DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO **http://www.edcgov.us/devservices**

PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@edcgov.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@edcgov.us

TO:	Planning Commission	Agenda of:	December 13, 2012
FROM:	Lillian MacLeod, Project Planner	Item No.:	11
DATE:	December 5, 2012		
RE:	**TM05-1401-R/Malcolm Dixon Road Estates Subdivision Phasing Plan; Recommended Revisions to Conditions of Approval Nos. 5 and 14**		

The El Dorado Hills Fire Protection District has requested revisions to the conditions of approval, as follows

5. The project applicant shall provide potable water for fire protection. The potable water system shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All future homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. Engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval prior to approval by the County of a subdivision improvement agreement or subdivision grading permit.

14. Pursuant to Fire Safe Regulations, where parcels are zoned five acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

The latter revision of Condition 14 will require a renumbering of the subsequent conditions in the final version approved by the Planning Commission.