

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission Agenda of: December 13, 2012

FROM: Lillian MacLeod, Project Planner Item No.: 11

DATE: December 10, 2012

RE: **TM05-1401-R/Malcolm Dixon Road Estates Subdivision Phasing Plan;  
Recommended Revisions to Conditions of Approval Nos. 73 and 74**

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The Department of Transportation and the El Dorado Hills Fire Protection District have requested revisions to the conditions of approval, as follows

73. **Gate Locations:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Additionally, proposed gates shall meet the El Dorado Hills Fire Protection District Gate Standard B-002.
74. **Gate Turnarounds:** All gates shall be designed and constructed with turnarounds acceptable to the Department of Transportation and the El Dorado Hills Fire Protection District. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement, with security, prior to the filing of the Phase 2 Final Map.

These revisions will require a renumbering of the subsequent conditions in the final version approved by the Planning Commission.