

To: Honorable Board of Supervisors

From: Andy Nevis, El Dorado County Planning Commission Chair

Subject: Planning Commission Informational Workshops

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On March 23, 2023, the El Dorado County Planning Commission considered topics for potential workshops at Planning Commission meetings in the coming months. These workshops would be informational and provide an opportunity for Commissioners and members of the public to enhance their knowledge on land use topics, outside of a hearing on a particular project or ordinance. After a follow-up discussion on May 11, 2023, below are the workshop topics the Commission identified as top priorities:

- **Cannabis Ordinance Study Session:** Pursuant to the Settlement Agreement approved by your Board, the Commission has scheduled a study session on June 8, 2023 to review the County's cannabis regulations, to identify issues related to implementation and functionality and recommend to the Board of Supervisors whether changes should be considered. Planning for this study session is currently underway and details will be shared with your offices as soon as they are available.
- **Mitigating Transportation Impacts:** On April 13, 2023 during the Commission's annual review of the Capital Improvement Plan (CIP) to determine consistency with the General Plan, the Department of Transportation committed to holding a workshop with the Commission later in the year to discuss background, potential changes and recommendations to the Board of Supervisors regarding the CIP. The Commission appreciates this commitment, as transportation impacts are consistently one of the main concerns residents express regarding any new development project. This workshop could be expanded to provide information not only the CIP but other transportation topics such as how traffic studies are conducted, CEQA analysis requirements related to transportation, the County's General Plan policies related to transportation, and other transportation topics as deemed appropriate.
- **Affordable Housing:** Housing remains a top concern of El Dorado County residents. The Commission is interested in receiving information on what policies and programs are available to encourage the production of affordable housing in our county, as well as an update on implementation of the County's General Plan Housing Element. Additionally, this workshop could include an examination of non-traditional types of housing that could be permitted in the County to provide additional affordable housing options and/or relief to disaster victims.
- **Application Processing:** The Commission is interested in better understanding the process by which applications move through the planning process. This would include topics such as the preapplication, review for completeness, the determination on whether a project is ministerial or discretionary, assignment of a hearing body, and enforcement of any conditions of approval. We would also be interested in hearing an update on the efforts already underway to accelerate processing times and enhance customer service.

Except for the cannabis ordinance study session, these workshops have yet to be scheduled and the Commission understands that their scope, timing, and whether they ultimately occur will be based on the availability of staff time and direction from your Board. Additionally, if there are any additional topics you would like us to consider, or if you would like to have any or all of these scheduled as joint meetings with your Board, please let your appointed commissioner know.