planning area)

****Projected – Expected conditions in the jurisdiction because of the planning grant actions**
(e.g. 2-month development application review)

*****Difference – Potential change resulting from the planning grant actions**
(e.g., 4-month acceleration in permitting, creating a more expedient development process)

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Appendix B

Use this area for additional information if necessary.

The ADU Pre-Approved Plan project is anticipated to increase the production of housing by 10 additional units per year. This projection is based on the average volume of ADU permits issued between 2017 and 2019. These years saw an increase in ADU permits (10 per year over previous years) due to a fee reduction approved by the County in 2017. The reduced costs and streamline approvals anticipated as a result of the ADU Pre-Approved Plan project is expected to increase housing production proportionately.