

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@co.el-dorado.ca.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

TO: Walter Mathews, Chairman of the Planning Commission

FROM: Jonathan Fong, Project Planner

DATE: February 10, 2009

RE: Sunstone Business Park Z06-0002/ PD06-0002/ P06-0001
Revised Department of Transportation Conditions

Summary: The Department of Transportation has requested that the DOT conditions for this project be modified.

Recommendation: Staff recommends that the Planning Commission forward a recommendation that the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration based on the initial study prepared by staff; and
2. Approve Rezone Z06-0002, Planned Development PD06-0002 adopting the Development Plan as the official development plan, and Parcel Map P06-0001, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2 and the revised conditions included in the February 10, 2009 memorandum;
3. Approve Design Waiver #2 based on the Findings in Attachment 2; and
4. Deny Design Waiver #1, since the required Findings cannot be made as noted in Attachment 3.

Background: The following conditions of the DOT have been changed a brief discussion to clarify the changes have been included below each condition:

25. The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachments from Proposed Street A, onto Suncast Lane and Sandstone Road to the provisions of County Design Standard 403G 103E. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Discussion: Clarification of the appropriate encroachment standard as required by the County Design Manual.

30. **Road & Public Utility Easements:** The applicant shall provide a 40 50 foot wide ~~and 30 foot wide non-exclusive~~ road and public utility easements for the on-site access roadways as indicated in Table 1 above prior to the filing of the map.

Discussion: Clarification of appropriate width of easement as required by the County Design Manual.

49. **Off-site Improvements (Security):** ~~Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.~~

Discussion: No off-site improvements would be required as part of this project.

50. **Off-site Improvements (Acquisition):** ~~As specified in the Conditions of Approval, the applicant is required to perform off site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:~~

- a. ~~A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.~~
- b. ~~Approved improvement plans and specifications of the required off site improvements, prepared by a civil engineer.~~
- c. ~~An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.~~

~~In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.~~

Discussion: No off-site improvements would be required as part of this project.