

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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DATE: June 11, 2008

TO: Alan Tolhurst, Chairman of the Commission

FROM: Jonathan Fong, Planning Services

SUBJECT: Portico Estates, Z07-0004/ TM07-1433

Background: This memorandum is intended to clarify Condition Number 1 and Number 12 of the Staff Report. The modifications have been included below. Deleted items are shown as ~~strike through~~. Additions are shown as underline.

Oak Canopy Tabulation: Condition Number 1 includes a Table of the proposed Oak Canopy Impacts as a result of construction of the on-site roads and future impacts due to residential development of the lots. The table is included below:

Total Oak Canopy to Be Removed (sf)	Canopy Removed for Road Improvements (sf)	Canopy Removed for Residential Development (sf)
152,544 <u>51,123</u>	25,495	25,628

The "Total Oak Canopy to be Removed" should be 51,123 square feet which accounts for the impacts due to road construction and development of the site. The 152,544 amount included in the table is the Total On-site Canopy.

Road Improvement Condition: Following discussions with the Department of Transportation and the project engineer, the road improvement requirements have been modified. Condition 12 has been modified to require a 36 foot wide road consistent with Standard Plan 101B. The sidewalk requirement has been omitted due to the proposed lot sizes in excess of 10,000 square feet.

12. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual and the following table. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map:

ROAD NAME		ROAD WIDTH	EXCEPTIONS/NOTES
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On -site road	StdPlan101B StdPlan104	28ft-36ft (50ft R/W) w/C&G and 6 ft S/W	Type 1 rolled curb
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Notes for Condition 1 table:

Road widths in the preceding table are measured from curb face to curb face.

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

Recommendation: Planning Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074 (d) as incorporated in the Conditions of Approval and Mitigation Measures in Attachment 1;
3. Approve Z07-0004 and TM07-1433 based on the Findings noted in Attachment 2 and subject to the conditions in Attachment 1 and the modified condition number 1 and 12 as modified in the memorandum dated June 10, 2008.