



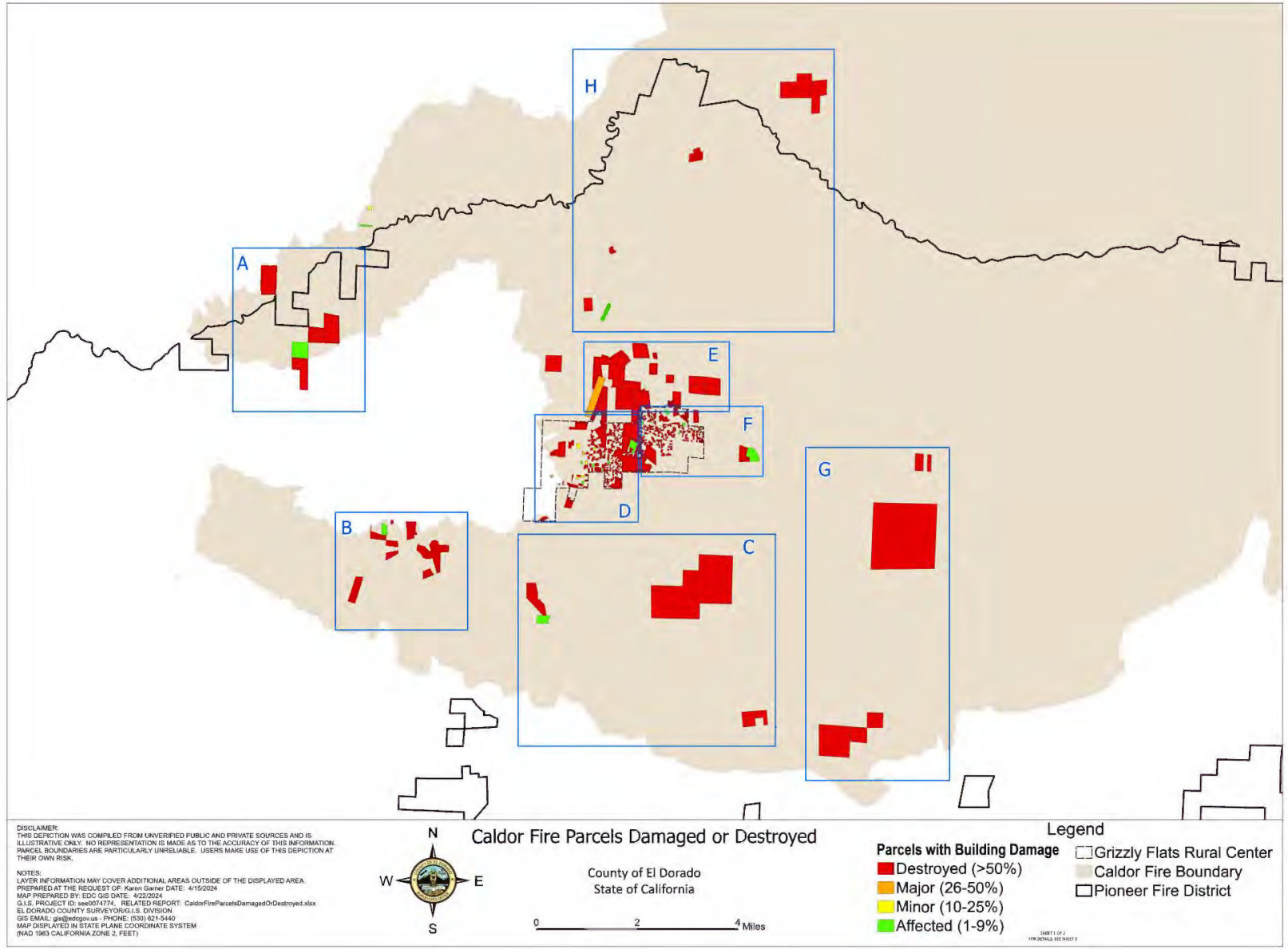
Title 25 – Limited Density Owner Built Rural Dwelling for Grizzly Flats

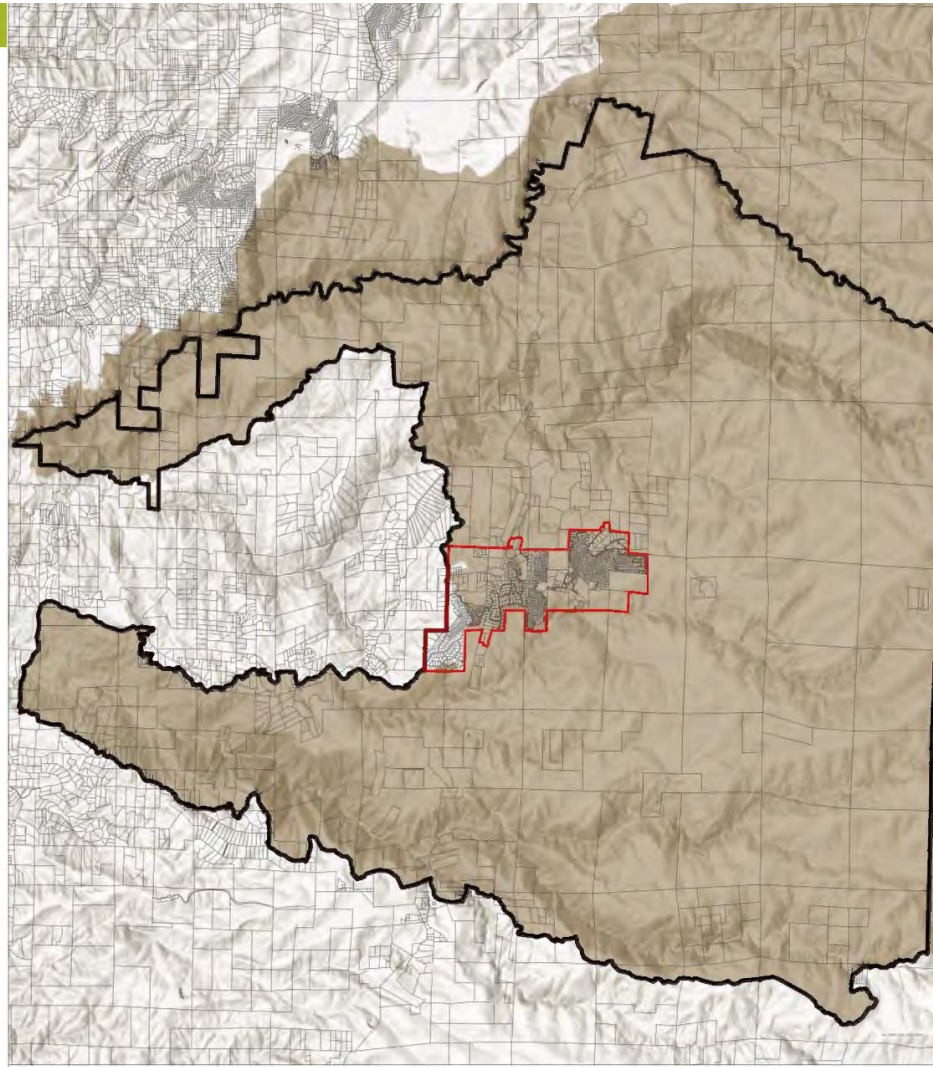
El Dorado County Planning & Building

May 14, 2024

Updates

- Expanded boundary area to include affected parcels surrounding Grizzly Flats Rural Center
- Clarified language in ordinance that water and wastewater/septic must be to standards
- Shared draft application, informational brochures with Grizzly Flats residents
- Working on:
 - Pre-reviewed plans for 750 sq. ft homes
 - Building inspectors certified for lumber inspection





Title 25 Grizzly Flats Area Boundary Map

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NOTES:
 LAYERS INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.
 PREPARED AT THE REQUEST OF: Kamen Gehner DATE: 4/15/2024
 MAP PREPARED BY: EDC GIS DATE: 4/29/2024
 E.L.S. PROJECT ID: 440210774 - RELATED REPORT: None
 EL DORADO COUNTY SURVEYING & S. DIVISION
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 MAP DISPLAYED IN STATE PLANE COORDINATE SYSTEM (NAD 1983 CALIFORNIA ZONE 2, FEET)



County of El Dorado
 State of California



Legend

- Parcels
- Title 25 Grizzly Flats Boundary
- Grizzly Flats Rural Center
- Caldor Fire Boundary

Next Steps



- Second Reading 5/21
- Goes into effect 6/20/24
- Workshop(s) in Grizzly Flats with interested residents to assist with application & answer questions
- Will accept applications, allow site prep prior to 6/20/24
- Continue work on “pre-reviewed” plans
- File CEQA Notice of Exemption
- File amendments & findings with California Building Standards Commission and Department of Housing and Community Development
- Explore applicability to Mosquito Fire area and Phillips Park



Questions?

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