

EDAC REGULATORY REFORM

WORK TO DATE

- Fire
- Streets and Highway Design Manual
- Land Development Manual
- Community Design
- Zoning

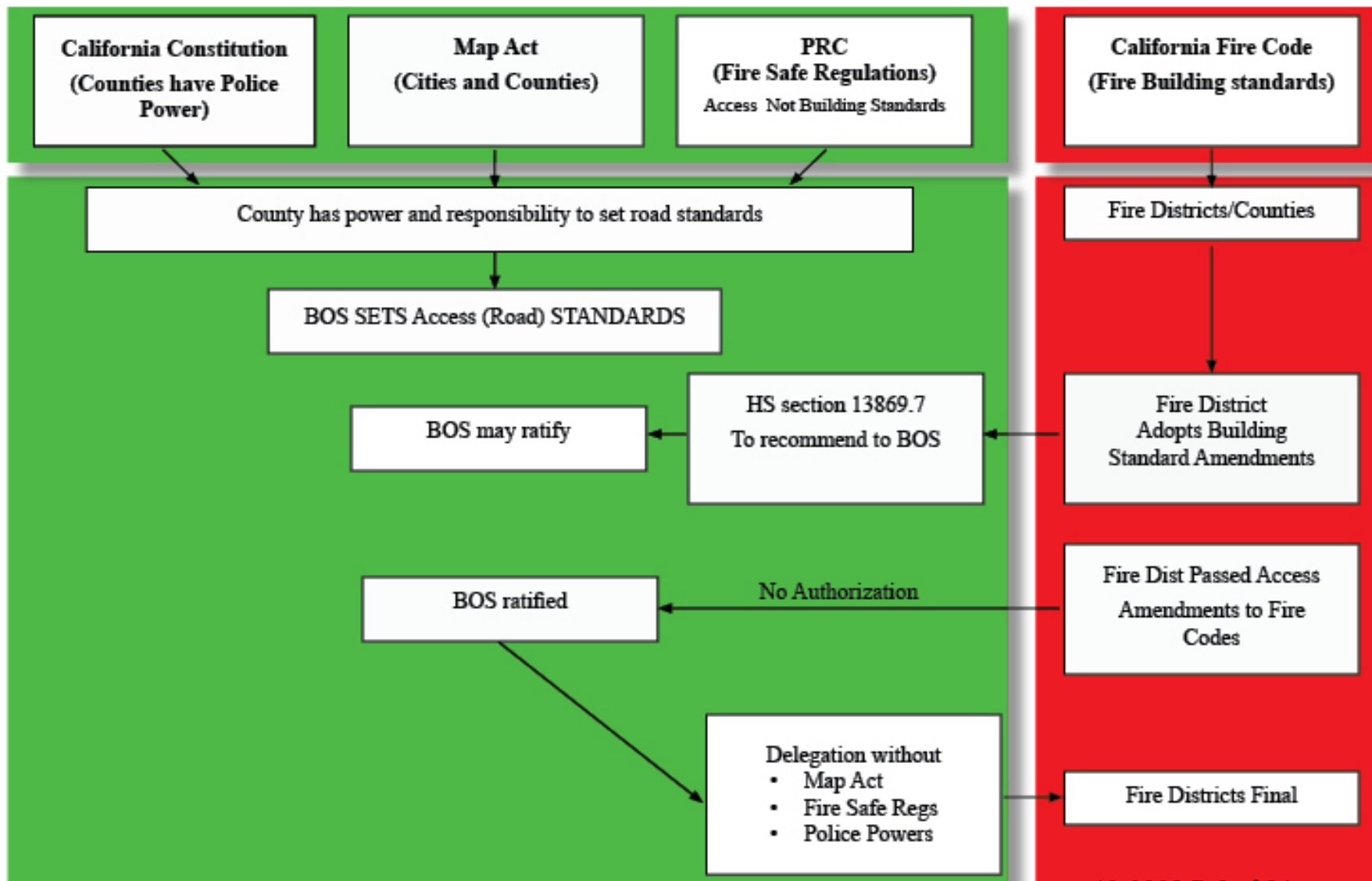
12 MONTH ACTION PLAN

- Work Plan

CALIFORNIA STATUTORY SCHEME FOR SETTING ACCESS STANDARDS IN STATE RESPONSIBILITY AREAS (SRAs)

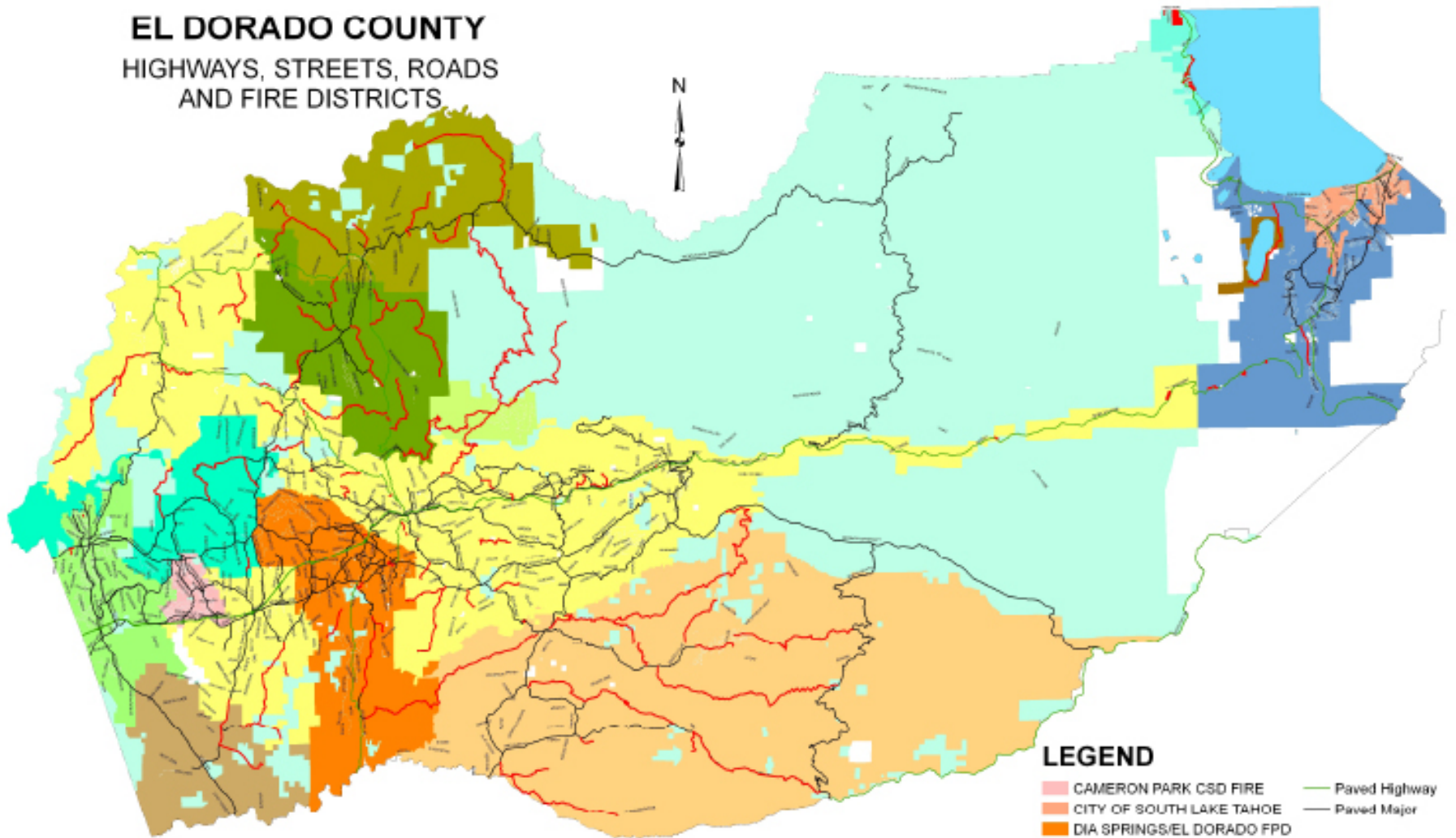
Authorization to set ACCESS (ROAD) Standards

Fire Non Access Standards



EL DORADO COUNTY

HIGHWAYS, STREETS, ROADS
AND FIRE DISTRICTS



LEGEND

- CAMERON PARK CSD FIRE
- CITY OF SOUTH LAKE TAHOE
- DIA SPRINGS/EL DORADO FPD
- EL DORADO COUNTY FPD
- EL DORADO HILLS WATER/FIRE
- FALLEN LEAF CSD FIRE
- GARDEN VALLEY FPD
- GEORGETOWN FPD
- LAKE VALLEY FPD
- LATROBE FPD
- MEEKS BAY FPD
- MOSQUITO FPD
- PIONEER FPD
- RESCUE FPD
- UNASSIGNED
- Paved Highway
- Paved Major

— PUBLIC ROADS LESS THAN 20 FEET WIDE
AS MEASURED BY DEPARTMENT OF TRANSPORTATION
DOES NOT DEPICT ALL PRIVATE ROADS
LESS THAN 20 FEET

0 1 2 4 Miles

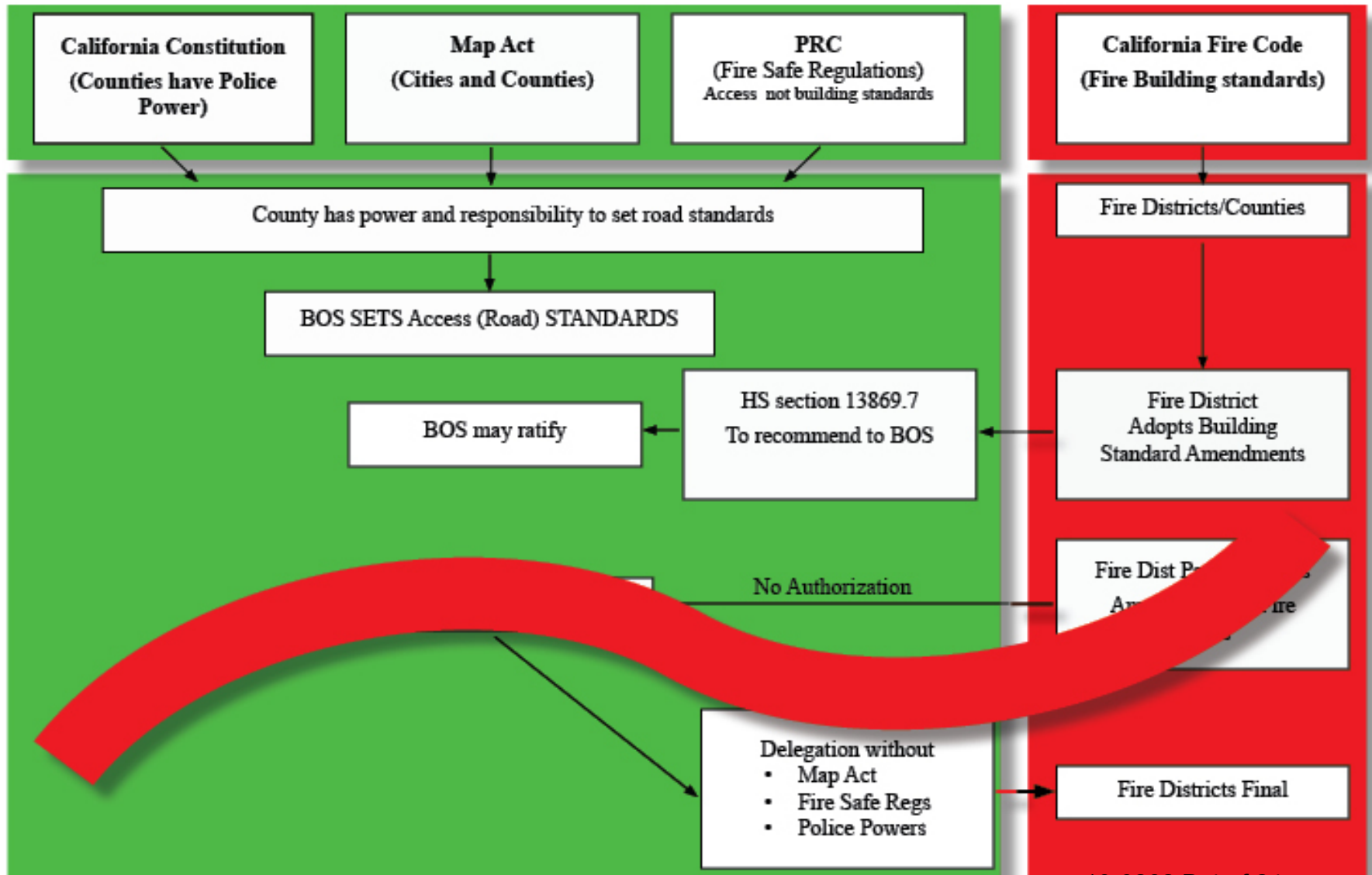


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CALIFORNIA STATUTORY SCHEME FOR SETTING ACCESS STANDARDS IN STATE RESPONSIBILITY AREAS (SRAs)

Authorization to set ACCESS (ROAD) Standards

Fire Non Access Standards



LAND DEVELOPMENT MANUAL (LDM) AND STREETS & HIGHWAY DESIGN MANUAL (HDM)



STREETS, HIGHWAYS & LOCAL ROADS DESIGN MANUAL

**TABLE TC-1
GENERAL ROADWAY STANDARDS FOR NEW DEVELOPMENT BY FUNCTIONAL CLASS**

Functional Class	ACCESS CONTROL		CROSS SECTION	
	Public Roads Intersections (Or interchanges)	Abutting Property Driveways and Private Roads	ROW	Roadway Width
Six-Lane Divided Road	1/2 mile minimum spacing	Restricted	130'	108'
Four-Lane Divided Road	1/2 mile minimum spacing	Limited	100'	84'
Four-Lane Undivided Road	1/2 mile minimum spacing	Limited	80'	64'
Community Regions	1/2 mile minimum spacing	Limited	80'	64'
Rural Centers and Rural Regions	1/2 mile minimum spacing	Limited	80'	64'
Major Two-Lane Road	1/4 mile minimum spacing	Limited	60'	40'
Community Regions	1/4 mile minimum spacing	Limited	60'	40'
Rural Centers and Rural Regions	1/4 mile minimum spacing	Permitted	60'	40'
Local Road	1/4 mile minimum spacing	Permitted	60'	Varies
Private Roads				



"Highways" Section of HDM Controls w/support from



"Streets" Section of HDM Controls w/support from "Modified DISM"



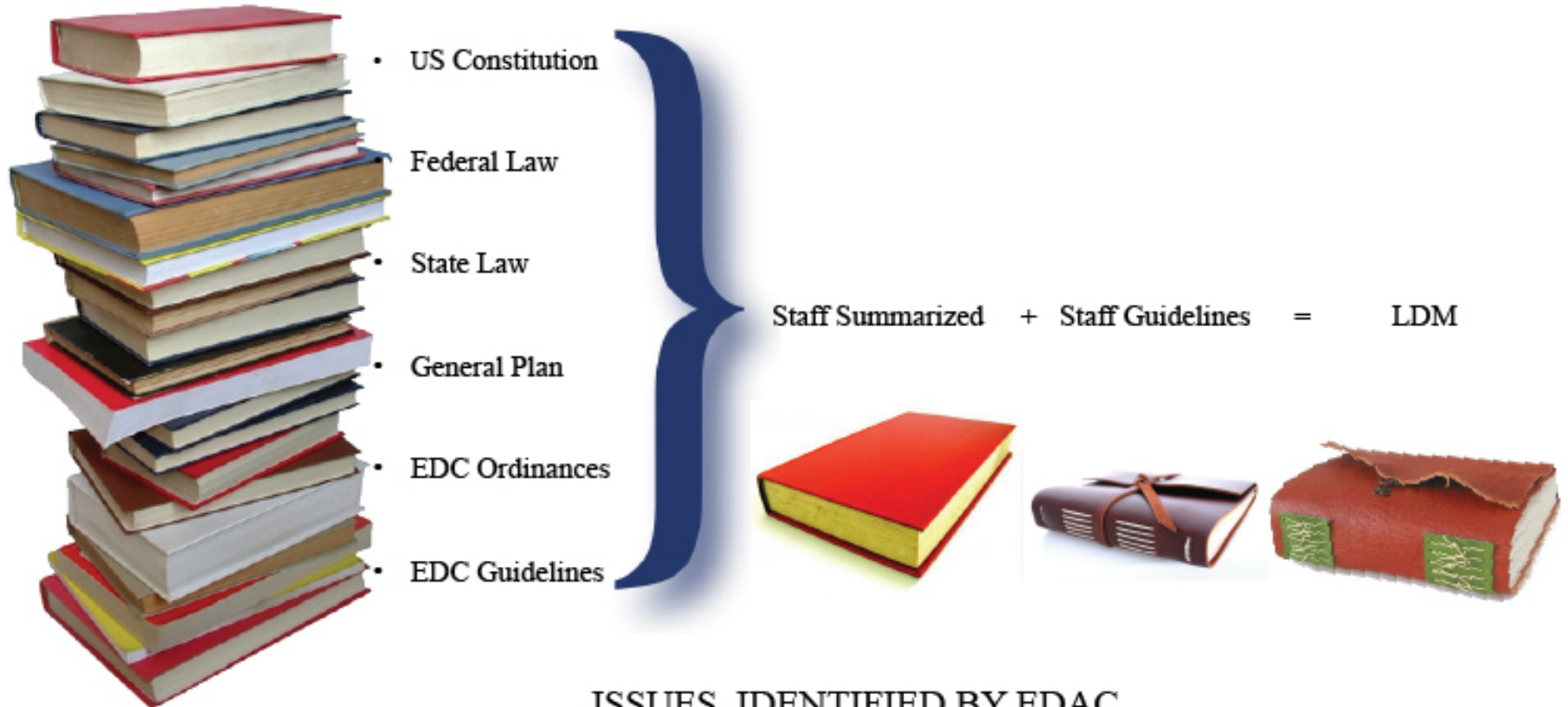
AASHTO Low Volume



Key:
 County Owned Roads
 ZOB/HOA/Private Roads

LDM PROCESS

Land Development Regulations



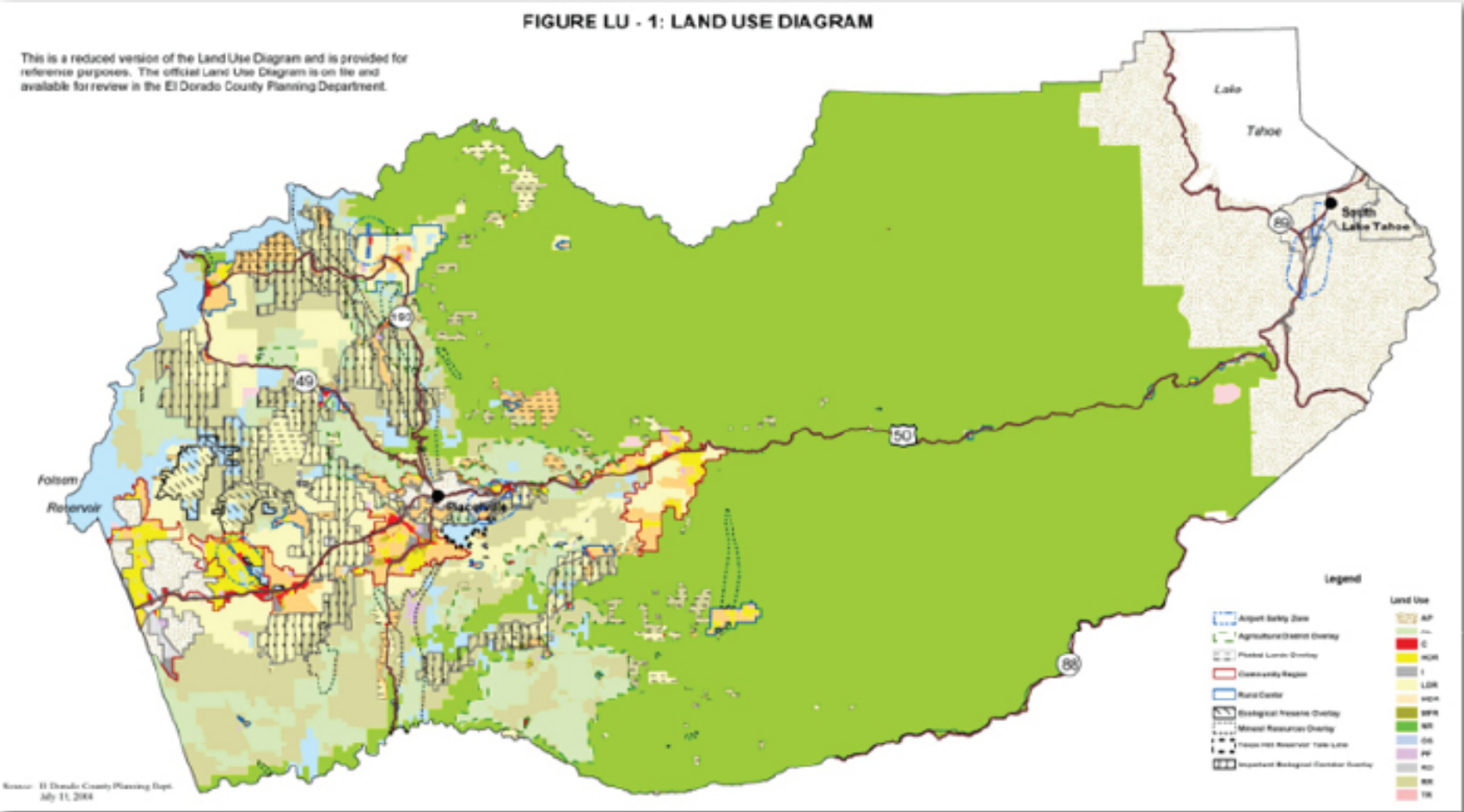
ISSUES IDENTIFIED BY EDAC

1. Summary may supersede source document (more stringent)
2. MATRIX identifies rule source
3. Alternatives rather than waivers

GENERAL PLAN LAND USE MAP

FIGURE LU - 1: LAND USE DIAGRAM

This is a reduced version of the Land Use Diagram and is provided for reference purposes. The official Land Use Diagram is on file and available for review in the El Dorado County Planning Department.



Source: El Dorado County Planning Dept.
July 11, 2004

ZONING



- First Comprehensive Update Since???
- Union Mine HS

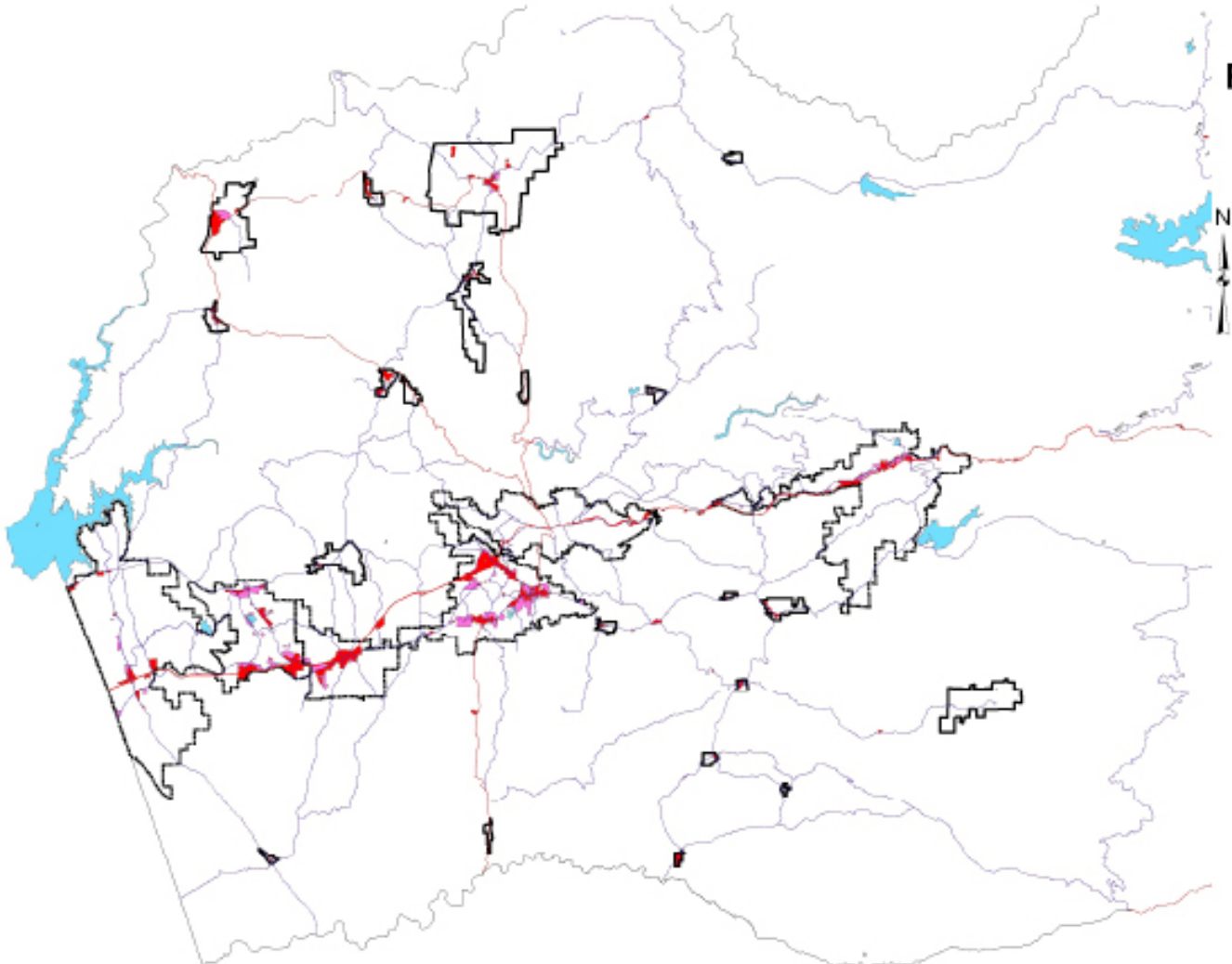
El Dorado County General Plan Goal 2.4: Existing Community Identity

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of El Dorado County residents... *design*... districts shall be expanded for commercial and multiple family districts. El Dorado County shall develop design guidelines which shall include:

- **Historic preservation**
- **Streetscape elements and improvements**
- **Signage**
- **Maintenance of existing scenic road and riparian corridors**
- **Compatible architectural design**
- **Designs for landmark uses**
- **Outdoor art**



EL DORADO COUNTY



0 1.5 3 6 Miles

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LEGEND

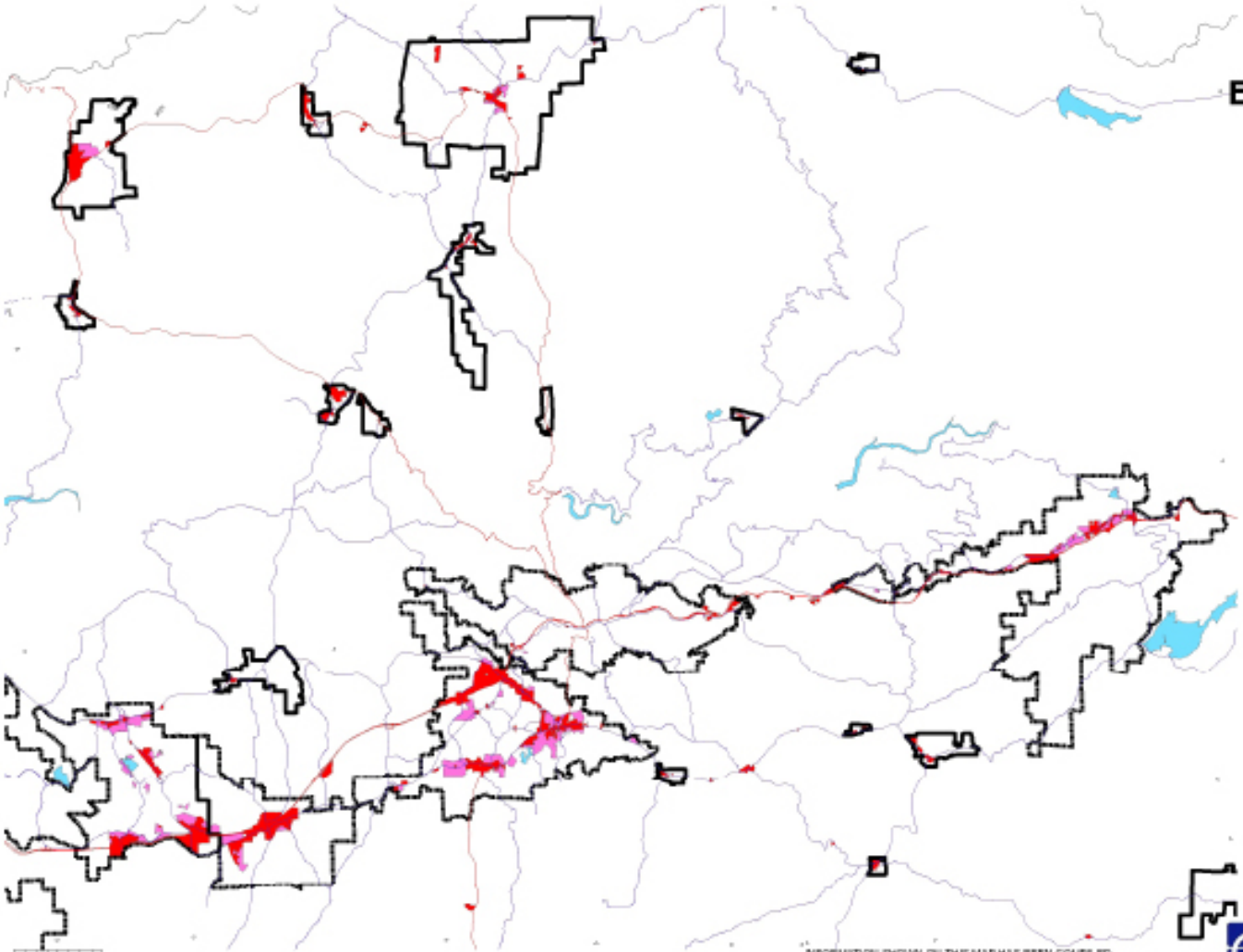
- HWY
- MAJOR COMMUNITY REGIONS
- RURAL CENTER
- LAND USE DESIGNATION
- C
- MFR



EXHIBIT

EL DORADO COUNTY

Diamond Springs-
El Dorado, Cameron Park
& Camino/Pollock Pines
Community Regions



LEGEND

- HWY
- MAJOR
- COMMUNITY REGIONS
- RURAL CENTER
- LAND USE DESIGNATION
- C
- MFR

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EXHIBIT

COMMUNITY DESIGN PHASE I

Board of Supervisors



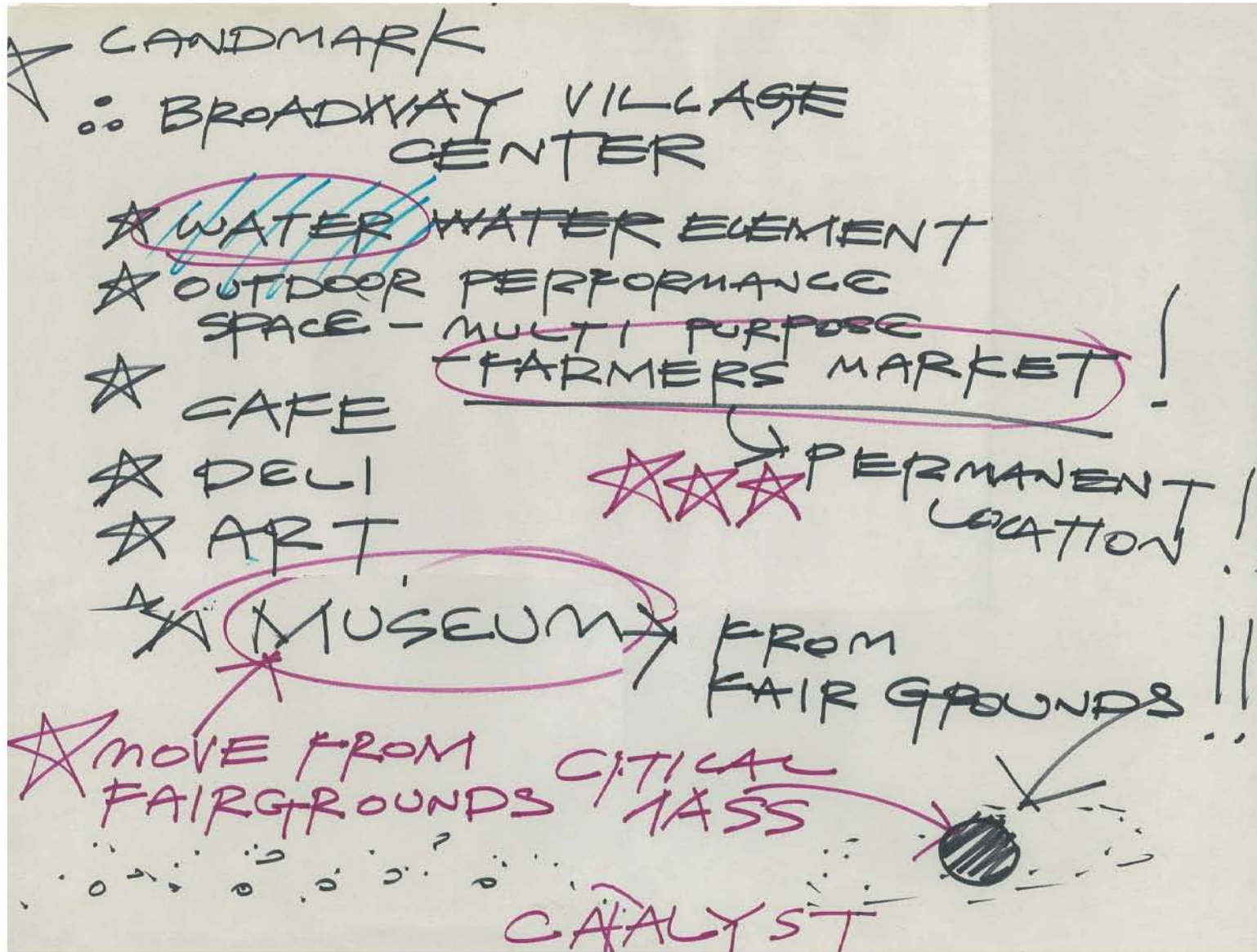
Volunteers



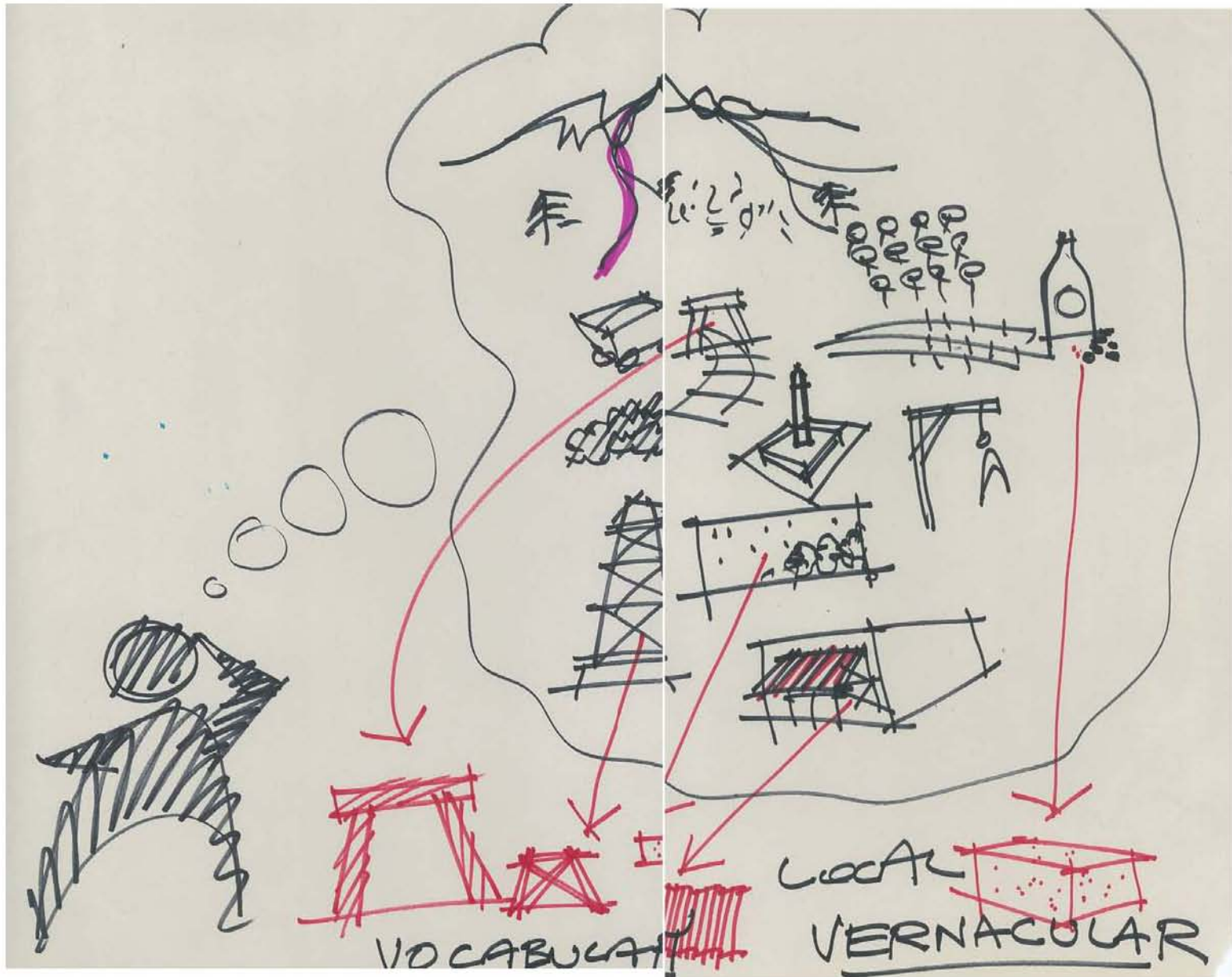
PUBLIC WORKSHOP



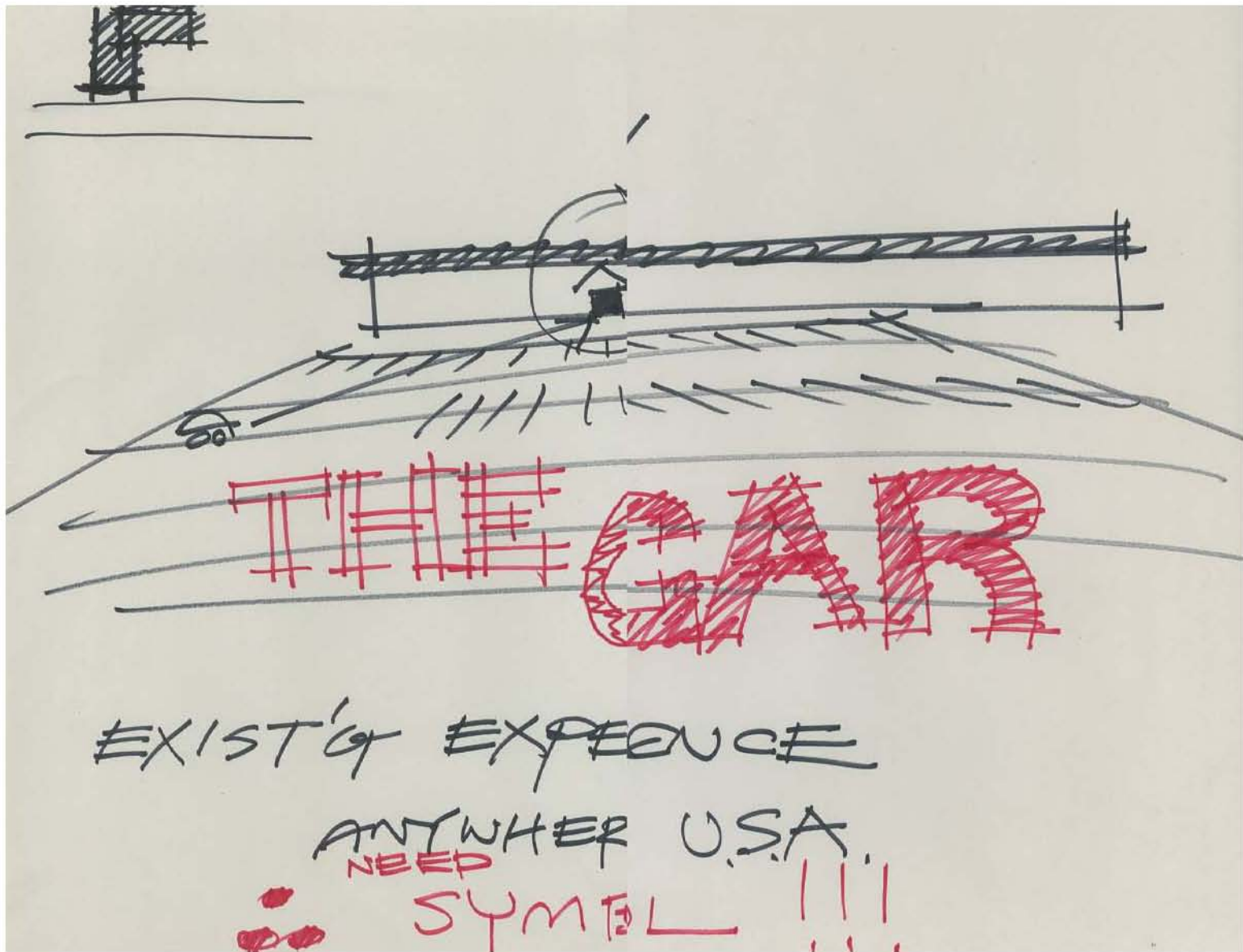
The following slides were taken from the Broadway Village Design Day. This public charrette focused on signage, traffic/safety & access, outdoor art, landscape & streetscape, and architecture to enhance and create a destination for upper Broadway. The first few slides are images taken from the actual charrette. The last slides represent the final effort of the entire process.



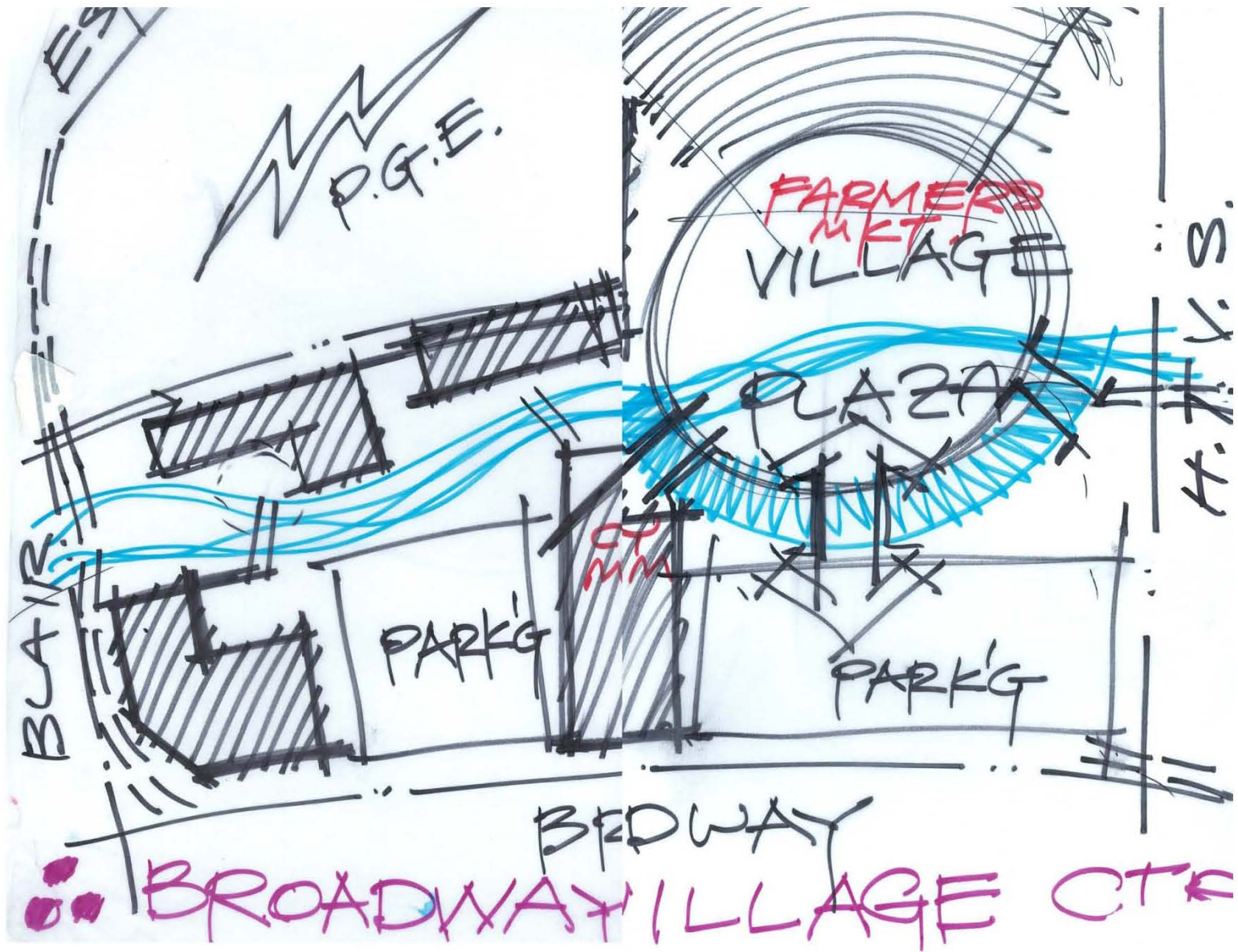
We began by asking what things will draw people to Broadway



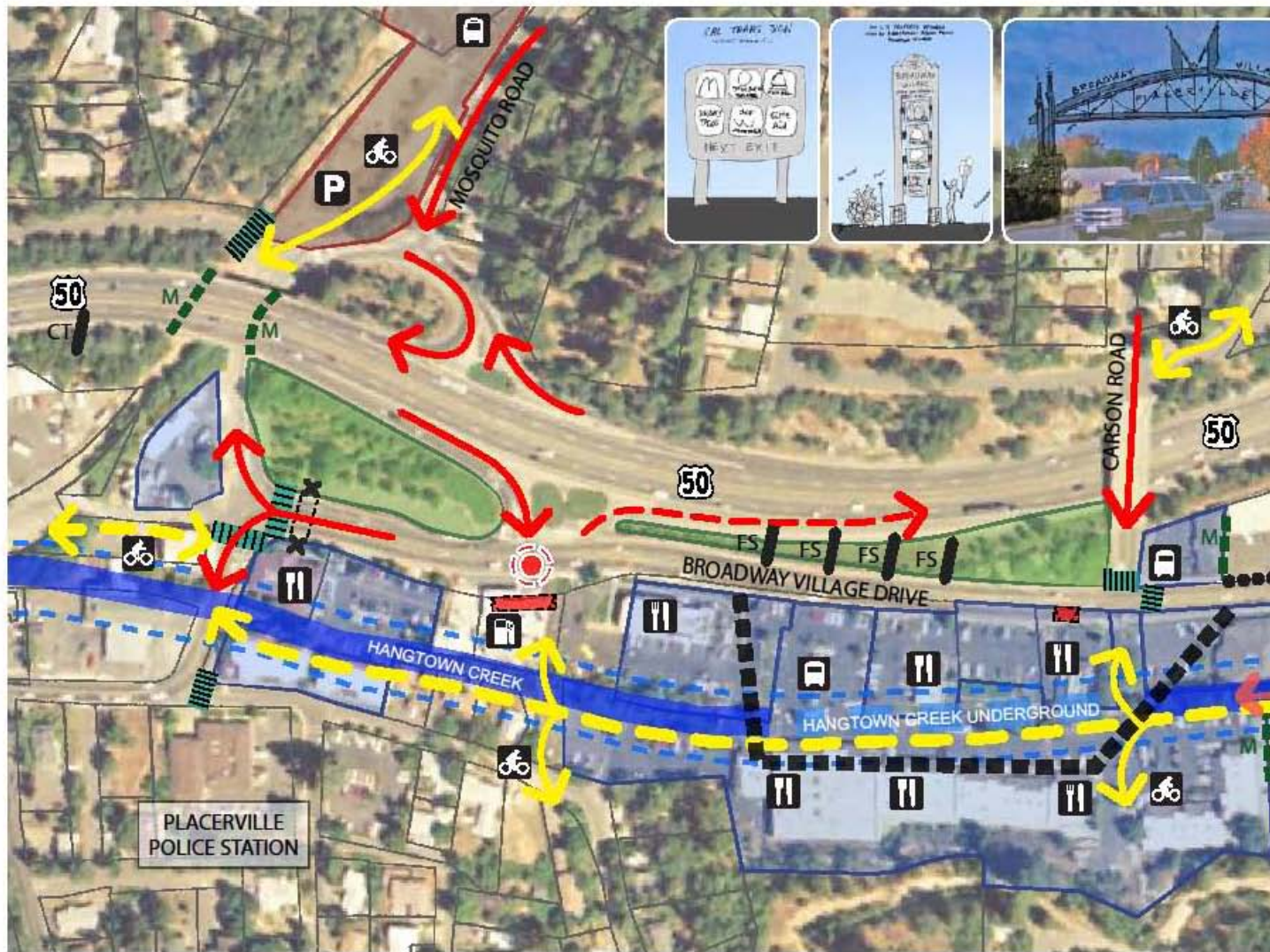
We asked what creates our local vernacular



We realize our dependency on the car and how it affects our communities



We conceptualized a landmark facility as a place for the community to gather



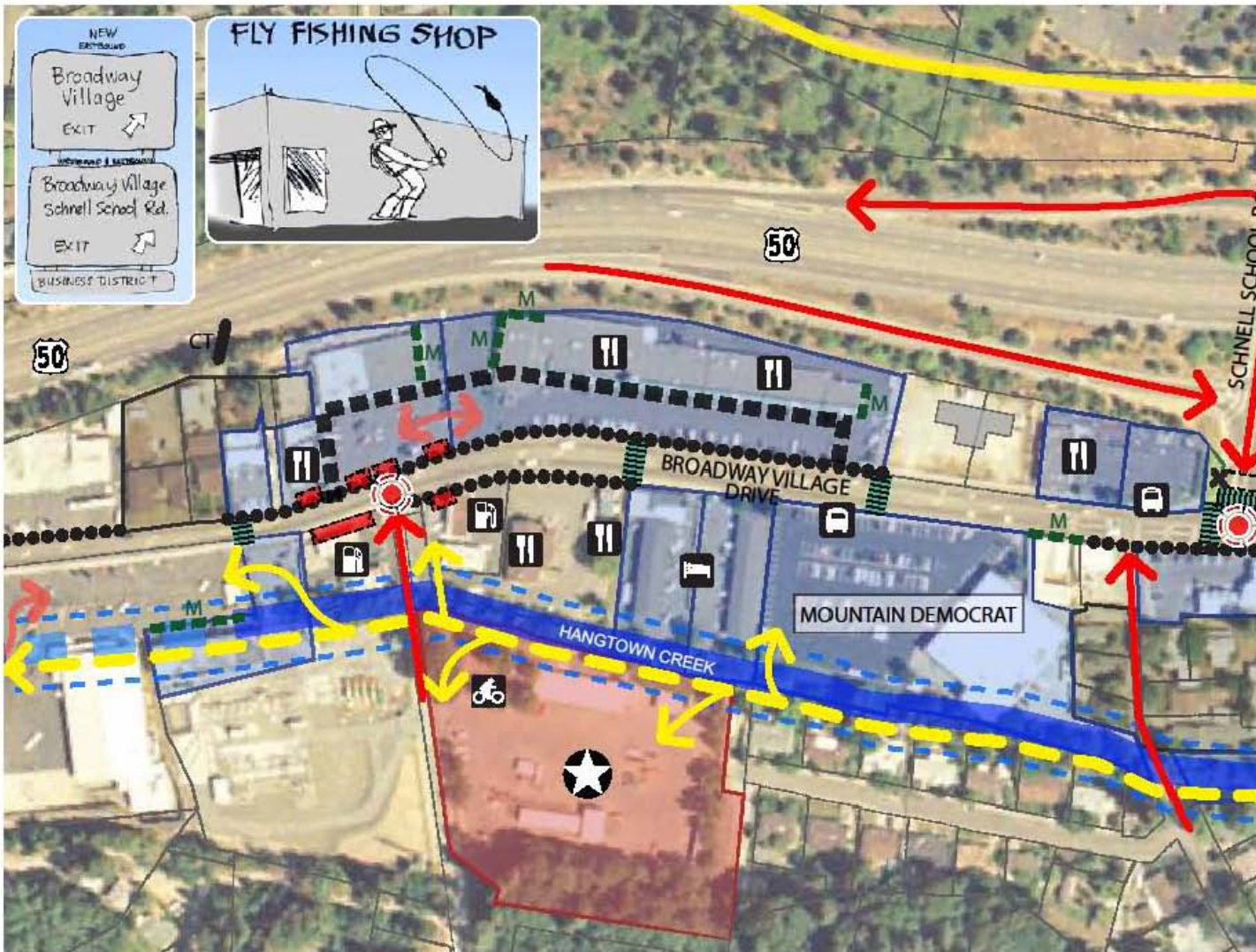
1

BROADWAY VILLAGE

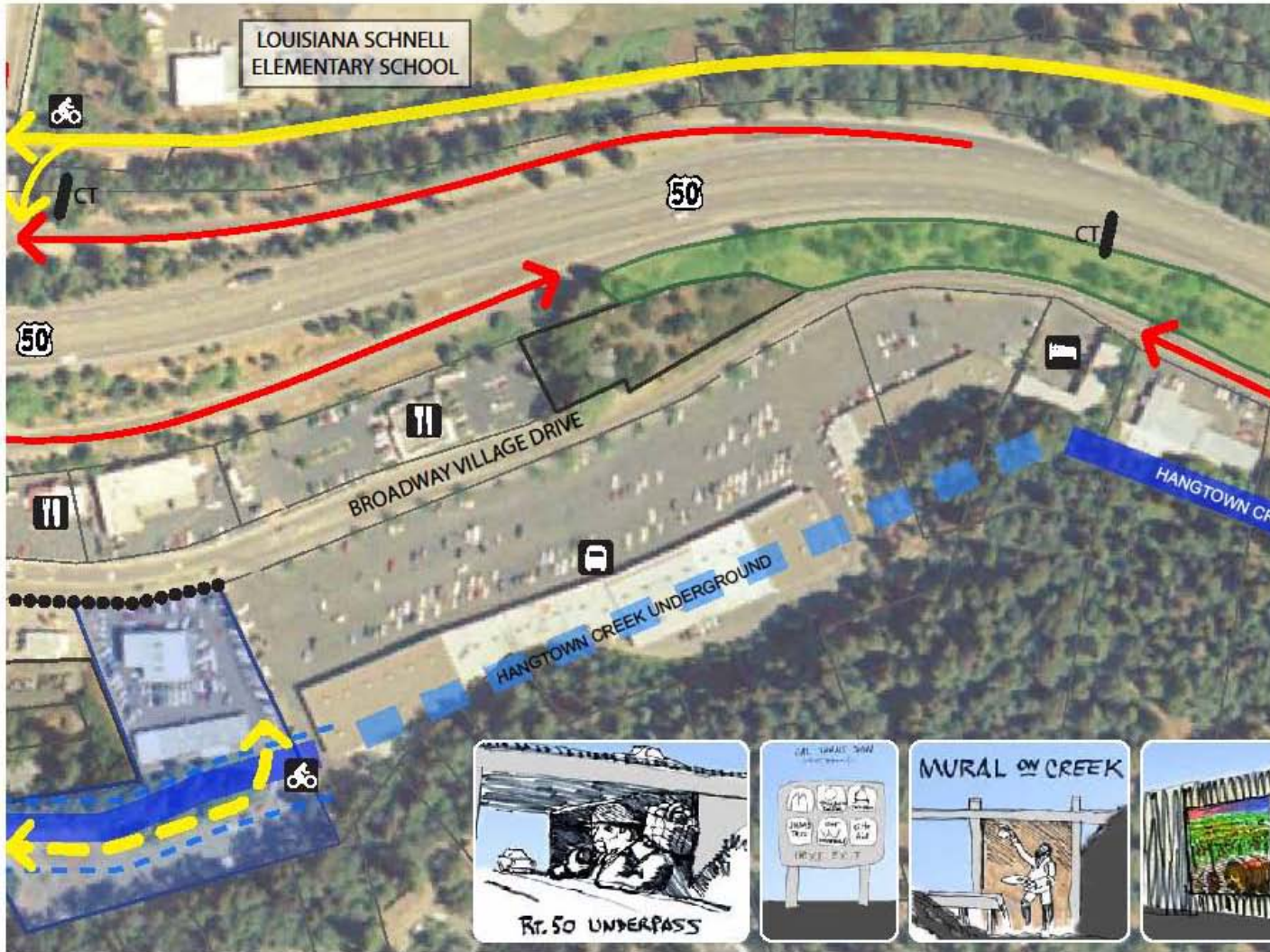
Placerville, California

01/14/2009

The following exhibits represent the final efforts from all the various committees working together to create an identity for upper Broadway



2 BROADWAY VILLAGE
 Placerville, California
 01/14/2009



3

BROADWAY VILLAGE

Placerville, California

01/14/2009

CD PHASE II

After adoption of the Design Guidelines, the Board of Supervisors may direct the Community Design Committee to consider additional proposals for community action developed during the Design Guideline process, including but not limited to:

1. Zoning amendments;
2. Form based codes;
3. Formation of special districts (LLD, CSD);
4. Parks;
5. Historical preservation;
6. Amendment of GP text and maps;
7. Incorporation;
8. Funding Sources for further community action: Transportation; Façade Improvement Grants; other grants; private contributions; Government; Economic Development funds.

BOARD OF SUPERVISORS

FIRE

Board of Supervisors File & Accept Reports

HDM

Consider & Provide Direction to Engineers

LDM

Consider & Provide Direction to Planning Commission

COMMUNITY DESIGN

Consider & Provide Direction

PLACEHOLDER

REVIEW FILTER

BOS ACTION

- | |
|--|
| <p>STATE</p> <ul style="list-style-type: none">• SB 375• AB 32 |
|--|

GP IMPLEMENTATION

5 YEAR REVIEW/UPDATE

- Update CR/RC (CAMINO/PP)
- Monitor Development Potential
- Freeway Intersections for C/Jobs

AMENDMENTS / PROPOSALS

- Expand Ag Districts
- Density Bonus
- MUD II
- Identify land uses for c/job creation/sales tax

REMOVE CONSTRAINTS to CR DENSITY

- 30% slopes
- 30% open space for PD
- Grading w/out project



- EDAC**
- Matrix
 - White Papers

AG COMMISSION

PUBLIC



Planning Commission



Reject

5 Year Review

Stand Alone