

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Board of Supervisors Agenda of: February 14, 2011

FROM: Roger Trout, Development Services Director

DATE: January 31, 2011

RE: February 14, 2011 Hearing – Land Development Manual (LDM),
(Legistar #10-1101)

The Development Services Department (DSD) will provide a brief PowerPoint presentation providing an overview of the process and requested action. This memo transmits similar information with additional detail on final revisions recommended by staff that has been incorporated into the “Revised” LDM and Standard Plans.

The “Revised” LDM, Attachment 3, (Legistar #10-1101.3C) is a clean version of the LDM with all the changes directed by the Board of Supervisors from the January 11, 2011 hearing, including the changes recommended by the DSD Staff Memo dated January 7, 2011 (Legistar #10-1101.2H). The following changes are also included based on staff and public comments:

1. Section 2.2.1 (Legistar page footer #10-1101.E.19): Second sentence revised to read as follows:

The procedure for subdivisions ~~can be general described as a four step process is described in the following Section 2.2.2.~~

2. Section 2.4.2.1 (Legistar page footer #10-1101.E.30): Section B.1 revised to read as follows:

Proof of legal access (e.g., copies of deeded easement and a letter from a Title company that states all deeds are valid) ~~is may be required for all streets abutting used to access the~~ proposed development, whether the streets are County-maintained or non-County-maintained.

3. Section 2.4.2.1.B.9.f (Legistar page footer #10-1101.E.32): Corrected cross-reference to read as follows:

...Section 2.4.1.B.3...

4. Section 2.4.2.3.B (Legistar page footer #10-1101.E.33): Modified sidewalk section to read as follows:

Sidewalks are required in accordance with the “Standard Plans”, except for:

1. Residential zoned subdivisions in which all lots are ~~greater than~~ 10,000 square feet or less,
 2. Industrial, commercial, and R&D zoned Parcel Maps in which all lots are ~~greater less than~~ one acre, and
 3. Specific Plans and Planned Developments where there is an adopted plan that addresses pedestrian and non-vehicular circulation within those plans. If sidewalks, ~~curbs, and gutters~~ are not specifically addressed in the Plan or PD, the requirements listed in the ~~Standard Plans~~ Land Development Manual shall be met.
5. The Standard Plans, Attachment 4, (Legistar #10-1101.3D) has been updated.

Policy Issues: Staff has covered all major Policy Issues within previous staff reports to the Planning Commission. For quick reference see Attachment B and Attachment 2A.

Attachment B (Legistar page footer #10-1101.B.1 through 9) included an analysis of the primary issues regarding the LDM, with staff’s recommendation. This was presented and discussed at length at the Planning Commission hearing on December 9, 2010.

The Planning Commission recommended approval of the LDM and Standard Plans, as reflected in their minutes in Attachment 2A (Legistar page footer #10-1101.2A.1 through 4).

Conclusion: The proposed LDM and Standard Plans is the update of the Design Improvement Standards Manual as required by the General Plan. Due to the large number of attachments to the Legistar item (#10-1101), staff recommends the Board take the following action:

1. Adopt the Negative Declaration prepared by staff (Legistar #10-1101.D);
2. Approve the Land Development Manual (Legistar #10-1101.3C) and Standard Plans (Legistar #10-1101.3D) by adopting the Resolution (Legistar #10-1101.2D) based on the Findings listed in Attachment 1 (Legistar #10-1101.C); and
3. Direct staff to return to the Planning Commission in approximately six months to review the Land Development Manual and Standard Plans.