



Legislation Text

File #: 07-771, **Version:** 1

Hearing to consider an appeal to delete Conditions 6, 7, and 8 relating to both on-site and off-site road access from Jayhawk Drive imposed on Tentative Parcel Map P06-0032 to create three parcels ranging in size from 10 to 11.5 acres identified as APN 102-120-13 in the Rescue area; Appellant: Gene E. Thorne (District IV).

RECOMMENDED ACTION: Planning staff recommends the Board deny the appeal, thereby upholding the action of the Zoning Administrator on April 2007, conditionally approving P06-0032.

Background: At the Zoning Administrator hearing on April 18, 2007, Parcel Map P06-0032 was conditionally approved, allowing the creation of 3 parcels ranging in size from 10 acres to 11.5 acres from a 31.5 acre site. The applicant did not agree with on and off-site road improvement requirements listed within Conditions 6, 7, and 8.

The point raised by the appellant is as follows:

I would like to have the road and shoulder width requirements eliminated and have the conditions re-written to "per Standard Plan 101C" and refer to ADT table and width requirements as modified by the Board of Supervisors.

Department of Transportation Conditions 6, 7, and 8 read as follows:

6. The applicant shall widen the on-site access roadway from Jayhawk Drive to the turn around and the on-site portion of Jayhawk Drive to a width of 24 feet with 2-foot wide shoulders on each side per El Dorado County Standard Plan 101C. The improvements shall be substantially completed, to the approval of the Department of Transportation or with an approved improvement agreement with security prior to the recordation of the parcel map.

7. The applicant shall improve the off-site portion of Jayhawk Drive from the project boundary to Deer Valley Road to a width of 18 feet with 2-foot shoulders as specified in the El Dorado County Standard Plan 101C and Section 3 A) 2) c) ii, of the Design and Improvement Standards Manual. 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 recordation of the parcel map.

8. The applicant shall provide or verify a turnaround at the end of the on-site roadway that complies with the provisions of County Standard Plan 114. 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 recordation of the parcel map.

Discussion:

The road improvements required under the aforementioned conditions of approval are specific to this project and are consistent with the requirements of the El Dorado County Department of Transportation Design and Improvement Standards Manual. See attached memo from the Department of Transportation (Attachment 4). The width requirements are those that were in place at the time the map was submitted to the County and when it was approved.

ATTACHMENTS

Attachment 1 - Findings for approval

Attachment 2 - Conditions of approval

Attachment 3 - Appeal form

Attachment 4 - Memo from Department of Transportation dated May 1, 2007

Attachment 5 - Staff Report

Attachment 6 - Planning Services memo dated April 12, 2007

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