

PC 6/25/09
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(handed out at meetings)

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: El Dorado County Planning Commissioners
FROM: Tom Dougherty, Associate Planner *T.D.*
DATE: June 25, 2009
RE: Deletion of Condition of Approval #16.e and modification of #18 and #24.
McCann Subdivision, Z07-0033, PD07-0020 and TM07-1448

Planning is recommending deleting Condition of Approval 16.e:

16e. The HOA shall form a Lighting and Landscape District to fund the street lighting and the ongoing maintenance thereof, and any shared street landscaping and perimeter boundary fencing within the subdivision.

The DOT has conditioned the onsite roadway dedications as easements only, thereby allowing HOA landscaping agreements to be in place. The DOT has two options in addressing the off site ZOB landscaping concerns. 1) If the land is dedicated as an easement, then either the HOA or ZOB may administer the landscaping. 2) If the land is dedicated in fee, then only a ZOB can administer the landscaping. At this time we do not have a firm agreement as to the dedication of Truscott Lane. However, the DOT will be reviewing the maintenance documents prior to the final map and will be able to assure proper application of the conditions.

Planning is recommending modifying Condition of Approval 18 as follows:

18. The twelve street lights shown in Exhibit K shall conform to Zoning Code 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. The height of the lights shall be a maximum of 16-feet tall from finished grade to the top of the light head. ~~A Lighting and Landscape District be formed to fund the street lighting and any shared street landscaping within the subdivision. Development Services shall receive proof of the formation of said District prior to filing the Final Map.~~

DOT is recommending the following modification to Condition of Approval #24:

24. Maintenance Entity: The proposed project shall form an entity for the maintenance of the ~~private~~ roads, parking facilities, landscaping, lighting and drainage facilities. A Zone of Benefit (ZOB) shall be formed for the perpetual maintenance of Road A, Solstice Circle South, and Truscott Lane (~~Segment B-C~~) within 120 days of submittal of a complete Offer of Dedication application from the Union Mine High School District. The remaining roadway segments in Table 1 must either be included in this ZOB or must be maintained by a separate maintenance entity. DOT shall review the documents forming the ZOB and the maintenance entity to ensure the provisions are adequate prior to filing of the map.