



## Legislation Text

---

**File #:** 20-0170, **Version:** 1

---

Planning and Building Department, Planning Services Division, Long Range Planning recommending the Board:

- 1) In accordance with Board Policy A-6, accept the grant award in the amount of \$310,000 for Senate Bill 2 Building Homes and Jobs Act Planning Grants Program funds for SB2 grant application approved by the Board on October 22, 2019; and
- 2) Adopt and authorize the Chair to sign Resolution **030-2020** to authorize the Planning and Building Department Director, or designee, to execute the grant agreement 19O- PGP-13433 and subsequent amendments thereto that do not affect the dollar amount or the term and to sign other grant related documents, contingent upon approval by County Counsel and Risk Management.

**FUNDING:** State Senate Bill 2 Funding - Building Homes and Jobs Act Grants Program.

### **DISCUSSION / BACKGROUND**

The State of California, Department of Housing and Community Development (the "Department") issued a Notice of Funding Availability (NOFA) dated March 29, 2019, for its Planning Grants Program ("PGP"). In response to the 2019 NOFA, the County of El Dorado submitted a project application dated October 30, 2019 for an allocation of the PGP Program funds up to the maximum amount available to the County of \$310,000 to accelerate the production of housing for two activities as described below.

The first activity is Community Design Standards for multi-family residential development in the Community Region of Shingle Springs, followed closely by Design Standards for the Community Regions of Cameron Park, Diamond Springs/El Dorado, and El Dorado Hills. These Community Design Standards will include architectural design (themes, style, color, materials, and features), compatibility measures, and prototypes for multi-family residential development. The resulting Community Design Standards will expedite the review of multi-family residential development projects by allowing their planning process review to be ministerial under CEQA, rather than discretionary.

The multi-family residential development projects that are processed after the adoption of the proposed Community Design Standards and in compliance with these standards will benefit from a staff-level procedure. This will essentially stimulate and streamline the production of multi-family residential development in the unincorporated community regions of El Dorado County. Project management will be conducted with a combination of County staff time and consultant services.

The Board designated \$250,000 for community planning in the FY 2018-19 and FY 2019-20 County Budget with \$125,000 in Economic Development budget and \$125,000 in the Planning and Building Department budget. The County budget allocated to this activity for staff and consultant services will be offset by grant funds for eligible activities.

The second activity is the Pre-Approved Accessory Dwelling Unit (ADU) Plan Program. 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. Although some site-specific design work is required due to the topographic diversity in the county, a property owner can dramatically reduce pre-construction costs and receive expedited building permits by utilizing these plans. Project management will be conducted with a combination of County staff time and consultant services.

On December 10, 2019, the Department announced that the County of El Dorado was conditionally awarded \$310,000 for the SB2 grant application the County submitted to accelerate housing production by streamlining the approval of multi-family residential housing and promoting development consistent with the state's planning priorities.

On January 27, 2020, the County of El Dorado received Standard Agreement 19 PPG-13433, and exhibits, from the Department for review and execution prior to the expenditure of grant funds.

Staff is requesting acceptance of the grant funds and approval of a resolution authorizing the Planning and Building Department Director, or designee, to act on the County's behalf in all matters pertaining to this grant to enter into, execute, and deliver a State of California Standard Agreement (No. 19 PPG-13433) for the amount of \$310,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the County's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents") that do not affect the dollar amount or the term, contingent upon approval by County Counsel and Risk Management.

## **ALTERNATIVES**

The Board may reject staff's recommendation to accept funding from the State PGP Program which would result in the funds allocation to the County being forfeited.

## **PRIOR BOARD ACTION**

On December 5, 2017, the Board directed staff to develop a proposed scope of work to create custom design guidelines/standards (for commercial/multi-family residential development) in the communities identified in General Plan Policy 2.1.1.1 with Shingle Springs as the lead prototype. The Board also directed staff to return with a proposed scope of work, prior to issuance of a Request for Proposal (RFP) (see Board Agenda 12/5/2017 Minutes, Item No. 36, Legistar File No. 13-0561).

On July 17, 2018, the Board directed staff to proceed with issuance of a RFP for community design guidelines/standards (see Board Agenda 7/17/2018 Minutes, Item No. 20, Legistar File No. 18-0984).

On December 4, 2018, the Board awarded RFP 19-918-013 to the successful proposer, De Novo Planning Group, for an amount not to exceed \$250,000 to prepare design standards/guidelines for commercial/multi-family new development in the communities of Cameron Park, Diamond Springs/El Dorado, El Dorado Hills, and Shingle Springs (see Board Agenda 12/4/18 Minutes, Item No. 19, Legistar File No. 18-1834).

On October 22, 2019, the Board adopted Resolution 173-2019 authorizing the County to submit an SB2 grant application to the Department for an allocation of \$310,000 of the PGP Program funds to accelerate the production of housing (see Board Agenda 10/22/19 Minutes, Item No. 23, Legistar File No. 19-1446).

## **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel, Risk Management

### **CAO RECOMMENDATION / COMMENTS**

It is recommended that the Board approve this item.

### **FINANCIAL IMPACT**

If accepted, the SB2 grant funding will offset County General Funds already budgeted to the Planning and Building Department and Economic Development for the Community Design Standards project. Costs associated with the ADU Pre-Approved Plan project will be grant funded. No matching funds are required from the County for this grant application. General Funds budgeted to the Community Design Standards project include the cost for staff time not reimbursed by the grant funds. Staff time for the ADU Pre-Approved Plan project will be provided with grant funding. The grant allows for staff time directly related to the activity administration to be reimbursed with grant funds. Under the terms of the PGP grant funding, all activities must be completed and grant funds expended by December 31, 2022.

### **CLERK OF THE BOARD FOLLOW UP ACTIONS**

- 1) Clerk to obtain Chair's signature on one (1) original copy of the Resolution.
- 2) Clerk of the Board will forward two (2) certified copies of the fully executed Resolution to Planning and Building Department, attention of C.J. Freeland, HCED Programs.

### **STRATEGIC PLAN COMPONENT**

Good Governance - "Promote the development of resources to identify and pursue additional revenue including local, state, federal and private funding for new and existing projects".

Healthy Communities - "Achieve sufficient and attainable housing for all El Dorado County residents".

Economic Development - "Provide attainable housing options - balance jobs with housing".

### **CONTACT**

Tiffany Schmid  
Director Planning and Building Department