

# COUNTY OF EL DORADO

330 Fair Lane  
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SUZANNE ALLEN DE SANCHEZ  
Clerk of the Board



# BOARD OF SUPERVISORS

**JOHN R. KNIGHT**  
District I

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**TO:** Board of Supervisors, County of El Dorado

**FROM:** John R. Knight, District 1 Supervisor

**DATE:** June 20, 2011

**RE:** Update on EDAC Regulatory Reform

There were 22 in attendance at the Regulatory Reform Committee of June 10, 2011. The general topic for this meeting revolved around the County's role in land use planning locally, regionally and meeting State regulations and objectives. David Shabazian, SACOG manager of the Rural-Urban Connection Strategy attended the meeting.

- Brief recap of the General Plan 5-year review findings and work completed to date by the Regulatory Reform committee was discussed.
- Initial discussion of CEQA streamlining opportunities through Targeted General Plan Amendment and Zoning Ordinance Update.
- CEQA tiering options. How it will save time and provide cost saving for both the County and future projects.
- Fitting rural commerce needs into meeting local and state objectives to ensure optimum CEQA streamlining can be achieved.
- There is an interest in having more use "by right" under the Zoning Ordinance.
- How best to use modeling tools and analysis available for free through SACOG to reduce the cost of the Targeted General Plan Amendment process and Zoning Ordinance Update.
- Modeling of traffic, housing and population may help reduce the fear of the unknown in the discussion of anticipated growth within the County.
- How to bring foothill and mountainous areas like Placer and El Dorado into RUCS (i.e. the Rural version of Blueprint) to meet SB375 objectives and gain CEQA streamlining benefits? Consideration of Agriculture distribution centers.
- How best to support and growth historical tourism and revitalization in areas of the County not currently designated or identified for this activity.
- Ever changing technology needs for rural commerce needs to be flexible enough to address changes without costly review and processing.

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**TO:** Board of Supervisors, County of El Dorado

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**DATE:** June 20, 2011

**RE:** Update on EDAC Regulatory Reform

There were 16 in attendance at the Regulatory Reform Committee of June 17, 2011. The general topic for this meeting was to receive updates from each of the subcommittee coordinators.

- Coordinators for each of the subtopic areas met prior to this meeting to discuss what recommendations for the Targeted General Plan Amendment and Zoning Ordinance update process are complete and which ones are still being worked out.
- CEQA specialist were at the Coordinators meeting to discuss analysis options that will assist the County in taking a proactive approach for providing CEQA streamlining options for future public and private projects.
- Staff went over what has been discussed to determine, at this point in time, what does the Reg Reform group wish to move forward on and which issues require further discussion.
- Rural Commercial discussed issues with the General Plan and Zoning Ord. including:
  - Amending Rural Lands Zone Chapter 17.21 to support rural residential as a use.
  - Amend Zoning Ordinance 17.40.170 "Home Occupations" to better align with rural residential home base business needs.
  - Amend General Plan Policy 8.2.4.4 to provide more flexibility in defining agriculture production types
  - Clarifying what types of multiple use developments should be allowed in rural regions
  - Need for Rural Commercial as part of the Zoning Ordinance update of Commercial Zones
- Staff will prepare for the July 25<sup>th</sup> workshop beginning the week of June 20<sup>th</sup>. Any items that are completed and agreed to by the Regulatory Reform Committee should be forwarded to staff for inclusion into the report.