



SUBDIVISION WORKSHOP

October 27, 2005

2:00 – 4:00 p.m.

Planning Commission

New Tentative Map Submittal Requirements

- New Application Form
 - Updated for consistency with 2004 General Plan requirements
 - Available at Planning counter or on-line at <http://www.co.el-dorado.ca.us/planning/applications.html>

New Tentative Map Submittal Requirements, Cont.

- Key General Plan Requirements
 - Land Use Consistency (2.2.1.2)
 - Traffic Analysis (TC-Xa, TC-Xf)
 - Public Water Supply (5.2.1.4, 5.2.1.9)
 - Groundwater Supply (5.2.3.4)
 - Tree Canopy Survey (7.4.4.4)

Tentative Map Review Process

- Pre-application review meeting
- Submittal appointment
- Assignment to planner and distribution
- Site inspection
- Complete application determination
- Draft CEQA document prepared
- TAC meeting
- Public notice of hearing
- Staff report completed – Recommendation, conditions and findings
- Planning Commission hearing

Key General Plan Policies to Consider in the Map Review Process

- Policies affecting lot size
- Policies affecting design and approval

Policies affecting lot size

- 2.2.1.2 – Minimum parcel size/density based on land use designation
- 2.2.2.2 – Agricultural District Overlay
 - 20 ac. min. if choice soils
 - 10 ac. min. if not choice
 - 5 ac. min. if clustered
- 2.2.5.13 – Airport Safety Zone 3 requires min. 5 ac. unless PD approved

[Policies affecting lot size cont.]

- 2.2.6.5 – 10 ac. min. adjacent to Texas Hill Res.
- 5.2.6.5 – 5 ac. min. for groundwater dependent parcels; 10 ac. min. in areas with groundwater limitations
- 5.3.1.2 – Parcels <5 ac. in MDR only if public water is available

[Policies affecting lot size cont.]

- 7.2.2.1 – Mineral Resource Overlay
 - 20 ac. min. within MR Overlay
 - 20 ac. min. adjacent to MR Overlay
 - 20 ac. min. adjacent to active mining operations if outside of MR Overlay
 - Exception if found no economically significant mineral deposits or potential mining operations

[Policies affecting lot size cont.]

- 8.1.3.1 – 10 ac. min. adjacent to Ag zoned lands
- 8.3.2.1 – 160 ac. min. for TPZ zoned land
- 8.3.2.2 – 160 ac. min. for NR designated lands above 3000'
- 8.3.2.3 – 40 ac. min. for NR designated lands below 3000'
- 8.4.1.1 – 40 ac. min. adjacent to timberlands

Policies affecting lot design and approval

- TC-Xa,— Increase in traffic cannot worsen roads already at LOS F or create new LOS F segments
- TC-Xd Requires applicant to make necessary improvements; Establishes thresholds for impacts; Establishes concurrency requirements; Requires

Policies affecting lot design and approval cont.

- 5.2.1.4, 5.2.1.9 – Permanent and reliable water source must be identified at project approval for public water users
- 5.2.3.4 – Requires demonstration of reliable groundwater if that is the source of water

Policies affecting lot design and approval cont.

- 6.2.2.1, 6.2.2.2, 6.2.3.1 – Regulations in high fire hazard zones; fire safe plans; adequacy of fire protection infrastructure and services
- 6.4.1.4, 6.4.1.5 – No new parcels in 100 year flood plain
- 6.5.1.5, 6.5.1.6, 6.5.1.8 – Noise sensitive (including residential) uses to meet dB levels; setbacks required

Policies affecting lot design and approval cont.

- 7.1.2.1 – Development restrictions on slopes >30%
- 7.3.3.4 – Riparian and wetland buffers
 - 100' from perennial streams, rivers, lakes
 - 50' from intermittent streams and wetlands

Policies affecting lot design and approval cont.

■ 7.4.4.4 – Tree Canopy Protection Standards

Percent Existing Canopy Cover	Canopy Cover to be Retained
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Policies affecting lot design and approval cont.

- 8.1.3.4 – Agricultural land protection and replacement
- 9.1.1.5 – Parkland dedication for active recreation
- 9.1.2.4, 9.1.2.5 – Dedications for bike and hiking/equestrian trails

[Findings and Conditions]

- Importance of findings
- Clarity of conditions
 - What exactly must be done
 - Who is responsible
 - When must it be completed

[Typical Conditions of Approval]

- Street improvements (On- and Off-site)
- Water, sewer, and drainage improvements
- Fire protection measures
- Access and circulation (Two points of access required)
- Road names, signage, and stop lights
- Street lights

Typical Conditions of Approval Cont.

- Park dedication or in-lieu fee
- Open space and/or trail dedication
- Noise attenuation
- Wetland and riparian area protection
- Archeological and cultural resource protection
- Biological resource (rare plant and animal) protection
- Oak canopy protection

[El Dorado Irrigation District]

- Facilities Improvement Letter (FIL)
 - When required
 - Process

[Traffic Study Requirements]

- Timing
- Cumulative Impacts
- Concurrency

[Annexations]

- Local Agency Formation Commission process for development projects needing annexation for service

[Final Map Requirements]

- Submittal process
- Improvement agreements
- Map checking and surveying requirements
- Board of Supervisors action
- Recording

[Billing Procedures]

- Cost recovery – Time and materials for all map applications
 - Current fee is deposit
 - Monthly accounting of time spent
 - Fee agreement



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Questions and Answers