



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-2705 Fax

biddept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: Zoning Administrator Agenda of: February 15, 2017

FROM: Evan Mattes Item No.: 4.a

DATE: February 9, 2017

RE: Brooks Parcel Map/Application Number P16-0006
Revised Staff Report Conditions of Approval
APN: 116-030-19

Discussion:

The purpose of this memorandum is to provide the Zoning Administrator with revised Staff Report Conditions of Approval 16 and 19 for P16-0006. Existing Condition of Approval 16 is being removed and existing Condition of Approval 19 is being replaced with a re-worded condition. The revised conditions of approval reflect updated Transportation Division standard conditions of approval. The proposed revisions to Conditions of Approval 16 and 19 are outlined below.

16. ~~Maintenance Entity: The proposed project must form an entity for the maintenance of the private roads. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.~~

19. ~~Regulatory Permits and Documents: All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.~~

19. **Regulatory Permits and Documents:** All regulatory permits and agreements between the project and any State or Federal Agency shall be incorporated into the Project Improvement Plans prior to the start of construction of improvements. Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect them. Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.