




COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIVISION

PC 3/9/17
#2
(Distributed at
hearing by staff)

INTEROFFICE MEMORANDUM

To: Planning Commission Agenda of: March 9, 2017
From: Mel Pabalinas, Acting Principal Planner 
Date: March 8, 2017
Subject: **A15-0001/Z12-0010/PD12-0002/TM12-1510 Piedmont Oak Estates Phase 1;
Additional Edit to Conditions of Approval**

Staff is forwarding the following edit to Condition of Approval No.14 as shown below.

14. Mitigation Measure MM Trans-2: Transportation and Circulation Impacts

The Project shall construct a traffic signal at the intersection of Missouri Flat Road and China Garden Road. The applicant shall provide the design, Plans, Specifications and Estimate (PS&E), utility relocation, and right of way acquisition to the satisfaction of the Transportation Division; OR

The project shall construct or await the completion of a traffic signal at the Missouri Flat Road/Industrial Drive intersection, combined with the construction of channellization to prohibit left turns from westbound China Garden Road to southbound Missouri Flat Road. This mitigation measure was approved with the El Dorado County Sheriff Headquarters Facility project and an alternative to the construction of a traffic signal at the Missouri Flat Road / China Garden Road intersection; OR

The project shall construct or await the completion of Diamond Springs Parkway connecting Missouri Flat Road to SR49. Diamond Springs Parkway, Phase 1B, Project Number 72334 is an approved County Capital Improvement Project (CIP) scheduled for start of construction in Fy 2019/20 and is an alternative mitigation measure to the construction of a traffic signal at the Missouri Flat Road / China