

COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667 BUILDING

(530) 621-5315 / (530) 622-1708 Fax bidgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

Planning Commission

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302 South Lake Tahoe, CA 96150

(530) 573-3330 (530) 542-9082 Fax tahoebuild@edcgov.us

Agenda of:

February 27, 2014

FROM:

TO:

Tom Dougherty, Project Planner

Item No.:

5

DATE:

February 26, 2014

RE:

TM07-1458-R/BLA13-0015/Migianella (Revised Transportation Division Conditions

of Approval 11 and 12)

Transportation Division Condition 11

The following revision to recommended Condition 11 clarifies that the improvements to Kaila Way would be those within the area shown on the revised Preliminary Grading and Drainage Plan dated February 26, 2014 (copy attached).

12.11. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation Division (DOTEDCTD) or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map: (the requirements outlined in Table 1 are minimums).

Table 1					
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*/ SHOULDER WIDTH	RIGHT OF WAY**	DESIGN SPEED	EXCEPTIONS /NOTES
Road A (onsite)	Modified Std Plan	20ft / 2ft	50ft	20 mph	No curb, gutter, or
	101B	3" AC over 8"			sidewalk, road width
	Std Plan 114 at cul-	AB or 6" chip			is measured Edge of
	de-sacs	<u>seal</u>		_	Pavement(EP) to EP
Road B (onsite)	Modified Std Plan	20ft / 2ft	50ft	20 mph	No curb, gutter, or
	101B	3" AC over 8"	}		sidewalk, road width
	Std Plan 114 at cul-	AB or 6" chip		!	is measured EP to EP.
	de-sacs	seal			
Existing Kaila	Modified Std Plan	20ft / 2ft	50ft	25 mph	No curb, gutter, or
Way (offsite)	101B Std Plan 103C			•	sidewalk, road width
Reconstruction	at Salmon Falls Road		1		is measured EP to EP.
only at existing					

alignment between			T		
STA: 10+00 to					1
STA: 15+37					
(Preliminary					
Grading and			}		
Drainage Plan,	{				
February 26,					
2014)					
Wolf Creek Road	Modified Std Plan	20ft / 2ft	50ft	25 mph	No curb, gutter, or
(Offsite)	101B	3" AC over 8"			sidewalk, road width
	_	AB			is measured EP to EP.

^{*} Road widths in the preceding table are measured from curb face to curb face.

Transportation Division Condition 12

The following recommended revision to Condition 12 clarifies the Lakehills Court neighbor's concern about future potential access. There is an existing 25-foot wide Road and Public Utility Easement already recorded from Parcel Map PM 25-40 that currently allows that access. That easement would be carried forward on the final subdivision map and would allow access for Lot 2 only.

14.12. Maintenance Entity: The proposed project must form an entity for the maintenance of the private roads and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads and drainage facilities of the current project. DOT EDCTD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.

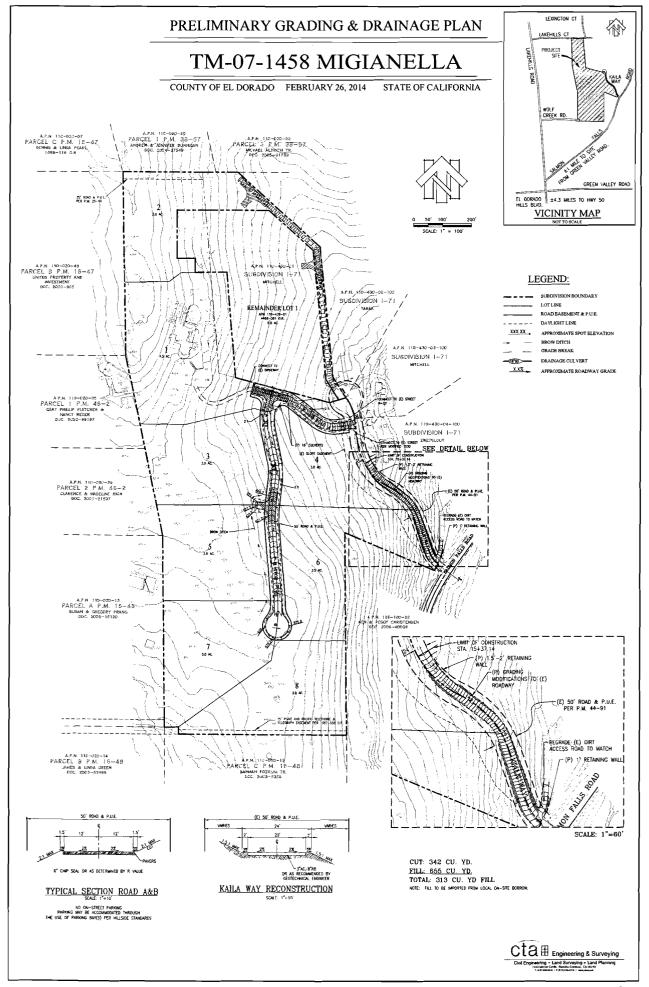
In the event that the Lot 2 owner within this subdivision chooses to take access from Lakehills Court, said lot shall provide for reasonable maintenance and repair of the Lakehills Court on a pro rata share of residential lots currently contributing to its repair and maintenance and shall become a part of the Road Maintenance Agreement for this road by the action of its maintenance assessment entity. The applicant shall make this election prior to filing of the Final Map by requesting County's Surveyor Office to assign Lakehills Court address for Lot 2.

Neither change to conditions 11 or 12 increases the project's impacts beyond what was previously analyzed.

\\dsfs0\DS-Shared\DISCRETIONARY\TM\2007\TM07-1458-R-Miginella\TM07-1458-R Staff Memo 02-26-14.docx

Curb face for rolled curb and gutter is 6" from the back of the curb.

^{**} Non-exclusive road and public utility easements included



KAILA WAY GRADING DETAIL

TM-07-1458 MIGIANELLA

COUNTY OF EL DORADO FEBRUARY 26, 2014 STATE OF CALIFORNIA

