

DEVELOPMENT SERVICES DEPARTMENT

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EL DORADO

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MEMORANDUM

DATE: July 28, 2006 **Agenda of:** September 6, 2006
TO: El Dorado County Zoning Administrator **Item:** 6.a.
FROM: Tom Dougherty, Associate Planner
Roger Trout, Principal Planner
SUBJECT: P05-0003, Revision of Conditions 12 and 16
Approved on November 2, 2005 - APN 109-480-08

Request by David Handler to revise Conditions 12 and 16 because there is a performance surety bond, in conformance with requirements of P99-0013, approved by the Planning Commission on February 27, 2003 for on and offsite improvements. One of those improvements was for a traffic signal at the intersection of Durock Road and Business Drive in Barnett Business Park. The traffic signal has not been built because of redesigns and delays of that project for various reasons. The completion of the Facility Improvement letter requirements, (Durock Road water line connection), is also bonded for. The following has the proposed revision shown by underlining:

El Dorado County Department of Transportation (DOT):

12. All the mitigation measures and conditions of approval, related to roadway, traffic signals, grading and drainage for PM99-13, must be substantially complete, or improvements be bonded for as determined by the Department of Transportation, prior to recordation of the Parcel Map. A letter from DOT verifying this shall be required prior to recordation of the final map.

Planning staff has conferred with DOT representative Chuck Collins and DOT has no objection to revising Condition 12 as the improvements were bonded during the approval of P99-0013.

El Dorado County Fire Protection District (Fire District):

16. Approval of this map is contingent upon the completion, or the improvements shall be bonded for, as required of the El Dorado Irrigation District Facility Improvement Letter for the Barnett Business Park, (Durock Road waterline connection).

Recommendation:

Staff recommends that the Zoning Administrator revise Conditions of Approval 12 and 16 of P05-0003, approved November 2, 2005.

SUPPORT INFORMATION

Attachment 1Conditions and Findings of Approval - P05-03

Attachment 2 “ “ “ “ “ - P99-13

Attachment 3 “ “ “ “ “ - P05-02