



Planning and Building Department  
Planning Services Division

# Long Range Planning Fiscal Year (FY) 2019-20 Update and FY 2020-21 Work Plan

March 17, 2020

Board of Supervisors  
March 17, 2020

Long Range Planning FY 2020-21 Work Plan

# Overview

---

- **Projects/Activities Completed July – Dec. 2019**
- **In Progress – Target Completion by June 30, 2019**
- **Project Prioritization Criteria**
- **Proposed Tier 1 Priorities for FY 2020-21**
- **Proposed Tier 2 Priorities for FY 2020-21**
- **Unprioritized Projects – Need Board Direction**

# **Projects/Activities Completed July – December 2019**

---

- **General Plan Amendment GPA19-0002**
- **General Plan Amendment GPA19-0001/Rezone Z19-0003**
- **TIM Fee Offset Program for Affordable Housing Activities**
- **SB 2 Grant Application and Funding Award**
- **Home Investment Partnerships (HOME) Grant Application**

# **Projects/Activities In Progress**

## **Target Completion by June 30, 2020**

---

- **Housing Element Annual Progress Report (2019 Calendar Year)**
- **General Plan Annual Progress Report (2019 Calendar Year)**
- **Zoning Ordinance Major Amendments (includes repealing Ordinance 5026 re: public notice requirements and procedure)**
- **Accessory Dwelling Unit (ADU) Ordinance Update**
- **Regional Early Action Plan (REAP) State Housing Funding Grant Application (\$35,000 to support Housing Element Update)**
- **Local Early Action Planning (LEAP) State Housing Funding Grant Application (Infill Incentive Ordinance)**

# Project Prioritization Criteria

1. **Project Initiated** – *Is the project already initiated and currently in process?*
2. **State Mandated (Tier 1)** – *Is the project mandated by State law?*
3. **General Plan Requirement (Tier 2)** – *Is the project a requirement of the County General Plan?*
4. **Board Direction (Tier 3)** – *Is the project a Board directed effort?*
5. **County Strategic Plan** – *Does the project address one or more of the County's Strategic Plan goals?*

# Proposed Tier 1 Priorities for FY 2020-21

1. **Housing Element Annual Progress Report (2020 Calendar Year)**
2. **General Plan Annual Progress Report (2020 Calendar Year)**
3. **Housing Element Comprehensive Update 2021-2029**
4. **Pre-Approved Accessory Dwelling Unit (ADU) Plan Program  
(SB2 grant funding)**
5. **Affordable Housing Ordinance**
6. **General Plan Safety Element Update**
7. **General Plan Five-Year Review 2016-2020**

# Proposed Tier 2 Priorities for FY 2020-21

8. **Community-Based Planning: Commercial/Multi-Family Residential Design Standards in Community Regions**  
(Effort in progress and targeted for completion in 2022)
  - **Component 1 - Shingle Springs Community**  
as Prototype
  - **Component 2 – Cameron Park, El Dorado Hills, and Diamond Springs/El Dorado**
9. **Oak Resources Management Plan/Oak Resources Conservation Ordinance Implementation Status Report**

# Unprioritized Tier 2 Priorities

10. Infill Incentive Ordinance

11. Cultural Resources Ordinance

12. Scenic Corridor Ordinance

➤ **Seeking Board Direction:**

- 1) Prioritization of these three Ordinances;
- 2) Whether to initiate in FY 20-21 or defer to FY 21-22;
- 3) Allocation of General Fund; and
- 4) Authorize staff to proceed with professional services contracts.



# **Projects that Require Board Direction on Prioritization and Funding**

---

- 13. Georgetown Historical Overlay**
- 14. Weber Creek Canyon Important Biological Corridor**
- 15. Texas Hill EID Reservoir Parcel Rezones & General Plan  
Amendment**
- 16. Cameron Park Sign Standards**
- 17. Zoning Ordinance Updates**
- 18. County-Initiated Parcel Rezones/Zoning Map Amendments**

# Projects that Require Board Direction on Prioritization and Funding

## 13. Georgetown Historical Overlay

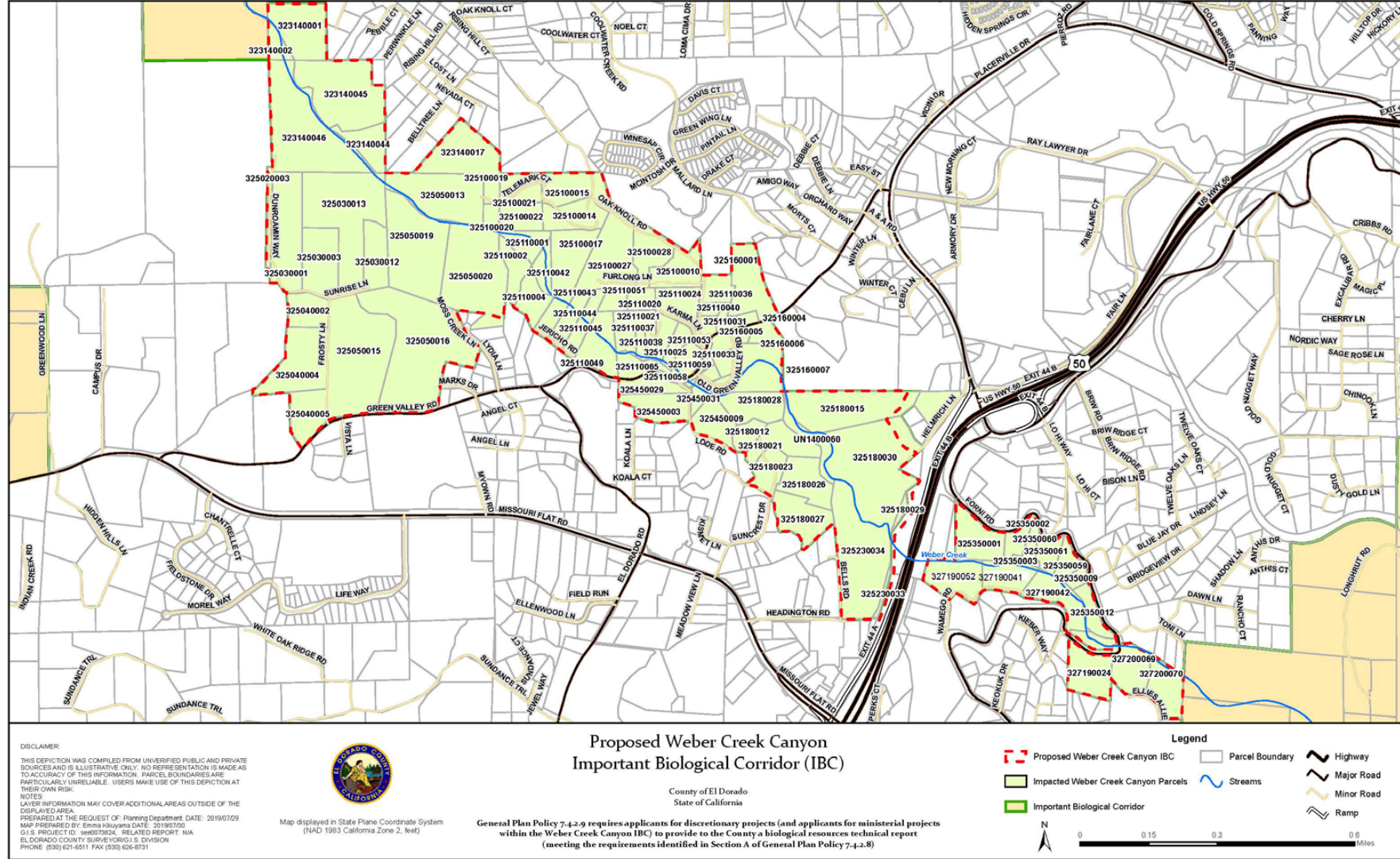
**Staff Recommendation:** Prioritize to Tier 3 and defer to FY 2021-22.

## 14. Weber Creek Canyon Important Biological Corridor

➤ **Seeking Board Direction:**

- 1) Whether to proceed with in-depth analysis (Option 1) or streamlined approach (Option 2) and contract with Dudek;
- 2) Whether to initiate this project in FY 19-20 or FY 20-21; and
- 3) Allocation of General Fund

# EXHIBIT A



# Projects that Require Board Direction on Prioritization and Funding

## 15. Texas Hill EID Reservoir Parcel Rezones and General Plan Amendment

### ➤ Seeking Board Direction:

- 1) Whether to proceed with County-initiated Rezone/General Plan Amendment for privately owned parcels within Texas Hill Reservoir Takeline, and contract with consultant; and
- 2) If EID decides to request rezoning of EID-owned parcels, direct staff to provide assistance to EID as the Applicant, and to coordinate with EID to share the cost of the environmental analysis and Rezone/General Plan Amendment processing; and
- 3) Whether to initiate this project in FY 2019-20 or FY 2020-21.

# Projects that Require Board Direction on Prioritization and Funding

## 16. Cameron Park Sign Standards

### ➤ **Seeking Board Direction:**

- 1) Whether to include as a component of future effort to review and update the County's Sign Ordinance, or
- 2) Address as part of the Commercial/Multi-Family Design Standards Project. (This option may require amending existing consultant contract and additional allocation of General Fund.)

# Projects that Require Board Direction, Prioritization, Funding & Resources

## 17. Zoning Ordinance Updates

- Future Zoning Ordinance updates to be coordinated by the Planning Services Administrative Support Team with assistance from on-call planning services (existing contracts with two consulting firms).
- **Seeking Board Direction:** 1) Prioritize the four Zoning Ordinance sections: a) Communications Facilities; b) Oak Resources Conservation; c) Signs; and d) Electric Vehicle Charging Stations; and 2) Whether to consolidate the four sections to be updated into one project (estimated total cost \$92,000); or 3) complete individually (estimated total cost \$105,000); 4) Allocation of General Fund; and 5) Whether to initiate in FY 19-20 or FY 20-21

# Projects that Require Board Direction, Prioritization, Funding & Resources

## 18. County-Initiated Parcel Rezones/Zoning Map Amendments

- Inquiries from property owners regarding zoning changes (primarily made as part of the 2015 comprehensive Zoning Ordinance Update).
- Requires parcel data research that may result in documented mapping errors and require County-initiated parcel rezones and amendments to the Zoning Map (some may also require General Plan Amendments to the Land Use Map).
- County-initiated parcel rezones/zoning map amendments to be coordinated by Planning Services Administrative Team with assistance from on-call planning services (existing contracts with two consulting firms).

# Staff Resources

- **Current Long Range Planning Staff Resources (5.5 FTEs)**  
Planning Manager(1), Sr. Planner, Assoc.(1). Planner(1), Dept. Analyst II(1), Admin. Tech.(1), Admin. Analyst I (.5)
- **At capacity to complete Priority 1 Projects (Line Items 1 - 7) by Fall 2021**
- **To initiate or perform additional projects (Line Items 10 – 17), contract planning services or additional staff resources are required**
- **Some projects require very specialized skill sets not available in-house at this time**



# Summary of Requested Board Direction

- 1. Any changes to the prioritization of Line Items 1 – 13 on the Prioritization Matrix for FY 20-21  
*(Attachment A to the Staff Memo)***
- 2. Prioritization of Line Items 14 – 18**
- 3. Which projects to add to FY 20-21 and which projects to defer to FY 21-22**
- 4. Specific direction requested on Line Items 10 – 17**
- 5. Allocation of funding for consulting services and/or additional staff resources**

# Department Recommendation

---

- 1) Board review the Matrix and recommended project prioritization;
- 2) Direct staff to modify the Matrix, as necessary, to reflect the Board's current priorities;
- 3) Direct staff to include funding request for consulting services and/or additional staff resources in FY 2020-21 budget; and
- 4) Endorse a final Matrix that prioritizes County-initiated land use and housing projects managed by the Long Range Planning Unit for FY 2020-21.

# Next Steps

---

- **Staff will revise the Long Range Planning Project Prioritization Matrix for FY 2020-21 as directed by the Board, and will attach the revised Matrix to Legistar File 20-0326**
- **Staff will return to the Board with any items requiring further Board direction/action**