

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
bidgdept@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: November 20, 2012
**RE: TM05-1401-R/Malcolm Dixon Road Estates Subdivision Phasing Plan;
Recommended Revisions to Conditions of Approval Nos. 5 and 16**

The applicant has requested a revision to Condition 16 to allow the existing well on Lot 8 to serve its water needs while still going forward with its annexation into EID. The El Dorado Hills Fire District reviewed the request against their requirement for all homes to be fire sprinklered under Condition 5 and found that the requirement for fire hydrants every 500 feet would be sufficient to protect the existing development on Lot 8. Their recommendation was for Condition 5 to be revised 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. 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.

The applicant will comply with the annexation requirement for all eight lots, but is requesting the Meter Award Letter include lots 1 through 7, only. Lot 8 will have a water line stubbed out to the property with the option of obtaining a meter at a later date. Staff recommends Condition 16 be revised as follows:

186. The applicant shall provide to Planning Services, a Meter Award Letter or similar document from El Dorado Irrigation District, prior to filing the Phase 2 Final Map that includes the meter awards for lots 1 through 8 7.