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Date: May 30th, 2023

To: Board of Supervisors [Agenda Date: June 13, 2023]

From: Robert Peters, Deputy Director of Planning, and;
Bret Sampson, Planning Manager, Long Range Planning

Subject: **Long Range Planning Mid-Year 2023 Update and Proposed Project Work Plan for Fiscal Year 2023-24**

PURPOSE

This staff memo is an update to the Board of Supervisors (Board) on the implementation status of the Long Range Planning Work Plan, formerly known as the “Priority Matrix” for Fiscal Year (FY) 2022-23. It also includes the proposed Work Plan for FY 2023-24. Staff has simplified this effort to identify that if a project is listed on the Work Plan, then the Board of Supervisors considers the project a priority and is giving direction to complete the effort.

DEPARTMENT RECOMMENDATION

The Planning and Building Department, Planning Division, Long Range Planning Unit (LRP) is recommending the Board review and provide direction on the Long Range Planning Work Plan for FY 2023-24 (Attachment A) as follows:

- 1) Review the Work Plan;
- 2) Direct staff to modify the Work Plan, as necessary, to reflect the Board’s current priorities;
- 3) Endorse a final Work Plan that prioritizes County-initiated land use and housing projects managed by the Long Range Planning Unit for Fiscal Year 2023-24.

Attached is a memo (Attachment C) summarizing a request from a member of the public to consider an item for the LRP Work Plan. This item has been evaluated by staff and is not recommended for inclusion on the LRP Work Plan, however the information is being provided for the Board’s consideration.

BACKGROUND

On February 24, 2015, the Board endorsed LRP’s first project prioritization matrix that set priorities for County-initiated land use, housing, transportation, and storm water projects and programs managed by the LRP team (2/24/2015 Board Agenda, 13-0510). Subsequent updated LRP work plans were presented to the Board on the following agenda dates: 2/9/2016 (16-0069); 2/28/2017 (16-0069); 11/7/2017 (16-0069); 6/12/2018 (18-0865); 3/5/2019 (19-0311); 3/17/2020 (20-0326); 4/13/2021 (21-0502); and 6/28/2022 (22-1101).

As part of these Work Plan activities, Long Range Planning staff will continue to collaborate with Department of Transportation staff on long term transportation projects and participate in interagency coordination with the El Dorado County Transportation Commission (EDCTC) and Sacramento Area Council of Governments (SACOG) on EDCTC’s Regional Transportation Plan and SACOG’s Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).

PROJECTS/ACTIVITIES COMPLETED

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| <ul style="list-style-type: none"> • Housing Element Annual Progress Report for Calendar Year 2022: Report was due to the State Housing and Community Development Department (HCD) on April 1, 2023. The 2022 report was presented to the Board as a receive and file item on March 21, 2023 and submitted to HCD. |
| <ul style="list-style-type: none"> • Electric Vehicle Charging Stations (Chapter 110.70) Staff completed Ordinance 5165 to comply with new state law. The Board approved this Ordinance on 8/26/2022 (Item #21-0765) |

PROJECTS/ACTIVITIES IN PROGRESS

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| <ol style="list-style-type: none"> 1. Housing Element Annual Progress Report for Calendar Year 2023: Report due to the State Housing and Community Development Department by April 1, 2024. |
| <ol style="list-style-type: none"> 2. General Plan Annual Progress Report for Calendar Year 2022: Report due to the Governor’s Office of Planning and Research by April 1, 2023. No significant penalties occur submitting this report late, however it is the intent of LRP staff to finalize as soon as possible. This report is in progress and has been delayed to ensure that the annual progress report is consistent with the growth projections being prepared for the 2016-2020 General Plan Five-Year Review listed below. Anticipate this item going to the Board for consideration in the Fall of 2023. The 2023 Annual Progress Report will be completed by April 1, 2024. |
| <ol style="list-style-type: none"> 3. General Plan Five-Year Review 2016-2020: General Plan Policy 2.9.1.2 requires monitoring of the General Plan every five years. The last five-year review for 2011-2015 was completed on October 25, 2016. This project has been initiated with a contract with BAE Urban Economics, Inc. to provide an estimate of new residential and non-residential development that would occur in the unincorporated Western Slope of the County under the General Plan through 2040. The growth projections will be incorporated into the General Plan Five-Year Review for 2016-2020. The General Plan Five-Year Review 2016-2020 report is anticipated to be presented to the Board in the Fall of 2023. |
| <ol style="list-style-type: none"> 4. Pre-Approved Accessory Dwelling Unit (ADU) Plan Program: Development of permit-ready ADU building plan. The ADU plan program is projected to encourage the construction of ADUs by offering property owners a pre-approved ADU building plan and optional facades. Project funded by approximately \$110,040 in grant funds from the State Senate Bill 2 (SB2) Planning Grants program awarded to the County by the State Department of Housing and Community |

<p>Development in December 2019. All activities must be completed and grant funds expended by December 2023. Target Completion by Summer 2023. A Phase II project is anticipated and LEAP funds were awarded to cover the costs, however delays in the Phase I project may impact the use of these funds. Staff will seek any extensions possible to fulfill the Phase II project.</p>
<p>5. Affordable Housing Initiatives</p> <p>A. Affordable Housing Ordinance: On December 12, 2016, the Board directed staff to analyze several options to address affordable housing production including development of an Affordable Housing Ordinance to provide a regulatory framework for new residential development to include housing opportunities for households of low, very low, and extremely low income. Staff recently applied for grant funding through the REAP program and received notice of project concurrence and approval for \$90,000 to complete this task. Target completion by Spring 2024. An extension request to SACOG is being processed to extend use of the grant funds to May 2024.</p> <p>B. Affordable Housing Task Force: The Board directed staff to form a task force to investigate different affordable housing strategies that could be implemented in the future. The task force is currently being formed consisting in experts in the housing industry. The task force will periodically report to the Board for further direction on housing initiatives. Formation of the Housing task force was delayed because of the loss of the Division's housing specialist, failed staff recruitments, and securing a contract with a housing specific consultant that is tasked with facilitating the task force. The contract with the housing consultant has been secured and contract related tasks have been kicked-off.</p>
<p>6. General Plan Safety Element Update: Legislation requires that the safety element of the General Plan be reviewed and updated if necessary, upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years. On May 14, 2019, the Board adopted ROI 068-2019 to amend the County General Plan Public Health, Safety and Noise Element. Staff prepared an RFP and selected a consultant to prepare the Safety Element Update. Currently, the consultant has completed collecting data and is preparing a draft of the Safety Element Update. Target completion is anticipated by Spring 2024.</p>
<p>7. Community Design Standards Project: This project has been extensively expanded to comply with new state law and community input. Furthermore, creating a new Historic Overlay for the Georgetown Rural Center was a separate Work Plan project in the past, but now has been combined with the overall Community Design Standards Project. Project components B through E are anticipated to be completed by Spring of 2025. The Board will be see a proposed contract amendment in the near future that includes the expanded scope below:</p> <p>A. Create interim objective* West Slope design standards applying to all commercial, multifamily and mixed-use development in Community Regions and Rural Centers. Intent to adopt by Fall 2023.</p> <p>B. Create objective* design standards for new commercial, mixed-use, and multifamily development for the Community Regions identified in County's General Plan Policy 2.1.1.1:</p> <ul style="list-style-type: none">• Shingle Springs (Completed first as a prototype/template)• El Dorado/Diamond Springs, Cameron Park and El Dorado Hills. <p>C. Create objective* commercial, mixed-use, and multifamily development design standards applying to all of the County's Rural Centers as identified in General Plan Policy 2.1.2.1 (excluding the Georgetown Rural Center).</p> <p>D. Create objective* commercial, multifamily and mixed-use development design standards for a new Historic District zoning overlay for the Georgetown Rural Center.</p> <p>E. Convert the adopted 2015 Mixed Use Guidelines into objective* development standards and integrate applicable pieces of the updated standards into the above components one</p>

through four (1-4) as applicable. NOTE: This is not technically a separate component but will require significant work/budget as a result of the new housing legislation.

*Objective development standards conforming to the new state housing legislation (e.g. AB 2011, SB 6), effective July 1, 2023. Qualifying multifamily housing development may be allowed as a ministerial (“by-right”) use in all commercial zones. Such development shall only be required to conform to existing objective development standards in place at the time a qualifying housing application is submitted to the County. Once adopted by the Board, these objective development standards will be applied within the designated areas of the County.

8. Zoning Ordinance Major Update:

Future updates to Title 130 (Zoning) of the County’s Code of Ordinances. Some sections that have been identified as needing to be updated include: 1) Communication Facilities (Section 130.40.130); 2) Oak Resources Conservation (Chapter 130.39); and 3) Signs (Chapter 130.36). Other Zoning Ordinance section updates may be identified on an on-going/as needed basis. The following components will be consolidated into one larger project that includes the following components as shown below:

- **Communication Facilities**
- **Signs**
- **Oak Resources Conservation**
- **Cameron Park Sign Standards**
- **Amendments to Comply with State Law**

This project is in process and completion is anticipated in the Fall of 2024. Response to public input and corresponding expansion of the project scope resulted in project delays.

9. Cool Design Review-Community (-DC) Combining Zone:

The Board directed on April 12, 2022 for staff to a Design Review-Community (-DC) Combining Zone overlay for commercial and multi-family zoned properties in the Rural Center of Cool. Subsequently, the Planning recommended the Board approve the project on May 11, 2023 (Item #23-0888). Tentative date for the Board to consider this project is June 27, 2023.

10. Ecological Preserve Fee Update: In 1998, El Dorado County added the “Ecological Preserves” chapter to its zoning ordinance (now Chapter 130.71, Ecological Preserve Fee). Since 1998, the County has collected one-time impact fees from development projects approved within the two Mitigation Areas for purposes of land acquisition and preserve management. In 2009, the County was advised that the current fee is insufficient to mitigate the impacts of an individual project on the Pine Hill Gabbro Soils Rare Plants below a level of significance (*California Native Plant Society v. County of El Dorado* (2009) 170 Cal.App. 4th 1026). Subsequently, the County has undertaken the task of updating the Ecological Preserve Fee including conducting CEQA analysis for the fee update. Anticipate completion of the fee update by Spring 2024

11. Texas Hill EID Reservoir Parcel Rezones & General Plan Amendment: On September 12, 2017, the Board adopted ROI 140-2017 for proposed Zoning Ordinance Major Amendments (Legistar File: 17-0901 Attachment C). Item No. 18 on Exhibit A proposed rezoning parcels within the Texas Hill Reservoir [Take Line] from Recreational Facilities-Low (RF-L) to Residential Estate - 5 acres (RE-5). These parcels were rezoned in 2016 for consistency with the General Plan Land Use Designation of Open Space (OS). The proposed rezone is not consistent with the OS land use designation. Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with the OS Land Use Designation (Table 2-4 in the General Plan Land Use Element). The Board will see a contract amendment to prepare an EIR for this rezone and general plan amendment that

<p>considers additional environmental analysis and increased financial participation from the El Dorado Irrigation District (EID). Negotiations with EID and processing of contract amendment caused delays in project processing. Anticipate completion of project in Summer 2025.</p>
<p>12. Zoning Ordinance/Map Minor Updates: The Planning Division receives requests to correct zoning mapping errors and also comments on zoning ordinance text that may be confusing to the public. Staff keeps a record of these requests and from time to time conducts a Zoning Ordinance minor update to clarify text and or to make map corrections. This effort is ongoing and is necessary to have zoning consistent with the General Plan land use designations.</p>
<p>13. Scenic Corridor Ordinance: Establish a Scenic Corridor Ordinance for the protection of identified scenic roads and state highways. On August 16, 2016, the Board directed staff to prepare a Scenic Corridor Ordinance building upon the 2008 draft ordinance, and to develop implementation standards and guidelines. The Board also provided preferred criteria for Designated Scenic Corridors. A Resolution of Intent (ROI) to conduct this effort will be before the Board Summer 2023.</p>
<p>14. Ranch Marketing/Winery Ordinance Amendments: This project is being undertaken to address longstanding land use conflicts between Ranch Marketing and Winery operations and neighboring properties resulting mainly from special events, specifically amplified music. Staff is proposing amendments to Title 130 (Zoning Ordinance) for Section 130.40.260 – Ranch Marketing and Section 130.40.400 to provide additional clarity for Ranch Marketing or Winery operators, the public, County staff, and County decision makers on how to interpret the Ranch Marketing and Winery Ordinances by addressing areas of ambiguity and ensuring consistency. Proposed amendments were before the Planning Commission on April 27, 2023 (Item #23-0435). It is anticipated that this item will be before the Board June 20, 2023.</p>
<p>15. Tahoe Commodities Incentives for Affordable/Workforce Housing Projects: Develop and provide a mechanism by which the County could provide its banked commodities (development rights and coverage as regulated by the Tahoe Regional Planning Agency [TRPA]) to incentivize future affordable and/or workforce housing projects in the Tahoe Basin. Completion of this project is anticipated in the Fall 2023.</p>
<p>16. New Tahoe Jurisdiction-Wide Area Plan or Update to Meyers Area Plan: Completing a Meyers Area Plan Update or developing a new Tahoe jurisdiction-wide Area Plan for other unincorporated areas of the County. TRPA conducted analysis that identifies coverage, height, and density standards needed to facilitate workforce housing in the Tahoe Basin. TRPA is now going through the process to amend their policies, programs, and Code of Ordinances to modify their standards on coverage, height, and density. These potential changes, as well as needed updates to parking and setbacks, which local governments control in the Tahoe Basin, will necessitate updates to the Meyers Area Plan or may drive the creation of a new Tahoe jurisdiction-wide Area Plan. The anticipated completion timeframe for this project is to be determined based on funding availability.</p>
<p>17. Infill Incentive Ordinance: Implement a program and ordinance to promote residential infill development in existing communities, provide for a variety of housing types and provide criteria for identifying and incentivizing infill sites. Amend the Planned Development Combining Zone District in a manner that provides incentives for the development of a variety of housing types. The project is partially funded by \$90,000 in LEAP grant funding. Staff is evaluating the potential of combining this project with the affordable housing ordinance and exploring funding extensions.</p>

18. Cultural Resources Ordinance: Establish a Cultural Resources Ordinance for mitigation of impacts on cultural resources (including historic, prehistoric, and paleontological resources). On August 16, 2016, the Board directed staff to prepare a Cultural Resources Ordinance, update the 1999 Cultural Resources Guidelines, and explore options which may include amendments to General Plan Policy 7.5.1.5, formation of a Cultural Resources Preservation Commission which was disbanded by the Board in 2003. On November 10, 2016, staff presented the Planning Commission with the same presentation given to the Board. Project has been deferred until the Board approves funding for a consultant and staff resources.

PROJECT PRIORITIZATION CRITERIA

Projects are placed on the Work Plan based on the following criteria:

1. Project Initiated – *Is the project already initiated and currently in process?*
2. State Mandated – *Is the project mandated by State law?*
3. General Plan Requirement – *Is the project a requirement of the County General Plan?*
4. Board Direction – *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?*

LONG RANGE PLANNING STAFF RESOURCES

Currently, the LRP Land Use/Housing Unit is staffed at 5.0 FTE (as shown in the table below). The Planning Division is actively recruiting for one additional Senior Planner. The loss of LRP’s housing specialist for the last year has significantly impacted the County’s ability to conduct housing efforts and manage existing grants. However, recently the County approved an on-call contract for housing services and the consultant is reviewing the County’s housing programs and initiatives to develop and on-going work plan.

In addition to the projects listed on Attachment A, the Long Range Planning Land Use/Housing Unit has an extensive list of other ongoing planning activities including but not limited to, preparing urgency ordinances, managing preserve lands, processing discretionary projects, applying for grants, and assisting the public with affordable housing projects.

	FTE	Position
LAND USE	1	Planning Manager
	3	Senior Planners (1 vacant)
	1	Associate Planner
	1	Assistant Planner
HOUSING/HCED Programs		Consultant

Attachments

B – Long Range Planning Project Work Plan for FY 2023-24

C – Project for Consideration