

COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

http://www.edcgov.us/DevServices/

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TO:	Planning Commission	Agenda of:	March 27, 2014
FROM:	Tom Dougherty, Project Planner	Item No.:	2
DATE:	March 25, 2014		
RE:	S11-0009/PD11-0005/Green Valley Nursery and Landscape; New Transportation Condition		

The Transportation Division has learned that delivery trucks servicing the property are creating traffic issues on Shadowfax Lane. They have re-examined the submitted site plan and offer the following recommended condition of approval to address ingress/egress onto Shadowfax Lane. This would become Condition 20 and subsequent condition numbers would be increased by one number:

20. Shadowfax Lane Ingress/Egress: The access to the property from Shadowfax Lane shall be relocated to a minimum of 200 feet south of the southerly edge of Green Valley Road. Such access shall be constructed to El Dorado County Standard Plan 103C standards, with a reduction in width to "W"=28 feet in lieu of the 35 feet prescribed on the Standard Plan. Said improvements shall be completed within 90 days of approval of the project.

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