



## **Background**

Special Use Permit S03-0005R Conditions of Approval are as follows:

11. The existing project access driveway onto Harvard Way shall be relocated easterly approximately 60-feet to improve sight distance to the satisfaction of the Department of Transportation. In addition, this driveway shall be for right turn in and right turn out only, and the project improvement plans shall include traffic delineation to accomplish same.
12. The most easterly project access driveway onto Harvard Way shall be aligned with the existing most westerly access driveway to Oakridge High School. Project improvement plans shall include installation of an all-way stop at this location in Harvard Way including appropriate striping, crosswalk, and signage to the satisfaction of the Department of Transportation. In addition, improvement plans shall also reflect re-curb no parking, with signage for “NO STOPPING ANY TIME” and “NO PARKING,” along the north side of Harvard Way from Clermont westerly to 50-feet westerly of the relocated westerly project access.

## **Discussion**

The Department of Transportation is concerned that failure to satisfy Condition 11 would result in a risk with the use of the existing driveway. The new facility is expected to increase the volume of inexperienced teen drivers in the area. The relocation of the driveway would increase sight distance and reduce the potential safety issues associated with the Teen Center driveway.

The El Dorado Hills CSD has submitted a letter to Planning Services justifying the delay of completing Conditions 11 and 12 (Attachment A.) Planning Services staff concurs with the El Dorado Hills CSD analysis of Condition 12 that the new parking lot and encroachment are not required as part of the construction of the Teen Center.

The Planning Commission may find that Conditions 11 and 12 are applicable of the Teen Center, or modify the conditions to specify the timing of the required improvements. Planning Services staff recommends the Planning Commission take the following action:

- A. Find that Condition 11 is necessary for immediate safety improvements based on input from the Department of Transportation.
- B. Find that Condition 12 applies to construction of the new parking lot to serve proposed facilities in the southeast corner of park site and is not required until such time as those facilities are built.

## **Support Information**

**Attachment A** - Letter of Transmittal from El Dorado County Community Services District