

Land Development Manual and Standard Plans – As recommended by the Planning Commission on December 9, 2010

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings should be made:

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the Board of Supervisors and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 General Plan Findings

The proposed manuals comprehensively incorporate provisions of the 2004 General Plan and 2007 Fire Code. Revisions include provisions for Subdivision Development Processes; Road Standards and Typical Sections; Hillside Design Standards; Design Waivers; Affordable Housing Design Waivers; Secondary Access Provisions; Sidewalk Requirements; Fire Protection Standards; Water and Sewage Disposal Standards; Miscellaneous DOT permits and process; Grading; Gating of Roads; Surveying Information; and an updated Reference Chapter.

With the assistance of EDAC's Regulatory Reform Committee, numerous changes were made to the final draft manuals, thereby supporting General Plan Objective 10.1.2 to improve the regulatory process through reform. The manual is written in a concise and easy to understand manner (10.1.2.3), reflect regulatory and business needs (10.1.2.4), including the preparation of an overview statement, the purpose of the regulations, and the relationship between stated purposes and other adopted laws and/or regulations of the County (10.1.2.4.2), and has been reviewed for economical effects and taking implications (10.1.2.5).

The adoption of the Land Development Manual is consistent with the policy direction to update the Design and Improvement Standards Manual in the 2004 General Plan as required by Implementation Measure LU-E, TC-C, TC-U, HO-4, HO-6 and described in Table TC-1.

3.0 County Ordinances

- 3.1 The proposed manuals are consistent with applicable ordinances currently adopted and applied by the Board of Supervisors, and satisfies requirements of Sections 16.14.010 and 16.16.020 of the El Dorado County Code requiring all subdivision improvements to be constructed in accordance with the County Design Manual.

- 3.2 The Land Development Manual and Standards Plans replaces the Design Improvement Standards Manual and its amendments: Resolution No. 136-86, May 27, 1986; Resolution 390-88, November 22, 1988; Resolution 262-89, August 22, 1989; Resolution 128-90 May 18, 1990; Resolution 199-91, June 18, 1991; Resolution 322-92, October 20, 1992; Resolution 58-94, March 8, 1994; and Resolution 31-2008, February 12, 2008.