

# 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



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**TO:** Board of Supervisors, County of El Dorado  
**FROM:** John R. Knight, District 1 Supervisor  
**DATE:** April 19, 2011  
**RE:** Update on EDAC Regulatory Reform

As we all know, there has been a committee of active professionals that either work or live in El Dorado County that have been meeting almost every Friday for nearly 2 years. The general purpose of this committee is to identify hurdles to economic development within the County. To that end, the committee has been working closely with County staff and has made numerous presentations in public.

For my own education I have been attending these meetings for the past 60 days and am excited about the coordination and cooperation between the stakeholders. My role in attending these meetings is as an observer not a participant.

Over the next 60 days, I will be giving the Board an update on the committee progress. These reports will be brief and on the consent calendar for the broadest distribution possible.

What the Board can expect on the July 25<sup>th</sup> meeting from EDAC and staff:

1. LDM finished
2. Zoning finished
3. First draft of "Project Description" of targeted General Plan update
4. Presented to the Board will be CEQA considerations such as:
  - a. Negative Declaration
  - b. Supplemental EIR
  - c. Focused EIR
  - d. Full programmed EIR for future tiering off of
5. Preliminary analysis of TIM fees

Attached is EDAC's short list suggested for Board of Supervisors action that they are working on. It is my plan to attend as many meetings as possible and I will give the Board periodic updates.

Respectively submitted,

  
John R. Knight

11-0466.1.A1

# EDAC Short List Suggested for BOS Action

## Objectives

• Protect and Promote AG

• Natural Resource Use

• Jobs (IND)

• Low Density Residential

• Retail

• Moderate Housing

• State Compliance

## Zoning

• Please see AG Slide (*Valerie*)

• Additional uses on Natural Resources Land (*Cedric*)

• Multiple IND zoning (*Gail/Art*)

• AE/PD for HDR / Other (*Cindy*)  
• Home Occupied Businesses

### Commercial (*Mike*)

- Multiple zoning districts (economic analysis)
- Community ID
- Highway Commercial
- 1<sup>st</sup> Generation of Form Based Codes vs. PD

### C/MUD & MFR (*Noah*)

- MUD II (*Brian & Gary*)
- 1 Generation Formed Based Codes vs. PD

### MUD III / Community ID Supply Criteria (*Eric*)

- MUD by Right
- Infill Policy
- Community ID

## GPA

• AG Slide

• NR Slide

- If Necessary New Industrial CR/RC
- EDHBP Employment Cap
- Public Water & Sewer Hook-ups

• PD Requirements 3+ Unit & 50+ parcels

### Commercial / CMUD / MFR

- FAR
- 30% Slope
- 30% Open Space
- C/MUD and MFR Supply
- Density Bonus
- 6,000 SF Minimum Lot Size
- Moderate LUD Designation (MFR/HDR)

### State

- AB32 / SB 375 / RHNA / CAP / Multi-Modal Transportation

### All Objectives

- Community Region Boundaries
- Noise Standards
- Road Standards
- PD's Required
- Parks & Recreation

CEQA

Discussion