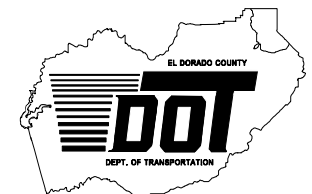
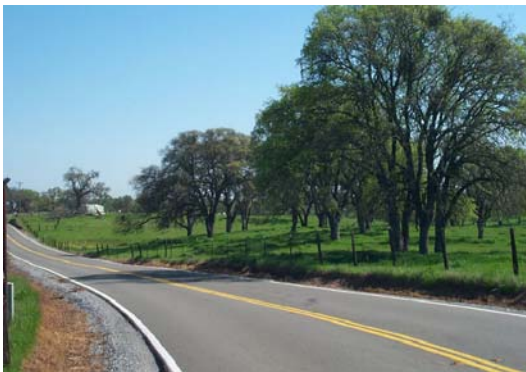


UPDATING THE
DESIGN AND
IMPROVEMENT
STANDARDS MANUAL
(DISM)

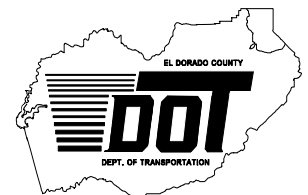


December 13, 2007



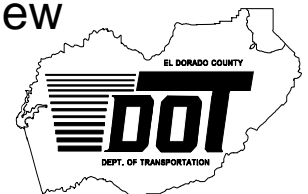
Outline of Today's Presentation:

- Background: The Design and Improvement Standards Manual (DISM) needs updating.
- Basic Approach for the Update
- Goal: Re-organize the DISM into a series of manuals
- Overview of Planned Content in the Design Manuals
- Example from New Land Development Manual
- Next Steps



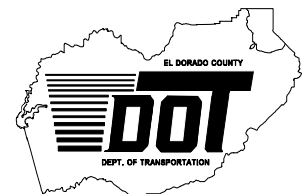
The DISM needs updating. (I)

- The *2004 El Dorado County General Plan* requires that DOT and the Planning Services Department update the DISM:
 - Land Use Implementation Measure LU-E (pg 47):
 - “Review and identify needed revisions to the *County of El Dorado Design and Improvements Standards Manual*.”
 - Transportation and Circulation Implementation Measure TC-C (pg 77): Revise and update the DISM to accomplish the following:
 - “Specify minimum rights-of-way and road surface widths for the County road system and other design requirements”;
 - “Specify minimum distance between access points onto the county road system”;
 - “Provide detailed specifications for new development improvements, including private roads dedicated to public use”;
 - “Provide detail for bicycle facilities”; and
 - “Provide standards for the requirement of sidewalks in new development and capital improvement projects.”



The DISM needs updating. (II)

- The *2004 El Dorado County General Plan* requires that DOT and the Planning Services Department update the DISM:
 - Transportation and Circulation Implementation Measure TC-U (pg 82): Revise and update the DISM to accomplish the following:
 - Revise the County Design Improvement Standards Manual to allow for narrower streets and roadways. The standards should recognize the need to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety.



The DISM needs updating. (III)



- The manual was originally written approximately 20 years ago and has become dated in many areas as new issues and needs have developed. For example:
 - Concentrated development in some areas (like El Dorado Hills and Cameron Park) has resulted in the need for revised standards for sidewalks, bicycle facilities, and street lighting.
 - There is now a need for 6 lane roads in some areas of the County.
- In addition, the lay-out and organization of the information in the DISM needs to be made more user-friendly for both the Public, as well as for County staff.

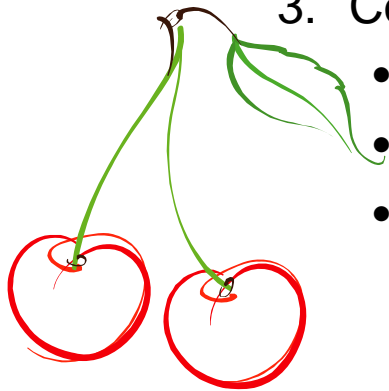


Basic Approach for the Update (I):

1. Review existing resources:
 - *Design and Improvement Standards Manual*
 - *2004 El Dorado County General Plan* (and amendments)
 - Zoning Ordinances and Zoning Codes (Titles 16 and 17)
 - New laws;

2. Review “design and standards manuals” from other cities and counties;

3. Compile and organize:
 - Retain what is still applicable from the existing DISM;
 - Update standards based on new information;
 - “Cherry-pick” and incorporate process descriptions and organization/layout ideas from other cities and counties.



Basic Approach for the Update (II):

4. Break the existing manual into several manuals with more focused content in each:

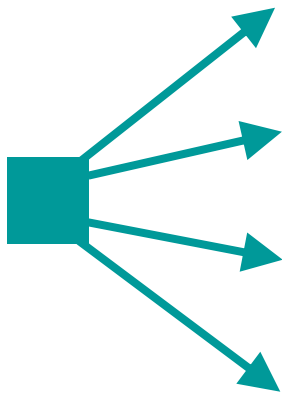
- Four pronged approach:

- *Land Development Manual*

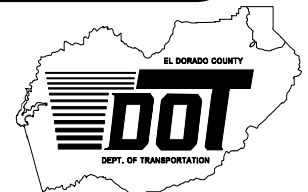
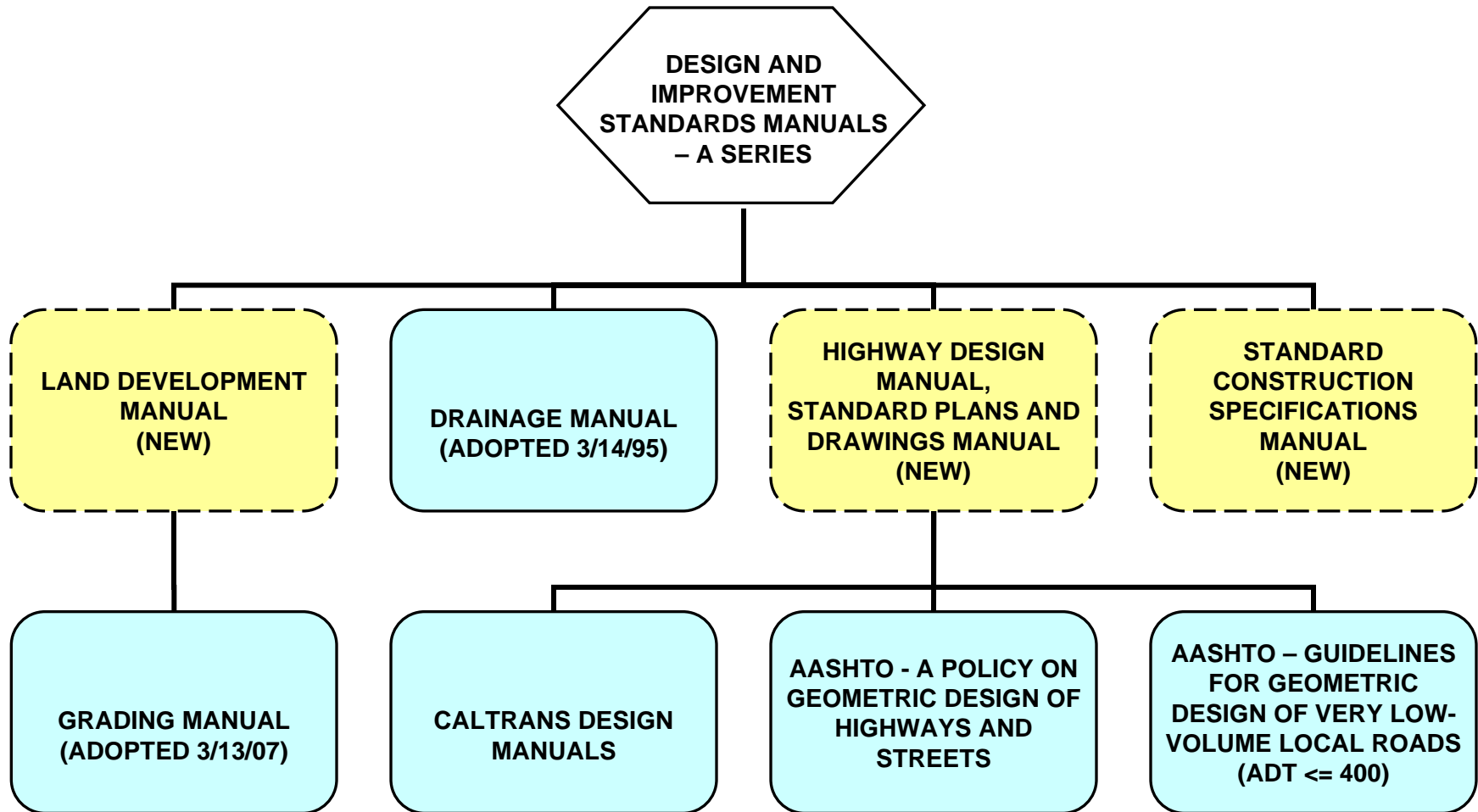
- *Highway Design Manual*

- *Standard Plans and Drawings Manual*

- *Standard Construction Specifications Manual*



Our goal is to re-organize the DISM into a series of manuals, that can be added to as new needs arise:



LAND DEVELOPMENT
MANUAL
(NEW)

*The **NEW Land Development Manual** will provide an overview of the key land development processes in El Dorado County and will update much of the existing material in the DISM.*



LAND DEVELOPMENT
MANUAL
(NEW)

*The **NEW Land Development Manual** will be organized around functional areas.*

**PROPOSED
TABLE OF
CONTENTS**

PURPOSE AND BACKGROUND

CHAPTER 1: INTRODUCTION

- 1-1. El Dorado County General Plan
- 1-2. Tools for Implementing the General Plan
- 1-3. General Process Steps for Land Development
- 1-4. Design Waivers
- 1-5. For More Information

CHAPTER 2: LAND CAPABILITY REPORT AND SUBDIVISIONS

- 2-1. Background
- 2-2. Subdivision Terminology
- 2-3. Land Capability Report for Tentative Maps
- 2-4. Subdivisions

CHAPTER 3: ONSITE SEWAGE DISPOSAL AND WATER SYSTEMS STANDARDS

- 3-1. Onsite Wastewater Treatment System Design Standards
- 3-2. Land Development Water Supply Standards
- 3-3. Air Quality

CHAPTER 4: TRANSPORTATION

- 4-1. Background
- 4-2. Discretionary Development Projects
- 4-3. Ministerial Permits

CHAPTER 5: GRADING, EROSION AND SEDIMENT CONTROL

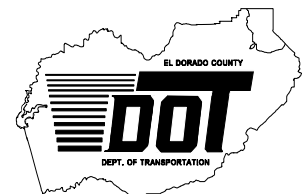
CHAPTER 6: SURVEYING AND MAPPING

CHAPTER 7: ADDITIONAL RESOURCES (Glossary, Index, Contacts)

- **Fire Safe (Public Resources Code 4290) and Defensible Space (PRC 4291) regulations will be incorporated throughout the manual within the appropriate functional areas.**

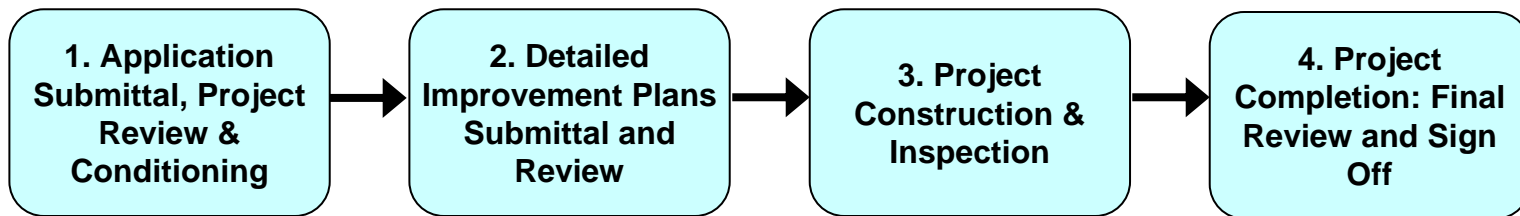


12/13/2007



The Land Development Manual provides an overview of the land development process in El Dorado County. Example from Chapter 1:

- A major development project goes through 4 major steps before completion:

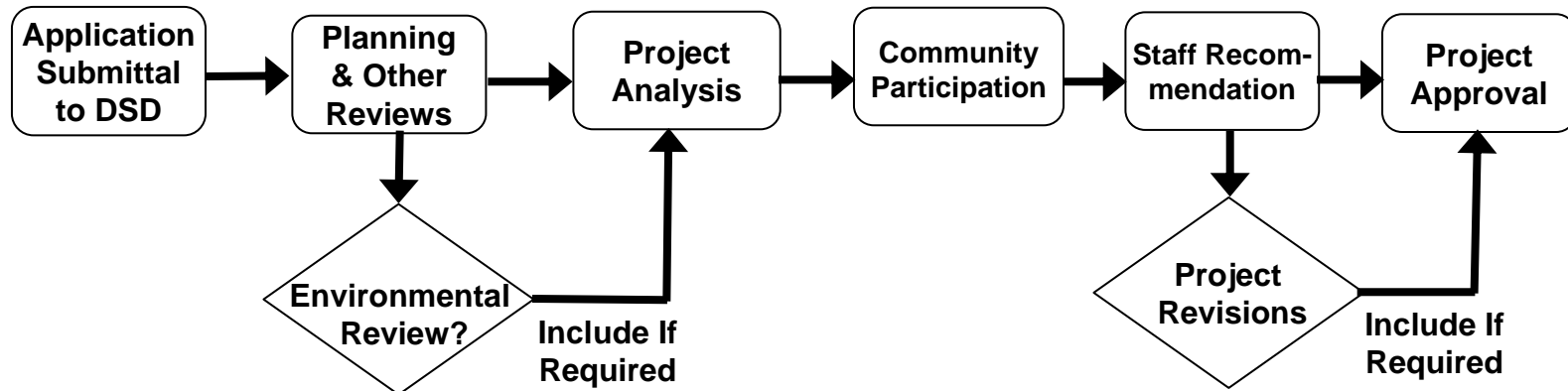


- There is a County departmental (e.g., DSD, EMD, DOT) and agency review and approval process for each of the 4 steps.
- A project cannot move from one step to the next without approval by all affected departments and agencies.
- Depending on the complexity and size of the project, each step can take between several months and several years, and incur fees from thousands to millions of dollars.

Example from Chapter 1 (continued):

1. Application
Submittal,
Project Review &
Conditioning

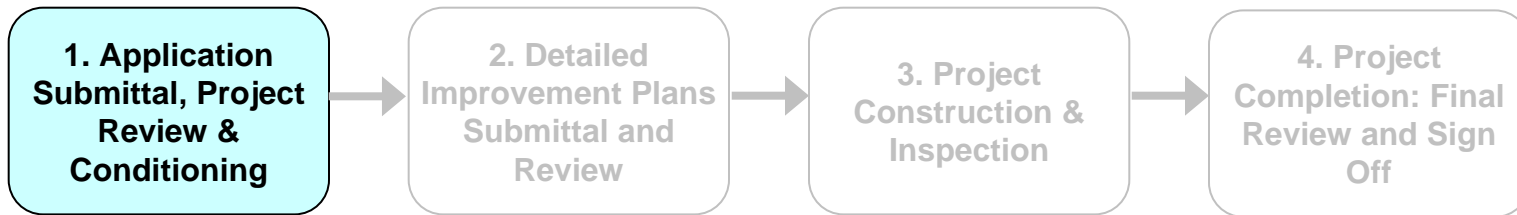
Each of the 4 major steps includes a detailed process that may vary depending on the type of development. Example for Step 1:



- Once an application is received, DSD forwards copies of the application to various departments (e.g., DOT, EMD).
- All affected departments/agencies review the application.
- Any area that does not meet design standards, the General Plan requirements, or applicable laws, is subject to revision before a project can be approved.

**LAND DEVELOPMENT
MANUAL
(NEW)**

The Land Development Manual will include a series of checklists for each step in the land development process. For example:



DSD Checklist

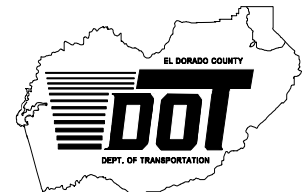
- Tentative Map
- Title Report
- Wetlands Report
- Noise Analysis
- Grading Plan
- GP Consistency Checklist
- Staging plan
- Tree Survey & Protection Plan
- Water & Sewer Report
- Etc.

DOT Checklist

- Traffic Study
- Consistency with the General Plan's Circulation Elements
- Roadway Geometry
- Right of Way
- Bicycle Plan
- Grading Plan
- Drainage Study
- Easements
- Etc.

EMD Checklist

- Sewage Site Evaluation, Percolation Test, and Report
- Water Supply Report
- Etc.

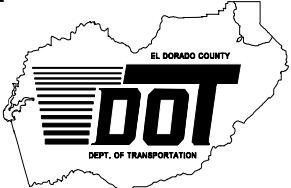
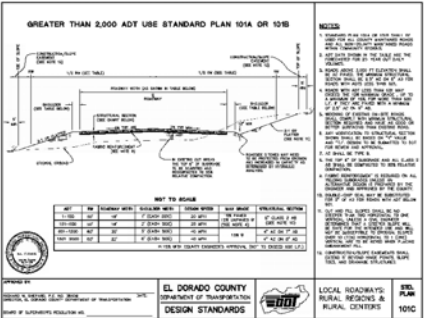


**HIGHWAY DESIGN
MANUAL,
STANDARD PLANS AND
DRAWINGS MANUAL
(NEW)**

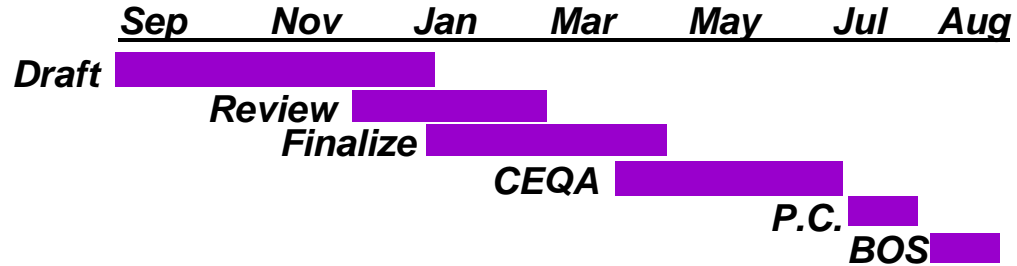
***The NEW Highway Design Manual (HDM) and
the NEW Standard Plans and Drawings Manual
are companion references:***



- The HDM will be formatted based on the Caltrans Highway Design Manual, Sixth Edition.
 - Differences will be referenced by exception.
- The Standard Plans and Drawings Manual is a companion to the Highway Design Manual.
 - Our approach will be to update the standard plans in priority order beginning with roads/streets (including road cross sections), then curb/gutter/sidewalk, etc.
- The update of standard plan “101-C” kicked off the creation of these manuals.
- Adoption of the new HDM will require a Clean-up General Plan Amendment (e.g., Policy TC-1A).



Next Steps:



Sep '07 – Jan '08

Draft the new LDM, HDM and Standard Plans & Drawings Manual (DOT, DSD, EMD, County Counsel)

Dec '07 - Feb '08

Review Drafts with internal staff and key stakeholders (i.e., SAGE, Water Providers, BIAC, CSDs, EDCTA, Fire Districts, Utilities, City of Placerville, etc.)

Jan – Apr '08

Finalize the new LDM, HDM, & Standard Plans

Apr – Jul '08

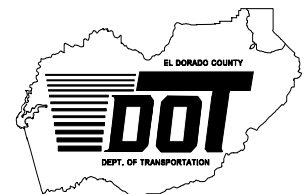
CEQA Review

Jul '08

Review with Planning Commission and incorporate recommendations

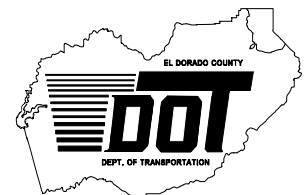
Aug '08

Present to Board of Supervisors for adoption



Contacts:

- Fred Sanford, EMD 530-621-7614 fsanford@co.el-dorado.ca.us
- Roger Trout, DSD 530-621-5369 rtrout@co.el-dorado.ca.us
- Val Akana, DOT 916-358-3564 vakana@co.el-dorado.ca.us
- Craig McKibbin, DOT 916-358-3652 cmckibbin@co.el-dorado.ca.us
- Jim Ware, DOT 530-621-7533 jim.ware@co.el-dorado.ca.us



Questions

12/13/2007

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