

LAND DEVELOPMENT MANUAL AND STANDARD PLANS



Prepared for the County of El Dorado Board of Supervisors
Prepared by DSD, EMD, Surveyors Office, and DOT
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Land Development Manual (LDM) and Standard Plans

This is a quick overview describing:

1. The reason to update the Design Manual.
2. The approach used for the update.
3. Key differences between the DISM and the LDM/Standard Plans.
4. Implementation.
5. Summary of Action Requested.

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Reasons to Update the DISM:



- Updating the Design and Improvement Standards Manual (DISM) is a requirement of General Plan Implementation Measures LU-E, TC-C, and TC-U.
- The manual was originally written over 20 years ago and has become outdated.
- The organization of the DISM needs to be made more user-friendly for the public and County staff.
- Amendments to the DISM have never been incorporated into the DISM and republished.
- Future amendments need to be facilitated with a new format.
- The DISM is not consistent with current practices, procedures, or laws.

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Approach Used to Update the DISM:

1. Reviewed existing resources:
 - *Design and Improvement Standards Manual.*
 - *2004 El Dorado County General Plan (as amended).*
 - *County Ordinances (Titles 15, 16, and 17).*
 - *New laws (Examples: 2010 California Fire Code, NPDES storm water program, Fire Safe Regulations).*
2. Reviewed "design manuals" from other cities and counties.
3. Compiled information, edited, and organized:
 - Updated standards based on new information.
 - Organized into manuals and chapters based on content.
 - Kept what worked. Deleted or modified what didn't.
 - Described current practices of the primary Departments.

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Key Differences between DISM and the Proposed Land Development Manual and Standard Plans:

- 2004 *General Plan* requirements added.
- Permit process descriptions added.
- Included separate DISM Resolutions, such as the Hillside Design standards.
- Common Design Waiver requests reduced.
- Secondary Access requirements (2010 *California Fire Code*) updated.
- Land Capability Report deleted.
- 2004 *General Plan* requirements for sidewalks added.
- Fire protection standards (2010 *California Fire Code*) updated.

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Continued...

- Consolidated and updated water and sewage disposal standards:
 - Brought into conformance with State Law;
 - Ability to use alternative systems for sewage disposal;
 - Better defined use of community sewage disposal system;
 - Proof of water and sewage disposal added (*General Plan* requirements related to zoning changes); and
 - Established standards for proof of water (groundwater capability) - *General Plan* requirement.
- Included process descriptions specific to DOT.
- Grading Manual incorporated.
- County Surveyor provisions added.

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Implementation:

- The LDM will change standards for new applications, but may not for those applications already in progress. Examples include:
 - Projects already under construction will have the standards in effect at the time the permits were approved.
 - Those tentative map applications deemed “complete” by Planning Services will be vested in the standards in effect at the time it was deemed complete.
 - Applicants who ask for “time extensions” may have to meet the new standards.
- The new standards will apply to all projects not yet deemed “complete”.
- The adoption of the LDM and Standard Plans, by Resolution of the Board of Supervisors, will take effect immediately.

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Summary of Action Requested

- The “Revised” LDM and Standard Plans are in Version 3 of the Legistar item (Legistar #10-1101.3C and #10-1101.3D, respectively).
- The revisions include all actions of the Board's direction on January 11, 2011, including the recommendations from the Staff Memo dated January 7, 2011 (Legistar #10-1101.2H), and some additional minor changes identified in the Staff Memo dated January 31, 2011 (Legistar #10-1101.3A).
- Recommendation:
 1. Adopt the Negative Declaration;
 2. Adopt the LDM and Standard Plans by Resolution; and
 3. Direct staff to return to the Planning Commission in approximately six months for a review of the LDM and Standard Plans.

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