



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION, LONG RANGE PLANNING

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Date: March 10, 2020

To: Board of Supervisors [Agenda Date: March 17, 2020]

From: Anne Novotny, Planning Manager, Long Range Planning

**Subject: Long Range Planning Mid-Year 2019-20 Update and Proposed Project Prioritization Matrix for Fiscal Year 2020-21**

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### PURPOSE

This staff memo is an update to the Board of Supervisors (Board) on the implementation status of the Long Range Planning work plan for Fiscal Year (FY) 2019-20. It also includes the proposed prioritized work plan for FY 2020-21.

### 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 Project Prioritization Matrix for FY 2020-21 (Attachment A) as follows:

- 1) Review the Matrix and the recommended project prioritization;
- 2) Direct staff to modify the Matrix, as necessary, to reflect the Board's current priorities;
- 3) Direct staff to include a funding request for consulting services and/or additional staff resources in the 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 Fiscal Year 2020-21.

### 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, Item 47). Subsequent updated LRP work plans were presented to the Board on the following agenda dates: 2/9/2016, Item 23; 2/28/2017, Item 31; 11/7/2017, Item 36; 6/12/2018, Item 34; and 3/4/2019, Item 20.

The Ecological Preserve (Rare Plants) Fee Program Update, transportation, and Stormwater Management/Tahoe projects were removed from the matrix for FY 2020-21. The Ecological Preserve Fee Program Update is being managed by Mike Nihan, Planning Manager overseeing the Permit Center, who is the project manager for the County's overall Rare Plant Program. Transportation projects are managed by Department of Transportation (DOT) staff and Stormwater Management/Tahoe projects are managed by Brendan Ferry, Planning Manager for the Tahoe Planning/Stormwater Unit. Long Range Planning staff will continue to collaborate with DOT staff on growth projections for the Traffic Impact Mitigation (TIM) Fee Major Updates, implementation of SB 743 (Vehicle Miles Traveled metric for transportation projects subject to the California Environmental Quality Act (CEQA)), and 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). LRP staff will also coordinate with the Tahoe Planning Unit on land use and housing planning efforts in Tahoe.

### **PROJECTS/ACTIVITIES COMPLETED JULY 1, 2019 – DECEMBER 31, 2019**

Long Range Planning efforts completed during the first six months of FY 2019-20 are summarized below:

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| <ul style="list-style-type: none"><li>• <b>General Plan Amendment GPA19-0002:</b> Subsequent to the Board's adoption of the Targeted General Plan Amendment in December 2015, staff identified several items that needed to be cleaned up with a General Plan Amendment. On August 6, 2019, the Board adopted three resolutions amending the Land Use Element (Resolution 126-2019); Public Health, Safety, and Noise Element (Resolution 124-2019); and Transportation and Circulation Element (Resolution 125-2019). Amendments were made to Land Use Element Policies 2.1.1.1, 2.1.2.1, 6.2.2.2, 2.2.5.11, 2.2.5.20, and Table 2-4; Public Health, Safety, and Noise Element Policies 6.2.2.2 and 6.8.1.1; and Transportation and Circulation Element Policy TC-Xa3.</li></ul> |
| <ul style="list-style-type: none"><li>• <b>General Plan Amendment GPA19-0001/Rezone Z19-0003:</b> On August 6, 2019, the Board approved a General Plan Amendment (GPA19-0001) amending the General Plan land use designations on portions of two parcels as a result of mapping errors. The Board also approved the rezoning of 25 parcels (Z19-0003) to correct documented mapping errors of the Zoning Map (Rezone Ordinance 5106).</li></ul>   |
| <ul style="list-style-type: none"><li>• <b>TIM Fee Offset Program for Affordable Housing:</b> The Program is available to developers of affordable new construction projects with five or more rental or for-sale units. The TIM Fee Offset Program allows for a reduction of TIM fees only, and is not a cash subsidy. Staff worked with developers to renew previous offset awards as allowed by Policy to ensure affordability provisions for the construction of 92 low-income units.</li></ul>   |
| <ul style="list-style-type: none"><li>• <b>SB 2 Grant Application and Funding Award:</b> State grant funding of \$310,000 was conditionally awarded to the County in December 2019. The SB2 funding is proposed for housing-related activities that include design standards for multi-family residential development and a pre-approved Accessory Dwelling Unit (ADU) Plan Program. The ADU Plan Program is to encourage construction of ADUs by offering property owners a pre-approved ADU building plan and optional facades.</li></ul>   |
| <ul style="list-style-type: none"><li>• <b>Home Investment Partnerships (HOME):</b> Completed HOME grant close out and reported a total of \$500,000 in grant funds for HOME First Time Homebuyer Loan Program activities were expended. Total investment in the community was approximately \$1.7 million in grant and revolving loan funds along with lender funds.</li></ul>   |

### **PROJECTS/ACTIVITIES IN PROGRESS FOR COMPLETION BY JUNE 30, 2020**

The following projects are in progress and targeted for completion by June 30, 2020.

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| <ul style="list-style-type: none"><li>• <b>Housing Element Annual Progress Report for Calendar Year 2019:</b> Report due to the State Housing and Community Development Department by April 1, 2020. The 2019 report will be presented to the Board as a receive and file item on March 24, 2020.</li></ul> |
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<ul style="list-style-type: none"><li>• <b>General Plan Annual Progress Report for Calendar Year 2019:</b> Report due to the Governor's Office of Planning and Research by April 1, 2020. Requires the 2019 Housing Element Annual Progress Report as an attachment. The 2019 report will be presented to the Board as a receive and file item on March 24, 2020.</li></ul>
<ul style="list-style-type: none"><li>• <b>Zoning Ordinance Major Amendments:</b> This project was initiated in September 2017 (Board Resolution 140-2017) and is a carryover project from FY 2018-19. First major amendments since the comprehensive Zoning Ordinance Update adopted by the Board on December 15, 2015. Additional regulations for new or expanded land uses not included in previous Zoning Ordinance updates. Requires environmental analysis in accordance with CEQA; CEQA Addendum to the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) Environmental Impact Report (EIR) has been prepared by ICF Jones &amp; Stokes, Inc. (ICF), the consultant that prepared the TGPA-ZOU EIR.</li></ul>
<ul style="list-style-type: none"><li>• <b>*NEW* Repeal Ordinance No. 5026 - Noticing Requirements:</b> Ordinance 5026, adopted by the Board on September 15, 2015, needs to be repealed in conjunction with the adoption of the Title 130 Zoning Ordinance Major Amendments which includes major amendments to the public noticing requirements. Code sections to be repealed: Title 120 (Subdivisions), Chapter 120.24 – Tentative Maps, Section 120.24.085 (Notice requirements and procedure); Section 120.48.065 (Notice requirements and procedure); and Title 130 (Zoning), Section 130.04.015 (Notice requirements and procedure); Section 130.10.020 (Commission Hearing); Section 130.10.040 (Board hearing); and Section 130.22.200 (Notice of hearings).</li></ul>
<ul style="list-style-type: none"><li>• <b>Accessory Dwelling Unit (ADU) Ordinance Update:</b> Update needed to conform to new state legislation (AB 2299 et.al.) affecting portions of the County's existing ADU Ordinance (included in Title 130 of the County's Code of Ordinances). New legislation passed in 2017-2019 voids non-conforming portions of the ordinance. Update County Ordinance to conform to newly enacted state law while maintaining County preferences. Legislation effective January 1, 2020, delayed the project.</li></ul>
<ul style="list-style-type: none"><li>• <b>*NEW* Regional Early Action Plan (REAP) State Housing Funding Grant Application:</b> New State housing one-time funding to Council of Governments for housing planning activities that focus on increasing housing production; approximately \$6.8 million allocated to the Sacramento Area Council of Governments (SACOG); SACOG is eligible for 25 percent of the funding in advance and intends to distribute funds directly to its member jurisdictions based on the Regional Housing Needs Allocation (RHNA) formula; jurisdictions to submit proposed projects to SACOG by July 2020; SACOG to submit plan to the State Housing and Community Development (HCD) Department in summer 2020. El Dorado County's estimated RHNA share of the 25% is \$35,000 which could be used toward the Housing Element Update process to meet more stringent requirements for demonstrating compliance with state requirements; SACOG will develop a program to allocate the remaining 75 percent to submit to the state for approval by winter 2021.</li></ul>
<ul style="list-style-type: none"><li>• <b>*NEW* Local Early Action Planning (LEAP) State Housing Funding Grant Application:</b> New one-time State housing grant funding to cities and counties; Notice of Funding Availability (NOFA) released January 27, 2020; El Dorado County eligible for a maximum grant award of \$500,000 (formula based on population); Eligible activities include planning documents or process improvements that demonstrate an increase in housing related planning activities and facilitate accelerating housing production. The Infill Incentive Ordinance is a proposed LEAP application project. <b>Application deadline July 1, 2020.</b></li></ul>

**PROJECT PRIORITIZATION CRITERIA**

Projects are prioritized 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?*

**PROPOSED TIER 1 PROJECT PRIORITIES FOR FY 2020-21 (July 2020 – June 2021)**

Line items 1 through 7 on Attachment A are Tier 1 priorities for FY 2020-21. These items are either in progress, or are mandated by state legislation or the County’s General Plan, or have grant funding.

1. <b>Housing Element Annual Progress Report (2020 Calendar Year):</b> State mandated (SB 375 and Government Code 65400). Report due to the State Housing and Community Development Department by April 1, 2021.
2. <b>General Plan Implementation Annual Progress Report (2020 Calendar Year):</b> Report due to the Governor’s Office of Planning and Research by April 1, 2021.
3. <b>Housing Element Comprehensive Update 2021-29:</b> On September 18, 2018, the Board adopted Resolution of Intention (ROI) 193-2018 to amend the General Plan Housing Element. This State mandated project was initiated in early FY 2019-20. Staff is reviewing vacant and underutilized land inventory to support the County’s Regional Housing Needs Allocation for the 2021-2029 planning period. An informal request for proposal (RFP) was conducted in 2019 to secure services for the certification of the Housing Element Update. The RFP was awarded to PlaceWorks, Inc. and the contract was executed on February 2, 2020. Target completion by May 2021.
4. <b>*NEW* Pre-Approved Accessory Dwelling Unit (ADU) Plan Program:</b> Development of pre-approved 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 Development in December 2019. All activities must be completed and grant funds expended by June 30, 2022. Target completion by June 2021.
5. <b>Affordable Housing Ordinance:</b> 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. Target completion by June 2021.
6. <b>General Plan Safety Element Update:</b> 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 is preparing to release a RFP for a consultant to prepare the Safety Element Update. Target completion by fall 2021.

7. **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 2021.

**PROPOSED TIER 2 PROJECT PRIORITIES**

Line items 8 through 9 on Attachment A are Tier 2 priorities.

8. **Community-Based Planning: Commercial/Multi-Family Residential Design Standards in Community Regions (with Shingle Springs community as prototype):** Project is underway with assistance from the consulting team of De Novo Planning Group and Page & Turnbull, Inc. Component 1: Shingle Springs Design Standards, which was a Tier 1 priority in FY 2019-20, and is anticipated to be completed by spring 2022. Component 2: Design Standards for Cameron Park, Diamond Springs/El Dorado, and El Dorado Hills is anticipated to be completed by summer 2022.

9. **Oak Resources Management Plan (ORMP)/Oak Resources Conservation Ordinance Implementation Status Report:** On October 24, 2017, the Board directed staff to return to the Board within 12 months with a report on implementation of the ORMP and Oak Resources Conservation Ordinance. The report to include: a complete inventory of the oak trees removed per discretionary or ministerial project with the following data: quantity, species, trunk diameter at breast height (dbh), percentage of individual oak trees and/or percentage of acreage of oak woodlands removed; number of Individual Native Oak trees between 24 and 36 inches (dbh) removed within Oak Woodland Areas; and number of Heritage Trees removed per project with the following data: quantity, species and trunk (dbh). In June 2018, staff initiated the preparation of the report and data collection. Work stopped in April 2019 when the Senior Planner position became vacant and remained vacant for five months. Staff resumed work on the report and data collection in Fall 2019, but has needed to stop again to work on Priority 1 projects (listed on Attachment A).

Completion of Projects 1 through 9 requires at capacity allocation of the current staff resources budgeted for Long Range Planning which is 5.5 full-time equivalent (FTE) positions: Planning Manager (1.0), Senior Planner (1.0), Associate Planner (1.0), Department Analyst II (1.0), Administrative Analyst I (0.5), and Administrative Technician (1.0).

**PROPOSED TIER 2 PROJECTS (UNPRIORITIZED)**

Line Items 10 through 12 on the LRP FY 2020-21 Project Matrix were included on the LRP FY 2019-20 Matrix as Tier 2 prioritized projects. However, these projects did not receive allocation of General Fund and therefore, were deferred.

Project	Preliminary Cost Estimate	Timeline
10. Infill Incentive Ordinance	\$40,000	24 – 30 weeks (approx. 7 - 8 months)
11. Cultural Resources Ordinance	\$67,000	26 – 32 weeks (approx. 8 months)
12. Scenic Corridor Ordinance	\$70,000	24 – 30 weeks (approx. 7 - 8 months)

The LRP FY 2020-21 budget includes a General Fund allocation request of \$177,000 to contract with professional planning consultants for these three new Ordinances which are requirements of the 2004 General Plan. The preliminary cost estimates and timelines were provided by one of the department's current on-call planning services consultants. Staff is planning to submit a grant application for Local Early Action Planning (LEAP) State housing funding for the Infill Incentive Ordinance (as noted on page 3). If this application is selected for LEAP grant funding, this funding would offset the General Fund.

*Staff is requesting the Board's direction on 1) Prioritization of these three Ordinance; 2) Whether to initiate in FY 2020-21 or defer to FY 2021-22); 3) Allocation of General Fund; and 4) Authorize staff to proceed with professional services contracts.*

### **PROJECTS THAT REQUIRE BOARD DIRECTION ON PRIORITIZATION AND FUNDING FOR ADDITIONAL STAFF RESOURCES OR CONTRACT SERVICES**

As noted above, current staff resources allocated to Long Range Planning are at capacity for completion of projects 1 through 7 and 9 in FY 2020-21. The projects below are currently unfunded and would require additional resources to be completed in FY 2020-21. Staff is requesting that the Board provide specific direction on each of the projects listed below. Direction to include: 1) whether to complete in FY 2020-21 or defer to FY 2021-22, or remove from the project list; and 2) if to complete in FY 2020-21, authorize funding to either hire additional staff for Long Range Planning, utilize other staff resources, utilize on-call planning services, or contract with other consultants.

13. **Georgetown Historical Overlay:** This project was added per Board direction on March 5, 2019 as a Priority 2 project. No work has been initiated due to higher priority projects and limited staff resources with no prior experience with creating historical overlays. *Staff is recommending that this project be reprioritized to a Tier 3 Priority and deferred to FY 2021-22.*

14. **\*NEW\* Weber Creek Canyon Important Biological Corridor [General Plan Policy 7.4.2.9]**  
**Proposed Delineation Analysis:** On October 24, 2017, the Board adopted a comprehensive update to the biological resources policies, objectives, and implementation measures in the General Plan. Policy 7.4.2.9 was one of the updated policies. This policy identifies the Weber Creek Canyon Important Biological Corridor (IBC), but does not specify the boundaries. On July 18, 2017, the Board directed staff to return with a separate item regarding the Weber Creek Canyon IBC and to notify the property owners of the parcels identified on the map that was presented to the Board (Legistar File 12-1203, Attachment 24E). On September 12, 2019, staff presented the proposed Weber Creek Canyon IBC to the Planning Commission. The map was included as Exhibit A to Legistar File 19-1277 Attachment B (and is attached to this memo as Attachment E). All the property owners of the parcels identified on the map were notified by mail of the Planning Commission hearing on September 12, 2019. The Planning Commission directed staff to conduct further analysis and additional public outreach with the property owners in the form of a workshop. Staff requested proposals from Dudek, the consulting firm that prepared the map and delineation of the proposed Weber Creek Canyon IBC. Dudek provided two proposals. Proposal 1 includes six (6) primary tasks and (8) optional tasks. Tasks 1 through 6 total estimated cost is \$24,900 and optional Tasks 7 through 14 total estimated cost is \$63,500 as shown on the table below.

Proposal 1 is an in-depth analysis that begins with documenting the background research and analysis regarding wildlife movement considerations both general and specific to the resource opportunities and constraints in El Dorado County. This documentation would be used to guide optional field surveys and assessments that would serve to further define the resources present within the Weber Creek Canyon IBC study area and develop policy recommendations that may result in refinement of the requirements for landowners within this IBC while still attaining the County’s established standards for preserving wildlife movement potential. It would also include a public outreach component to affected landowners of parcels identified within the proposed Weber Creek Canyon IBC.

<i>Task Description</i>	<i>Cost Estimate</i>
<b>Option 1</b>	
Task 1: Project Initiation	\$2,200
Task 2: Original IBC Process and Wildlife Movement Memo	\$6,600
Task 3: IBC North/South Boundaries Memo	\$4,200
Task 4: Ministerial Project Standards	\$3,000
Task 5: Board of Supervisors Report and Hearing	\$4,800 (Additional \$800 with Optional tasks)
Task 6: Project Management	\$4,100
<b>Total Estimated Cost - Tasks 1 through 6</b>	<b>\$24,900</b>
<i>Optional Tasks:</i>	
Task 7: IBC Study Area	\$2,400
Task 8: Habitat Permeability Study	\$6,800
Task 9: Camera Trap Study	\$11,300
Task 10: Reconnaissance Surveys	\$9,000
Task 11: Weber Creek Canyon IBC Alternatives Memo	\$7,100
Task 12: Public Outreach	\$13,600
Task 13: Planning Commission Reports and Hearings	\$7,300
Task 14: EIR Addendum	\$6,000
<b>Total Estimated Cost - Tasks 7 through 14</b>	<b>\$63,500</b>
<b>Total Estimated Cost Combined (Tasks 1 through 14)</b>	<b>\$88,400</b>

Proposal 2 is a streamlined approach that would provide the rationale and scientific documentation and analysis used to delineate the northwest and southeast boundaries of the Weber Creek Canyon IBC, identified in General Plan Policy 7.4.2.9. It would also clarify the types of ministerial projects that may be found not to interfere with wildlife movement and would not require further analysis under General Plan Policy 7.4.2.9. Landowners of parcels within the proposed Weber Creek Canyon IBC will be notified by direct mail of the Board of Supervisors hearing on this item.

<b>Option 2</b>	
Task 1: IBC Northwest/Southeast Boundaries	\$3,400
Task 2: Ministerial Project Standards	\$3,100
Task 2a: Environmental Document	\$1,100
Task 3: Board of Supervisors Presentation and Hearing	\$4,900
Task 4: Project Management	\$900
<b>Total Estimated Cost</b>	<b>\$13,400</b>

The LRP FY 2020-21 budget includes a request for \$89,000 of General Fund allocation for a professional services contract.

***Staff is requesting the Board's direction on 1) Whether to proceed with Option 1 or 2 and contract with Dudek; 2); Whether to initiate this project in FY 2019-20 or FY 2020-21; and 3) Allocation of General Fund***

**15. \*NEW\* 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). This proposed rezone was removed from the Zoning Ordinance Major Amendments Project as it requires further environmental analysis, a General Plan Amendment to change the land use designations, and amendments to the General Plan Land Use Map.

Staff completed a preliminary parcel analysis and identified 51 privately-owned parcels and 67 parcels owned by El Dorado Irrigation District (EID). The EID-owned parcels are currently zoned OS to conform to the OS land use designation. Staff has been coordinating with EID and the El Dorado County Water Agency regarding EID's future plans to build the Texas Hill Reservoir. On February 24, 2020, EID staff presented an information item to the EID Board on the background of the Texas Hill Reservoir, the future potential for construction, and consideration of zoning changes for EID-owned parcels. EID staff noted that the County was considering rezoning the privately-owned parcels to Residential Estate (RE) to allow residential uses. EID staff presented the EID Board with the option of also rezoning the EID-owned parcels to RE. This action would also require a General Plan Amendment (GPA) to change the OS land use designation to a compatible land use such as Low-Density Residential (LDR) or Rural Residential (RR). It also requires preparation of an environmental document in compliance with the CEQA. EID staff is planning to return to the EID Board in March asking the Board to consider rezoning the EID-owned parcels to RE. EID would be the Applicant for the Rezone/GPA process and be responsible for their share of the costs of the environmental document.

On January 24, 2020, the County received a proposal from the consulting firm that prepared the TGPA-ZOU EIR. The total cost estimate was \$192,000 to complete six main tasks shown in the table below. Based on the parcel acreage (62% EID), EID's share of the cost would be approximately \$119,000. EID staff is planning to return to the EID Board in March to consider action on the rezoning process.

<i>Task Description</i>	<i>Cost Estimate</i>
Task 1: Project Management and Meetings	\$13,800
Task 2: Public Outreach	\$8,600
Task 3: Rezone and General Plan Amendment	\$7,600
Task 4: Prepare CEQA Focused EIR (Air Quality and Greenhouse Gases, Biological	\$120,800



Resources, Cultural Resources, Noise)	
Task 5: Respond to Comments and Prepare Final EIR	\$32,400
Task 6: Prepare Draft Findings, Statement of Overriding Considerations, and NOD	\$8,800
<b>Total Estimated Cost</b>	<b>\$192,000</b>

The LRP FY 2020-21 budget includes a request for \$192,000 of General Fund allocation for a professional services contract.

*Staff is requesting the Board's direction on 1) Whether to proceed with a County-initiated Rezone/General Plan Amendment for the privately owned parcels within the Texas Hill Reservoir Takeline, and to contract with a consultant for completion of this effort; and 2) If EID decides to request rezoning of the 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.*

16. **\*NEW\* Cameron Park Sign Standards:** On January 4, 2017, the Cameron Park Design Review Committee (CPDRC) released a draft of proposed Cameron Park Sign Standards for public review and comment. The CPDRC desires to bring the proposed draft sign standards to the Board. This effort requires staff resources (including County Counsel) to review the proposed Cameron Park Sign Standards in relation to the County's adopted Sign Ordinance (Chapter 130.36 in Title 130), make recommended revisions, and assist the CPDRC with the Board adoption process. This effort could be included as a component of a future effort to review and update the County's Sign Ordinance (Title 130, Chapter 130.36).

*Staff is requesting the Board's direction on 1) Whether to include as a component of a future effort to review and update the County's Sign Ordinance (see No. 17 below), or 2) Address as part of the Commercial/Multi-Family Design Standards Project (No. 8 above). (This option may require amending existing consultant contract and additional allocation of General Fund.)*

17. **\*NEW\* Zoning Ordinance Updates:** 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); 3) Signs (Chapter 130.36); and 4) Electric Vehicle Charging Stations (New Section 130.40.140). Other Zoning Ordinance section updates may be identified on an on-going/as needed basis. The four components could be completed individually or consolidated into one larger project that includes all four components as shown below:

<i>Component</i>	<i>Total Hours</i>	<i>Estimated Total Cost</i>	<i>Timeframe</i>
1. Communication Facilities (Section 130.40.130)	206	\$28,000	18 weeks
2. Oak Resources Conservation (Chapter 130.39)	160	\$30,000	18 weeks
3. Signs (Chapter 130.36)	260	\$36,000	20 weeks
4. Electric Vehicle Charging Stations (new section)	90	\$11,000	9 weeks
<b>Sum Totals of Individual Components</b>	<b>716</b>	<b>\$105,000</b>	
<b>Combined (complete all 4 components as one project)</b>	<b>656</b>	<b>\$92,000</b>	<b>24 weeks</b>
<b>Savings for Combined Project</b>	<b>-60</b>	<b>-\$13,000</b>	

The LRP FY 2020-21 budget includes a request for \$92,000 of General Fund allocation to utilize on-call planning services (under existing contracts with two consulting firms) to assist the Planning Services Administrative Team with this effort.

*Staff is requesting the Board's direction to 1) Prioritize the four Zoning Ordinance sections noted above; and 2) Whether to consolidate the four sections to be updated into one project (estimated cost savings of \$13,000); or 3) Complete individually (this option requires an additional General Fund allocation of \$13,000); 4) Allocation of General Fund; and 5) Whether to initiate this project in FY 2019-20 or FY 2020-21.*

18. **\*NEW\* County-Initiated Parcel Rezones/Zoning Map Amendments:** Planning staff has been receiving inquiries from property owners regarding zoning changes that were primarily made as part of the 2015 comprehensive Zoning Ordinance Update. Responses to these inquiries require parcel data research that may result in documented mapping errors and require County-initiated parcel rezones and amendments to the Zoning Map. (Some may require General Plan Amendments to the General Plan Land Use Map). County-initiated parcel rezones/zoning map amendments will be coordinated by the Planning Services Administrative Team with assistance from on-call planning services (under existing contracts with two consulting firms).

**LONG RANGE PLANNING ONGOING ACTIVITIES**

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 that are listed on Attachment D.

**LONG RANGE PLANNING STAFF RESOURCES**

Currently, the LRP Land Use/Housing Unit is staffed at 5.5 FTE (as shown in the table below). However, the Associate Planner continues to support Planning Services one day every two weeks to work on discretionary projects.

	FTE	Position
LAND USE	1	Planning Manager
	1	Senior Planner
	1	Associate Planner
HOUSING	1	Department Analyst II
	.25	Administrative Technician
ADMINISTRATIVE SUPPORT	.50	Administrative Analyst I
	.75	Administrative Technician

**2019 LONG RANGE PLANNING STAFF ANALYSIS**

In 2019, the Long Range Planning Land Use Unit experienced volatility with employee turnover, vacancies, and staff reassignments, in addition to providing ongoing support to the Current Planning unit. In January 2019, the land use team was staffed at approximately 4.8 FTE with only four full-time employees.

(At that time, Anne Novotny was dedicating over 60 hours per week as she continued to work as Principal Planner of the Long Range Planning Land Use Unit and in a new capacity as the Deputy Director of Planning). By March, LRP staffing hours dropped to 4.0 FTE and in April, the Senior Planner position became vacant (and this position remained vacant for five months). Also in April, additional staffing reassignments took place with Tom Purciel being re-assigned to the Discretionary Planning unit and both Mike Nihan and Efren Sanchez re-assigned to the LRP unit. In May, the Administrative Analyst position became vacant when Jean Warner was promoted to the Senior Administrative Analyst position in the Economic Development Unit. (The Administrative Analyst position was vacant for seven months until it was filled in December 2019). The LRP FTE continued to decline into the summer months due to short-handed staff in Current Planning, hitting a low of 3.0 FTE in June, July, and August. Efren Sanchez was required to split his time between Current Planning and LRP with an average of 60% of his time dedicated to Current Planning between April and August, which contributed to the decrease in LRP FTE. Anne Novotny was also splitting time between Current Planning and LRP over the same period with approximately a 75/25 split. In September, the vacant Senior Planner position was filled by Aaron Mann. In October, Anne Novotny re-assumed the role of Planning Manager for LRP and Mike Nihan was re-assigned to Current Planning.

#### Attachments

- A – Long Range Planning Project Prioritization Matrix for FY 2020-21
- B – Long Range Planning Land Use & Housing Project Descriptions
- C – Gantt Chart - Major County-Initiated Land Use & Housing Projects for FY 2020-21
- D – Other Long Range Planning Projects and Ongoing Responsibilities
- E – Proposed Weber Creek Canyon Important Biological Corridor (Map)

**ATTACHMENT A**

**LONG RANGE PLANNING PROJECT PRIORITIZATION MATRIX, FISCAL YEAR 2020-21**

Board of Supervisors, March 17, 2020

County-Initiated Land Use and Housing Projects		Anticipated Completion Date	Proposed Project Prioritization	PRIORITIES				County Strategic Plan Goals
				Project Initiated	State Mandated	General Plan Requirement	Board Direction	
1	Housing Element Annual Progress Report (2020 Calendar Year) [SB 375, Gov Code 65400]	April 1, 2021	1	No	Yes	Yes	No	Good Gov. Econ. Dev., Healthy Communities
2	General Plan Implementation Annual Progress Report (2020 Calendar Year) [Gov Code 65400(a)(2), General Plan Policy 2.9.1.1]	April 1, 2021	1	No	Yes	Yes	No	Good Gov. Econ. Dev., Healthy Communities
3	Housing Element Comprehensive Update 2021-29 [Gov Code 65580-65589]	May 2021	1	Yes	Yes	Yes	Yes	Good Gov. Econ. Dev., Healthy Communities
4	*NEW* Pre-Approved Accessory Dwelling Unit (ADU) Plan Program (County awarded SB2 State grant funding in December 2019)	June 2021	1	Yes	Maybe	No	No	Econ. Dev., Healthy Communities
5	Affordable Housing Ordinance [Housing Element HO-2013-6]	June 2021	1	Yes	No	Yes	Yes	Good Gov. Econ. Dev., Healthy Communities
6	General Plan Safety Element Update [Gov Code 65302, AB747, SB379, SB1035; Resolution of Intention 068-2019 executed 5/14/19]	Fall 2021	1	Yes	Yes	Yes	Yes	Good Gov.
7	General Plan Five-Year Review 2016-2020 [Gov Code 65103(a); General Plan Policy 2.9.1.2]	Fall 2021	1	Yes	Yes	Yes	No	Good Gov.
8	Community-Based Planning: Commercial/Multi-Family Residential Design Standards [General Plan Policies 2.4.1.2, 2.1.1.1, and 2.1.2.1]							Good Gov. Econ. Dev., Healthy Communities
	Component 1: Design Standards for Shingle Springs Community Region (prototype)	Spring 2022	1	Yes	No	Yes	Yes	
	Component 2: Design Standards for Community Regions - Cameron Park, Diamond Springs/El Dorado, and El Dorado Hills	Summer 2022	2	Yes	No	Yes	Yes	
9	Oak Resources Management Plan (ORMP)/Oak Resources Conservation Ordinance Implementation Status Report to the Board [per Board direction on 7/18/17] (Carryover from FY 2018-19)		2	Yes	No	No	Yes	Good Gov.
10	Infill Incentives Ordinance and Amendments to Planned Development Combining Zone District [General Plan Policy 2.4.1.5, HO-2013-14, HO-2013-18]		2	No	No	Yes	No	Good Gov.
11	Cultural Resources Ordinance [General Plan Policy 7.5.1.1]		2	No	No	Yes	No	Good Gov.
12	Scenic Corridor Ordinance [General Plan Policy 2.6.1.1]		2	No	No	Yes	No	Good Gov.
13	Georgetown Historical Overlay [Added per Board direction on 3/5/2019]		3	No	No	No	Yes	Good Gov.
14	*NEW* Weber Creek Canyon Important Biological Corridor [General Plan Policy 7.4.2.9] Proposed Delineation Analysis			Yes	No	Yes	Yes	Good Gov.
15	*NEW* Texas Hill EID Reservoir Parcel Rezones & General Plan Amendment [ROI 140-2017, Item No. 18] (Requires additional environmental analysis and amending the General Plan Land Use Designation)			Yes	No	No	No	Good Gov.
16	*NEW* Cameron Park Sign Standards			No	No	No	No	
17	*NEW* Zoning Ordinance Updates							Good Gov.
	1. Communication Facilities (Section 130.40.130)			No	No	No	No	
	2. Oak Resources Conservation (Chapter 130.39)			No	No	No	No	
	3. Signs (Chapter 130.36)			No	No	No	No	
	4. Electric Vehicle Charging Stations (New Section 130.40.140)			No	No	No	No	
	5. Other Code Section Updates (ongoing/as needed)			No	No	No	No	
18	*NEW* County-Initiated Parcel Rezones / GPAs / Zoning Map Amendments			No	No	No	No	

**ATTACHMENT B**  
**LONG RANGE PLANNING LAND USE & HOUSING PROJECT DESCRIPTIONS**

1	<p><b>Housing Element Annual Progress Report (2020 Calendar Year)</b>  [Senate Bill 375, Gov. Code Section 65400]  Required State annual reporting on housing and implementation progress to ensure funding eligibility. Report due to the State Department of Housing and Community Development by April 1, 2021.</p>
2	<p><b>General Plan Annual Progress Report (2020 Calendar Year)</b>  [Gov. Code Section 65400(a)(2), General Plan Policy 2.9.1.1]  Annual General Plan monitoring and implementation progress report as required by General Plan Policy 2.9.1.1 and Government Code Section 65400. Report due to the Governor’s Office of Planning and Research and the State Department of Housing and Community Development by April 1, 2021.</p>
3	<p><b>Housing Element Comprehensive Update 2021-29</b>  [Gov. Code Sections 65580-65589]  State mandated Housing Element update to demonstrate how the jurisdiction will meet the expected population growth per the Regional Housing Needs Allocation through land use and require policies and measures to achieve specific housing goals for the county. On September 18, 2018, the Board adopted ROI 193-2018 to amend the General Plan Housing Element.</p>
4	<p><b>*NEW*Pre-Approved Accessory Dwelling Unit (ADU) Plan Program</b>  Development of pre-approved 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 Development in December 2019. All activities must be completed and grant funds expended by June 30, 2022.</p>
5	<p><b>Affordable Housing Ordinance</b>  [Housing Element HO-2013-6]  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.</p>
6	<p><b>General Plan Safety Element Update - Climate Adaptation and Resiliency Strategies; Vulnerability Assessment</b>  [Gov. Code Section 65302, AB747, SB379, SB1035]  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 December 4, 2018, as part of the item presented to the Board to certify the California Environmental Quality Action (CEQA) Addendum to the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA/ZOU) Final Environmental Impact Report (EIR), staff informed the Board that a Resolution of Intention (ROI) to update the Public Health, Safety, and Noise Element of the County’s General Plan will be brought to the Board within the next 180 days in accordance with</p>

**ATTACHMENT B**  
**LONG RANGE PLANNING LAND USE & HOUSING PROJECT DESCRIPTIONS**

	California Government Code Section 65302 (g)(3) which states:
6	<p><b>General Plan Safety Element Update - Climate Adaptation and Resiliency Strategies; Vulnerability Assessment</b> <i>(continued from previous page)</i></p> <p>Upon the next revision of the housing element on or after January 1, 2014, the safety element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177.</p> <p>On September 18, 2018, the Board adopted ROI 193-2018 to amend the County General Plan Housing Element in 2021. The 2021 Housing Element Update will cover the eight (8) year period from August 31, 2021 through August 31, 2029 and is targeting the Board’s adoption by May 2021. On May 14, 2019, the Board adopted ROI 068-2019 to amend the County General Plan Public Health, Safety and Noise Element.</p> <p>The safety element update also requires addressing climate adaptation and resiliency strategies in accordance with Government Code Section 65302 (g)(4) which states: Upon the next revision of a local hazard mitigation plan, adopted in accordance with the federal Disaster Mitigation Act of 2000 (Public Law 106-390), on or after January 1, 2017, or, if a local jurisdiction has not adopted a local hazard mitigation plan (LHMP), beginning on or before January 1, 2022, the safety element shall be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to the city or county. Government Code Section 65302(g)(4), also requires that: “Upon the next revision of a Local Hazard Mitigation Plan (LHMP)... the General Plan's Safety Element shall be reviewed and updated as necessary to address climate adaptation and resiliency strategies...” The Safety Element shall also contain general hazard and risk reduction strategies complementary with those of the LHMP and in accordance with Assembly Bill 2140 “General Plans: Safety Element (Hancock, 2006) (Gov. Code § 65302.6). The update must also be written in accordance with Senate Bill 379, Land Use: General Plan: Safety Element (Jackson, 2015) to include a climate change vulnerability assessment, measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategy.</p> <p>On April 23, 2019, the County Board of Supervisors adopted the 2019 update to the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (approved by the Federal Emergency Management Agency as part of the Safety Element of the General Plan).</p> <p>Senate Bill 1035 requires the safety element to be reviewed and revised as necessary to address climate adaption and resiliency strategies and after these revisions, the planning agency to review and if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element. Assembly Bill 747 amends Section 65302.15 to require that the safety element identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios.</p>

**ATTACHMENT B**

**LONG RANGE PLANNING LAND USE & HOUSING PROJECT DESCRIPTIONS**

7	<p><b>General Plan Five-Year Review 2016-2020</b> [Gov. Code Section 65103(a); General Plan Policy 2.9.1.2] California Government Code Section 65103(a) requires local governments to periodically review and revise their General Plans as often as they deem necessary. General Plan Policy 2.9.1.2 requires monitoring of the General Plan two years following adoption of the General Plan, and every five years thereafter. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of the Plan, the County is required to make appropriate adjustments to the Plan’s development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to, or subtractions from, the land supply and may result in policy changes. Additionally, the boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years, as specified in Policy 2.9.1.4, and through the General Plan review process, as specified in Policy 2.9.1.2, or as the Board deems necessary. The last General Plan Five-Year Review for 2011-2015 was completed in 2016 and presented to the Board on October 25, 2016. The General Plan Five-Year Review for 2016-2020 will be initiated in FY 2019-20 and completed by October 2021. Some work will be completed by consultants, but the majority of the work will be completed by LRP staff.</p>
8	<p><b>Community-Based Planning: Commercial/Multi-Family Residential Design Standards in Community Regions (with Shingle Springs community as prototype)</b> [General Plan Policies 2.4.1.2, 2.1.1.1, and 2.1.2.1] On December 5, 2017, the Board directed staff to create customer design guidelines/standards and prototypes for communities identified in General Plan Policies 2.1.1.1 and 2.1.2.1 (Cameron Park, Diamond Springs/El Dorado, El Dorado Hills, and Shingle Springs) with Shingle Springs as the lead prototype. The Board also directed staff to develop a scope of work for a Request for Proposal (RFP). On December 4, 2018, the Board awarded the RFP to the De Novo Planning Group. The contract was executed in June 2019, and the scope of work is for the creation of design standards/ guidelines for new commercial and multi-family residential projects in the four Community Regions.</p> <p>Component 1 will focus on creating design standards for the Shingle Springs Community Region. Component 2 will use the Shingle Springs design standards as a prototype to develop design standards/guidelines for the other three Community Regions: Cameron Park, El Dorado Hills, and Diamond Springs/El Dorado. This is a community-based planning effort that will be developed in concert with members of each community.</p>
9	<p><b>Oak Resources Management Plan (ORMP) / Oak Resources Conservation Ordinance Implementation Update</b> On October 24, 2017, the Board directed staff to return to the Board within 12 months with a report on implementation of the ORMP and Oak Resources Conservation Ordinance. The report to include: a complete inventory of the oak trees removed per discretionary or ministerial project with the following data: quantity, species, trunk diameter at breast height (dbh), percentage of individual oak trees and/or percentage of acreage of oak woodlands removed; number of Individual Native Oak trees between 24 and 36 inches (dbh) removed within Oak Woodland Areas; and number of Heritage Trees removed per project with the following data: quantity, species and trunk (dbh).</p>

**ATTACHMENT B**  
**LONG RANGE PLANNING LAND USE & HOUSING PROJECT DESCRIPTIONS**

10	<p><b>Infill Incentive Ordinance and Amendments to Planned Development Combining Zone District</b>  [General Plan Policy 2.4.1.5 &amp; Housing Element Measures HO-2013-4 and HO-2013-18]  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.</p>
11	<p><b>Cultural Resources Ordinance</b>  [General Plan Policy 7.5.1.1]  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.</p>
12	<p><b>Scenic Corridor Ordinance</b>  [General Plan Policy 2.6.1.1]  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. 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.</p>
13	<p><b>Georgetown Historical Overlay</b>  Establish a historical overlay for the unincorporated town of Georgetown. This project was added at the request of District IV Supervisor and endorsed by the Board on March 5, 2019.</p>
14	<p><b>*NEW* Weber Creek Canyon Important Biological Corridor</b> [General Plan Policy 7.4.2.9] – <b>Proposed Delineation Analysis</b>  On October 24, 2017, the Board adopted a comprehensive update to the biological resources policies, objectives, and implementation measures in the General Plan. Policy 7.4.2.9 was one of the updated policies. This policy identifies the Weber Creek Canyon Important Biological Corridor (IBC), but does not specify the boundaries. On July 18, 2017, the Board directed staff to return to the Board with a separate item regarding the Weber Creek Canyon IBC and to notify the property owners of the parcels identified on the map that was presented to the Board (Legistar File 12-1203, Attachment 24E).</p> <p>On September 12, 2019, staff presented the proposed Weber Creek Canyon IBC to the Planning Commission (and notified by mail all the property owners of the parcels identified on the map).</p>



## ATTACHMENT B

### LONG RANGE PLANNING LAND USE & HOUSING PROJECT DESCRIPTIONS

14	<p><b>*NEW* Weber Creek Canyon Important Biological Corridor</b> [General Plan Policy 7.4.2.9] – <b>Proposed Delineation Analysis</b> (<i>continued from previous page</i>)</p> <p>The Planning Commission directed staff to conduct further analysis and additional public outreach with the property owners in the form of a workshop. Staff requested a quote from Dudek, the consulting firm that prepared the map and delineation of the proposed Weber Creek Canyon IBC. On January 9, 2020, Dudek provided a proposed scope of work for six (6) primary tasks and (8) optional tasks. Tasks 1 through 6 total estimated cost: \$25,000. Optional tasks 7 through 14 total estimated cost: \$64,000.</p>
15	<p><b>*NEW* Texas Hill EID Reservoir Parcel Rezones &amp; General Plan Amendment</b></p> <p>On September 12, 2017, the Board adopted Resolution of Intention (No. 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). This proposed rezone was removed from the Zoning Ordinance Major Amendments Project as it requires further environmental analysis, a General Plan Amendment to change the land use designations, and amendments to the General Plan Land Use Map.</p>
16	<p><b>*NEW* Cameron Park Sign Standards</b></p> <p>On January 4, 2017, the Cameron Park Design Review Committee (CPDRC) released a draft of proposed Cameron Park Sign Standards for public review and comment. The CPDRC desires to bring the proposed draft sign standards to the Board of Supervisors. Requires Board direction to allocate staff resources to assist the CPDRC with the Board adoption process. This effort could be included as a component of a future effort to review and update the County’s Sign Ordinance (Title 130, Chapter 130.36).</p>
17	<p><b>*NEW* Zoning Ordinance Updates</b></p> <p>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); 3) Signs (Chapter 130.36); and 4) Electric Vehicle Charging Stations (New Section 130.40.140). Other code section updates may be identified on an on-going/as needed basis.</p>
18	<p><b>*NEW* County-Initiated Parcel Rezones / GPAs/ Zoning Map Amendments</b></p> <p>County-initiated parcel rezones and Zoning Map amendments may be required to correct identified mapping errors. (May also required General Plan Amendments to the Land Use Designations).</p>

**ATTACHMENT B**  
**LONG RANGE PLANNING LAND USE & HOUSING PROJECT DESCRIPTIONS**

<b>FUTURE (Beyond FY 2020-21)</b>	
<b>General Plan Implementation - Community Planning</b>	
	<p><b>Opportunity Areas</b>            [General Plan Policies 2.1.4.1 - 2.1.4.4]            Development/revitalization program establishing Opportunity Areas to support the County's jobs/housing balance.</p>
	<p><b>Mixed Use Development Phase III - Combining Zone Overlay</b>            [General Plan Policies 2.1.1.3, 2.1.2.5, 2.2.1.2]            Create a mixed use development combining zone overlay within existing communities.</p>
	<p><b>Physical and Visual Separation of Established Communities</b>            [General Plan Policies 2.5.1.1 - 2.5.1.3]            Develop a program that allows the maintenance of distinct separators between developed areas in Community Regions and Rural Centers.</p>
<b>General Plan Element Updates</b>	
	<p><b>Disadvantaged Unincorporated Communities (DUCs) Updates to Land Use and Housing Element</b>            Coordinate with Local Agency Formation Commission's efforts to identify Disadvantaged Communities. If Disadvantaged Communities are identified, take necessary action to determine scope of work required under SB 1000.</p>
	<p><b>2030 and 2050 Greenhouse Gas Emission Reduction Targets</b>            [SB 375]            Incorporate policies in General Plan or separate Climate Action Plan.</p>
	<p><b>General Plan - Environmental Justice Component</b>            [SB 1000, Leyva]            Adopt an environmental justice element, or environmental justice goals, policies, and objectives integrated into other elements, upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.</p>

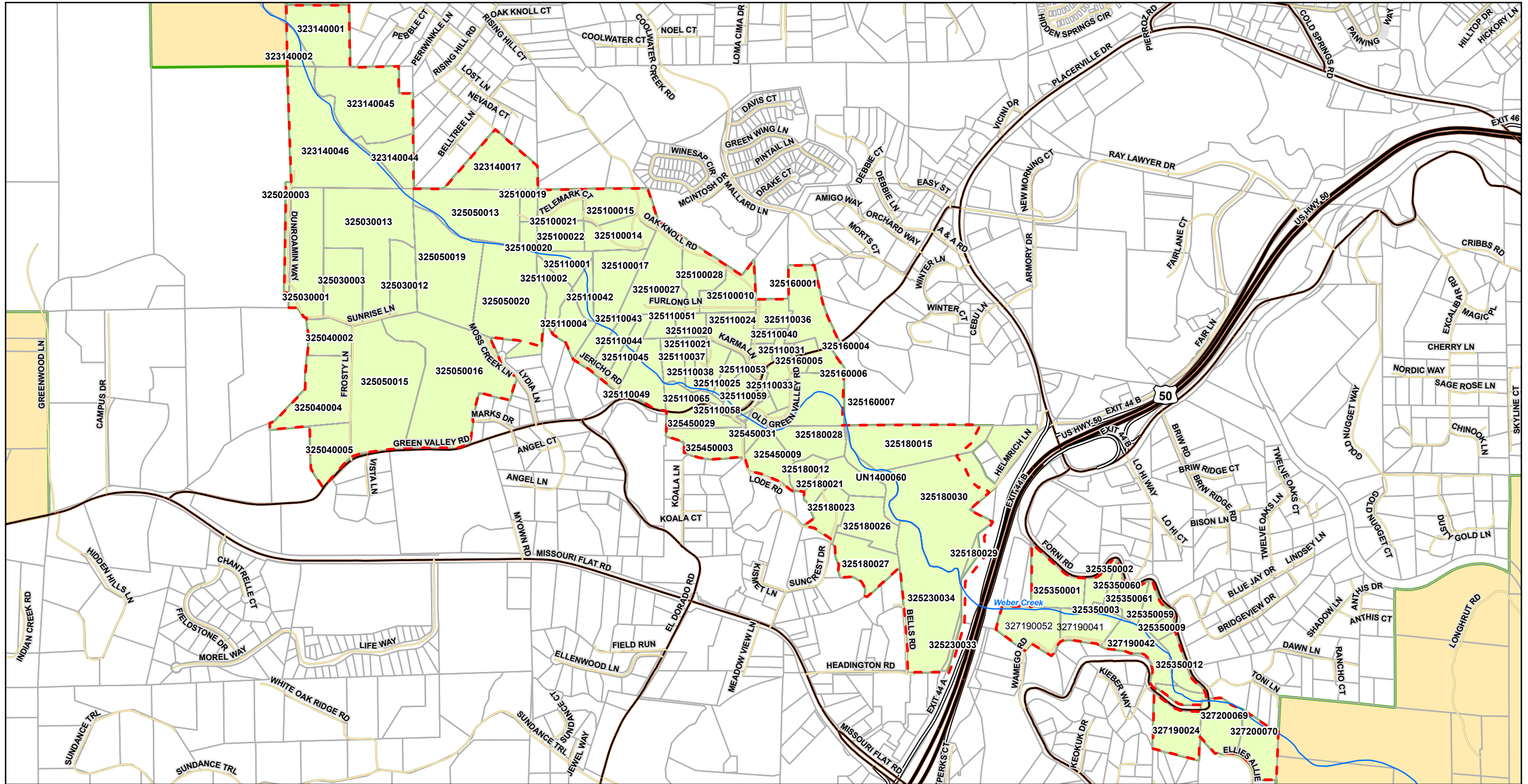
## ATTACHMENT C

County-Initiated Land Use and Housing Projects		2020												2021											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Projects in Progress (Target Completion FY 2019-20)</b>																									
	Housing Element Annual Progress Report (2019 Calendar Year)																								
	General Plan Implementation Annual Progress Report (2019 Calendar Year)																								
	Zoning Ordinance Major Amendments																								
	<b>*NEW*</b> Repeal Ordinance No. 5026 (Noticing Requirements)																								
	Accessory Dwelling Unit (ADU) Ordinance Update																								
	<b>*NEW*</b> Regional Early Action Plan (REAP) State Housing Funding: Grant Application for Affordable Housing Ordinance (due by 7/1/20)																								
	<b>*NEW*</b> Local Early Action Planning (LEAP) State Housing Funding: Grant Application for Infill Incentive Ordinance (due by 7/1/20)																								
<b>FY 2020-21 Priority 1 Projects</b>																									
1	Housing Element Annual Progress Report (2020 Calendar Year)																								
2	General Plan Implementation Annual Progress Report (2020 Calendar Year)																								
3	Housing Element Comprehensive Update 2021-29																								
4	<b>*NEW*</b> Pre-Approved Accessory Dwelling Unit (ADU) Plan Program																								
5	Affordable Housing Ordinance																								
6	General Plan Safety Element Update																								
7	General Plan Five-Year Review 2016-2020																								
8	Community-Based Planning: Commercial/Multi-Family Residential Design Standards																								
	Component 1: Design Standards for Shingle Springs (Target Completion Spring 2022)																								
	Component 2: Design Standards for Cameron Park, Diamond Springs/El Dorado, and El Dorado Hills (Target Completion Summer 2022)																								
<b>Priority 2, 3 &amp; Unprioritized Projects (pending Board direction &amp; allocation of funding &amp; resources)</b>																									
9	Oak Resources Management Plan (ORMP)/Oak Resources Conservation Ordinance Implementation Status Report to the Board																								
10	Infill Incentive Ordinance																								
11	Cultural Resources Ordinance																								
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	4. Signs (Chapter 130.36)																								
	5. Other Code Section Updates (ongoing/as needed)																								
18	<b>*NEW*</b> County-Initiated Parcel Rezones / GPAs / Zoning Map Amendments																								

## ATTACHMENT D

<b>Other Long Range Planning Projects and Ongoing Responsibilities</b>
<b>LAND USE</b>
<ul style="list-style-type: none"> <li>• General Plan Implementation &amp; Monitoring</li> <li>• Community Outreach (Board-Appointed Committees; Community Services Districts; Community-based groups)</li> <li>• Litigation – staff support to County Counsel on California Environmental Quality Act (CEQA) litigation regarding the General Plan Biological Resources Policy Update EIR certified by the Board on 10/24/17.</li> <li>• Tribal Consultation Coordination (AB52) - requires “a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.”</li> </ul>
<b>HOUSING</b>
<ul style="list-style-type: none"> <li>• Housing Element Implementation - project support, meeting with property owners, developers, and financiers, etc. to encourage production of affordable housing options.</li> <li>• Housing Programs Oversight - First Time Home Buyer, Housing Rehabilitation, and other funding programs</li> <li>• HOME Investment Partnership Grant (HOME) Loan Programs, Grant Applications and Monitoring</li> <li>• Community Development Block Grant (CDBG) Loan Programs, Grant Applications and Monitoring - Follow state mandated guidelines for loan issuance, loan monitoring and reporting of revenue generated by CDBG Housing Rehabilitation, First Time Homebuyer, and Economic Development loan programs.</li> <li>• Housing-Related Board Policy Administration - ongoing implementation of Board Policy B-11 (Hardship Fee Deferrals) for very-low income households and Board Policy B-14 (Traffic Impact Mitigation Fee Offset) for affordable housing.</li> </ul>
<b>ADMINISTRATION AND PROJECT SUPPORT</b>
<ul style="list-style-type: none"> <li>• General Administration - Contract initiation and administration, invoice processing, RFP initiation and processing, public inquiry responses, Board policy updates, preparation of Legistar items, presentations and staff reports, web page management, budget preparation and monitoring, records management, invoice processing, etc.</li> <li>• Contract and Task Order Development and Management</li> <li>• Budget Development and Monitoring</li> <li>• Public Records Act Requests – processed on an ongoing basis.</li> <li>• Project Administration and Support</li> <li>• AB52 and SB18 Compliance</li> <li>• Website Management</li> <li>• Special Projects as Assigned</li> </ul>
<b>INTERDEPARTMENTAL WORKING GROUPS</b>
<ul style="list-style-type: none"> <li>• Coordination with and staff support to other County Departments (e.g., Department of Transportation (DOT), Chief Administrative Office (CAO), County Surveyor, Environmental Management, Building Services, Health &amp; Human Services)</li> <li>• Coordination with CAO on County Strategic Plan goals</li> </ul>
<b>ADVISORY GROUPS/COMMITTEES</b>
<ul style="list-style-type: none"> <li>• Board-appointed (e.g., Design Review Committees, Community Advisory Committees, etc.)</li> <li>• Community-Based (e.g., El Dorado Hills Area Planning Advisory Council, Tahoe Prosperity Center/Housing)</li> </ul>
<b>INTER-JURISDICTIONAL AND REGIONAL COORDINATION</b>
<ul style="list-style-type: none"> <li>• CA Governor's Office of Planning and Research</li> <li>• El Dorado County Transportation Commission (EDCTC): quarterly coordination meetings with DOT, Planning and EDCTC staff</li> <li>• El Dorado County Water Agency – serve on advisory committee on updates to the Water Resources Development and Management Plan</li> <li>• Sacramento Area Council of Governments (SACOG), including representation on: Regional Planning Partnership, Housing Planners/RHNA Working Group, and advisory for the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) updated every four years</li> <li>• Tahoe Regional Planning Agency (TRPA)</li> <li>• Neighboring jurisdictions (City of Folsom, City of Placerville, City of South Lake Tahoe, Placer County) planning and policy issues</li> </ul>

# EXHIBIT A



## Proposed Weber Creek Canyon Important Biological Corridor (IBC)

County of El Dorado  
State of California

General Plan Policy 7.4.2.9 requires applicants for discretionary projects (and applicants for ministerial projects within the Weber Creek Canyon IBC) to provide to the County a biological resources technical report (meeting the requirements identified in Section A of General Plan Policy 7.4.2.8)

**DISCLAIMER:**

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

**NOTES:**  
LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: Planning Department. DATE: 2019/07/29  
MAP PREPARED BY: Emma Kikuyama DATE: 2019/07/30  
G.I.S. PROJECT ID: see0073824, RELATED REPORT: N/A  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
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Map displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)

**Legend**

- Proposed Weber Creek Canyon IBC
- Parcel Boundary
- Highway
- Impacted Weber Creek Canyon Parcels
- Streams
- Major Road
- Important Biological Corridor
- Minor Road
- Ramp

