



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

1 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, 2020**
- **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**

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 procedures)**
- **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 Incentives 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**
- 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**
 - 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

- Added per Board direction on March 5, 2019 as a Tier 2 priority
- Project has not been initiated
- **Staff Recommendation:** Reprioritize to Tier 3 and defer to FY 2021-22.

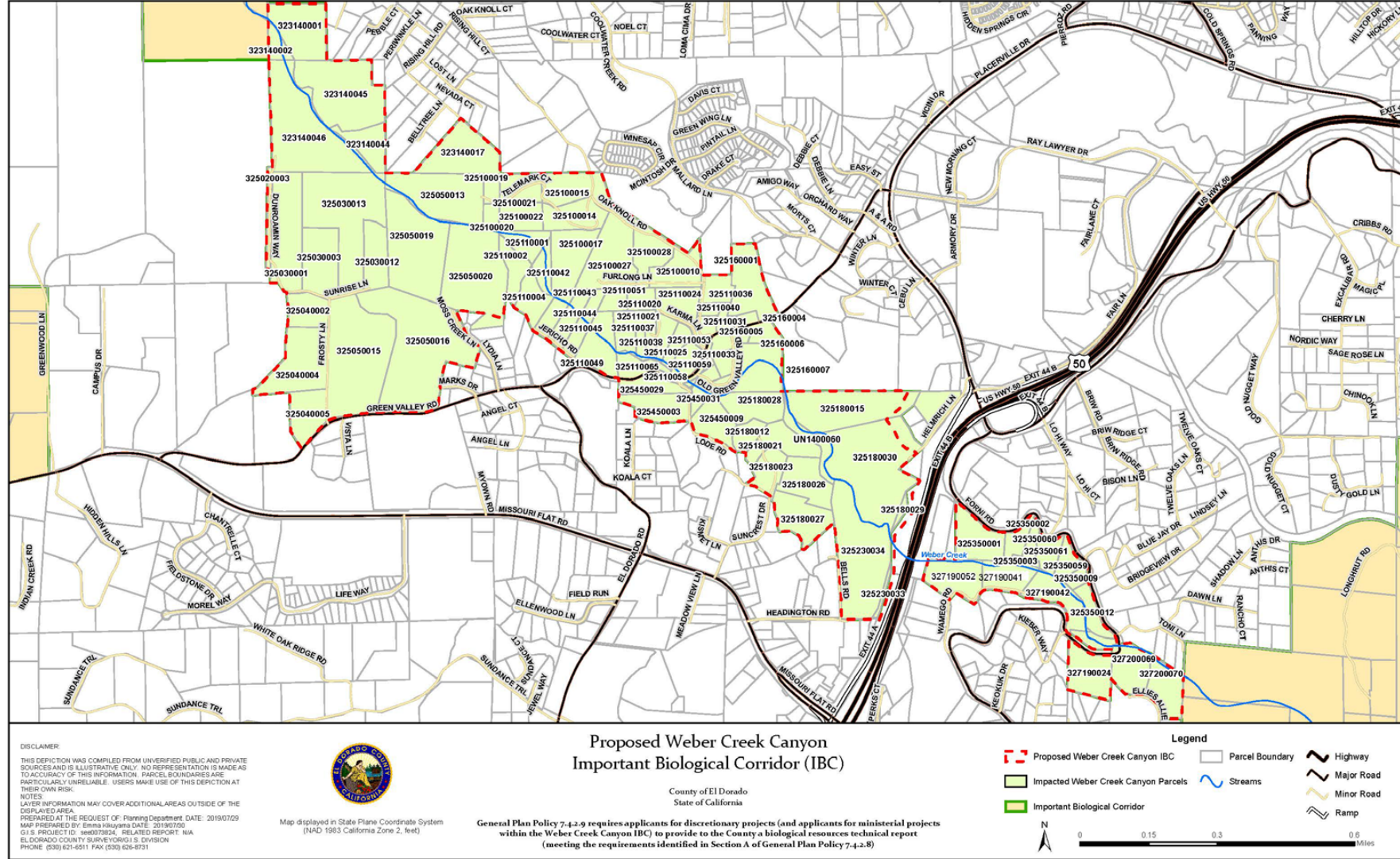
Projects that Require Board Direction on Prioritization and Funding

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 cost of environmental analysis and Rezone/GPA processing; and
- 3) Whether to initiate this project in FY 19-20 or FY 20-21.

Projects that Require Board Direction on Prioritization and Funding

16. Cameron Park Sign Standards

➤ Seeking Board Direction:

- 1) Whether to include as component of future effort to review and update 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/ongoing)

- **Staff Recommendation:** Planning Services Admin. Team coordinate with assistance from on-call planning services
- **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 2015 Zoning Ordinance Update)
- Requires parcel data research that may result in documented mapping errors and require County-initiated parcel rezones and amendments to Zoning Map and may also require General Plan Amendments to Land Use Map
- **Staff Recommendation:** Planning Services Admin Team to coordinate with assistance from on-call planning services

FY 2020-21 Budget General Fund Allocation Requests

Affordable Housing Ordinance (Tier 1, No. 5)	\$75,000*
General Plan Safety Element Update (Tier 1, No. 6)	\$100,000
Infill Incentives Ordinance (Tier 2, No. 10)	\$40,000
Cultural Resources Ordinance (Tier 2, No. 11)	\$67,000
Scenic Corridor Ordinance (Tier 2, No. 12)	\$70,000
Weber Creek Canyon IBC (unprioritized, No. 14)	\$89,000
Texas Hill Reservoir Parcel Rezones (unprioritized, No. 15)	\$192,000
Zoning Ordinance Updates (unprioritized, No. 17)	\$92,000

****Additional \$75,000 in Economic Development FY 20-21 Budget Request,
TOT Funds***

Staff Resources

- **Current Long Range Planning Staff Resources (5.5 FTEs)**
Planning Manager (1.0), Sr. Planner (1.0), Assoc. Planner (1.0),
Dept. Analyst II (1.0), Admin. Tech. (1.0), 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**