

COUNTY OF EL DORADO

330 Fair Lane
Placerville, CA 95667
(530) 621-5390
(530) 622-3645 Fax

SUZANNE ALLEN DE SANCHEZ
Clerk of the Board



BOARD OF SUPERVISORS

JOHN R. KNIGHT
District I
RAY NUTTING
District II
JAMES R. SWEENEY
District III
RON BRIGGS
District IV
NORMA SANTIAGO
District V

TO: Board of Supervisors, County of El Dorado
FROM: John R. Knight, District 1 Supervisor
DATE: April 25, 2011
RE: Update on EDAC Regulatory Reform

There were 18 in attendance at the Regulatory Reform Committee meeting of April 22. Topics for this meeting including the Zoning map update and Natural Resources.

General discussion points were:

- Any General Plan amendments should meet Board objectives set on April 4, 2011 by providing more moderate housing, increasing retail sales, creating more jobs, all while protecting the Agricultural and Natural Resource Industries.
- The LDM and Zoning Ordinance are the tools required to implement the General Plan and stated objectives above.
- Initial discussion regarding mapping included utilizing the Zoning Ordinance Update process to plan forward for designated multi-family and commercial lands to ensure development meets specific needs of neighborhoods, communities and the region.
- Identify which lands can support higher density/multi family mixed-use projects to achieve a General Plan vision for balance between jobs, variety of housing types, and economically viable alternative transportation modes.
- Natural Resource discussion asked the question: Should County's TPZ policies be more restrictive than State requirements?
 - Should we allow through ministerial review compatible uses on TPZ lands?
Participants determined that any approved compatible use shall not detract from the parcels ability to produce timber. The goal is to make TPZ lands more viable and usable.

- Should building a home on TPZ land be allowed by right? Over the past 20 years, only six homes have been built on TPZ lands. Participants discussed both questions, but did not come to any conclusions.
- EDAC is conducting a survey of TPZ policies in northern California counties with significant TPZ lands for BOS review and discussion.

The next EDAC Regulatory Reform meeting will be April 29, 2011. Topics will include recommendations for amendments to policies related to Industrial land use and zoning, and State Compliance requirements related to local General Plan goals.

Respectively submitted,



John R. Knight