

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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MEMORANDUM

DATE: February 7, 2008
TO: Roger Trout, Zoning Administrator
FROM: Jonathan Fong, Planning Services
SUBJECT: Lee Parcel Map P06-0017, Revised Conditions

Background: The applicant has requested that the road improvement requirements to Lake Hills Court be reduced to the Fire Safe Minimum providing for a 20 foot wide road width. Because the project site is located within the El Dorado Hills Community Region, the El Dorado County Design Manual requires adherence to Standard Plan 101B for road improvements which requires a 28 foot wide road. The applicant has requested a Design Waiver to reduce the road width. The Department of Transportation has reviewed the request and recommends approval.

Planning Services has modified the Conditions of Approval to allow the following:

Conditions 4 and 5: Revision to provide clarification of the payment of parkland dedication in-lieu fees.

Condition 8: Planning Services requiring the applicant to participate in road maintenance agreement. Deleted. The requirement of participation in a road maintenance agreement is a standard condition of the Department of Transportation.

Condition 9: Placement of a trails easement on the final parcel map. Modified to clarify the timing of the trail easement.

Condition 10: Hold harmless agreement.

Condition 11: Conformance documentation requiring compliance with Planning Services conditions prior to filing the parcel map.

Conditions 21 through 29: Department of Transportation Standard Conditions of Approval.

Recommendation: Conditional approval