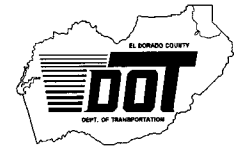


PC 10/28/10
#8



COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION



INTEROFFICE MEMORANDUM

Date: October 18, 2010
To: Planning Commission
From: Eileen Crawford, Supervising Civil Engineer, Department of Transportation
Subject: **Revision of Conditions for Z07-0040/TM07-1454/S09-0012/
Sundance Subdivision**

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PLANNING DEPARTMENT

Per our review of the staff report for the October 28, 2010 Planning Commission hearing, it was noted that Condition of Approval No. 35 and No. 48 requires revisions as shown below. Additionally, it was noted that the Trail Easement condition from our July 1, 2009 memo to Planning Services for the subject application was omitted in the staff report and am requesting that it be added.

- 35. **Offer of Dedication (In-Fee) Road Right-of-Way & Public Utility Easement:** The applicant shall irrevocably offer to dedicate a total of 30 feet of road right of way and public utility easement along the on-site portion of Rattlesnake Bar Road, ~~in fee, as required by the General Plan~~ as determined by EDC DOT, ~~prior with to~~ the filing of the map. Slope easements shall be included as necessary. This offer will be ~~accepted~~ rejected by the County.
- 48. **Grading Permit/Plan:** A ~~residential~~ grading permit is required for the project. The applicant shall submit a ~~site~~ improvement/grading plans prepared by a professional civil engineer for the onsite and offsite improvements to the DOT for review and approval. 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. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Condition to be added:

- * **Trail Easement:** The applicant shall provide a 15-foot wide Georgetowne Divide Recreation District (GDRD) Trail Easement for non-motorized use along Road A with the filing of the map. The final location of the easement shall be approved by the DOT with recommendations of the GDRD. Slope easements shall be included as necessary.