



Legislation Text

File #: 12-1443, **Version:** 1

Chief Administrative Office recommending the Board provide conceptual approval and further direction on the development of a comprehensive Community Development Standards and Guidelines Manual. (Est. Time: 30 Min.)

Funding: General Fund and Road Fund.

Fiscal Impact/Change to Net County Cost

The Department of Transportation and Development Services Department have budgeted for this project in their Fiscal Year 2012/2013 budgets. There is no change to Net County Cost associated with this item.

Background

The County of El Dorado Design and Improvement Standards Manual (DISM) was adopted by the Board on May 27, 1986. The DISM was revised several times, with the last revision occurring on May 18, 1990. The DISM is now outdated, and no longer consistent with current practices, procedures and laws. Updating the DISM is a requirement of General Plan Implementation Measures LU-E, TC-C and TC-U.

On February 14, 2011, the Development Services Department, Department of Transportation, Environmental Management Department and Surveyors Office presented a proposed Land Development Manual (LDM) and Standard Plans to the Board. The Board continued the matter, requesting that staff work with the Economic Development Advisory Committee (EDAC), and return to the Board with a modified design manual (Legistar item #10-1101).

On July 25, 2011, the Board stated the LDM and Standard Plans may move forward independent of the Targeted General Plan Amendment and Zoning Ordinance Update, and are to be adopted by Board Resolution. The Board directed staff to continue to work with Surveyors, Architects, Geologists and Engineers (SAGE), EDAC and other professionals to develop the LDM and Standard Plans (Legistar item #11-0356). Since July, 2011, staff has been resolving technical issues and incorporating changes to the LDM and Standard Plans.

Currently, the County of El Dorado development standards and guidelines are found in a number of separate manuals housed in different locations. Users, both the public and County staff, have to search through these separate manuals to find needed information. This creates permit application delays, increased costs, and information research inefficiencies for the public and County staff.

Therefore, the main goal of the current project is to develop an El Dorado County Community Development Standards & Guidelines Manual (DSGM) that consolidates all County development standards and guidelines into one location. The DSGM will be easily accessible to County staff and the public on the County's website, reducing permit application and research inefficiencies and costs. The DSGM will be a comprehensive manual with a suite of tools available to assist the public and County staff with the implementation of the Targeted General Plan Amendment, Comprehensive

Zoning Ordinance Update and other related County codes, standards and guidelines.

The DSGM is intended to be a virtual document that interlinks related standards and guidelines. (See Attachment B for a sample website). Users will be able to search the virtual manual on specific terms, and print volumes, chapters or permit applications that are relevant to their needs or project. The DSGM will be a working document, which may be updated with new volumes or chapters as necessary.

The following components of the DSGM have been adopted and are ready to be incorporated:

- Community Design
- Historic Design
- Missouri Flat Design
- Research and Development Design

Progress has also been made on the following components:

- Completion of Draft Roadway Standards
- Components of Zoning Code identified

The following components are currently in process:

- Standard Plans
- Mixed Use Development and Traditional Neighborhood Design Standards and Guidelines
- Land Development Manual (as presented to the Board on 2/14/11)

Reason for Recommendation

The Chief Administrative Office is recommending that the Board provide conceptual approval and further direction on the development of the DSGM. The DSGM will be a virtual document that interlinks related County design standards and guidelines to promote further transparency with the public, and incorporates efficiencies with respect to project review and permit processing.

Action(s) to be taken following Board approval

Staff will incorporate Board direction into the project efforts and proceed with the development of the DSGM.

Contact

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