

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Alan Tolhurst, Chairman of the Planning Commission

FROM: Jonathan Fong, Planning Services

DATE: November 12, 2008

RE: Cemo Family Properties, LLC Parcel Map. Z07-0034/ P07-0033.
Revised Department of Transportation Conditions

Recommendation: Planning Services staff recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Recommend approval of Z07-0034/ P07-0033 subject to the Conditions of Approval in Attachment 1 and the revised conditions in the memorandum dated November 12, 2008 and based on the Findings of Approval in Attachment 2.

Discussion: Based on review of the project conditions by DOT and the project engineer, the DOT conditions would be revised. No development is proposed in conjunction with the project. Therefore, the timing of conditions has been modified to require improvements to be completed prior to issuance of any building permits.

The revised conditions would be as follows:

Deleted items have been shown as ~~strike through items~~ and additions have been shown as underline items.

Department of Transportation:

Project Specific Conditions:

8. The applicant shall construct frontage improvements on Green Valley Road along the entire on-site portion of Parcel 1 which shall include the following:

- Lengthening the existing right turn pocket and taper to the required geometrics for access to this site.
- Extending the Class 2 bike lane from the west to the Sophia Parkway intersection. To accommodate the Class 2 bike lane, the existing right turn pocket shall be re-stripped to a width of 12 feet, with the Class 2 bike lane being placed between the number 2 through lane and the right turn pocket. The number 2 through lane shall be re-stripped to a width of 11 feet.
- ~~Place a 4 foot wide paved shoulder.~~
- Place a Type 2 vertical curb and gutter and a six (6) foot wide sidewalk per the Design and Improvement Standards Manual (DISM), Standard Plan 104 and 110.

The signing and striping for these roadway improvements shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. The existing pavement surface along Green Valley Road is a 1 inch pavement overlay of an open graded friction course (OGFC) as specified in the Caltrans Standard Specification and Standard Special Provisions. All additional pavement widening required for this project shall be constructed to this OGFC specification or reasonable alternative as approved by the DOT. The applicant shall provide any additional right of way/slope easements for said improvements, as required by the DOT. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to ~~the recordation of the map.~~ issuance of a building permit.

~~9. The applicant shall obtain an encroachment permit from DOT and shall construct said encroachments onto Green Valley Road and Sophia Parkway per DISM, Standard Plan 103G (modified). Both of these encroachments shall be designed as right in/ right out traffic movements only. The design for the Green Valley Road encroachment shall include a raised traffic island with curbing and striping to prevent left turn movements at this intersection. The signing and striping for the Green Valley Road encroachment access shall be designed and constructed per the latest version of the MUTCD and the California Supplement. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.~~

~~10.9.~~ In lieu of placing right turn pocket channelization and acceleration/deceleration lanes at the Sophia Parkway encroachment access, the applicant shall restripe both directions of Sophia Parkway to include 2 through lanes in each direction and a Class 2 Bike lane, from the intersection of Green Valley Road to the Elmores Way intersection. This required signing and striping shall be designed and placed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to ~~the recordation of the map.~~ issuance of a building permit.

~~11. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.~~

- ~~12.~~10. The applicant shall enter into a road improvement agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The executed agreement and subsequent improvements shall be completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the ~~recording of the map.~~ issuance of a building permit.
- ~~13.~~11. The applicant shall irrevocably offer to dedicate, in fee, any additional right of way ~~and slope easements~~ as required for the approved improvements along the entire project frontage of Green Valley Road and Sophia Parkway, prior to the recording of the map. This offer will be accepted by the County.
- ~~14.~~ Prior to ~~recording of the map,~~ the applicant shall ~~record a vehicular access restriction along the entire frontage of Green Valley Road and Sophia Parkway for Parcel 1, excluding the locations of the approved access encroachments.~~
- ~~15.~~12. A commercial grading permit is required for on-site improvements. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Development Services Department for review and approval. On-site detention and storm water treatment is required for this site. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. The improvements and grading shall be substantially completed, to the approval of the Development Services Department, prior to ~~occupancy.~~ issuance of a building permit.

Standard Conditions

- ~~16.~~13. At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
- ~~17.~~14. Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
- ~~18.~~15. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and

recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

- ~~19.~~16. Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
- ~~20.~~ ~~The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).~~
- ~~21.~~17. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
- ~~22.~~18. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
- ~~23.~~19. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
- ~~24.~~20. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
- ~~25.~~21. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to ~~filing of the final map~~issuance of a building permit.
- ~~26.~~22. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to ~~filing the final map~~issuance of a building permit.
- ~~27.~~23. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
- ~~28.~~24. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream

facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

~~29.~~25. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.