

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
bdgdept@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

MEMORANDUM

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY
11:33 am, Jan 07, 2011

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TO: Board of Supervisors

FROM: Roger Trout

DATE: January 7, 2011

RE: January 11, 2011 Board of Supervisors Meeting, Agenda Item No. 12, 10-1101,
Land Development Manual

LATE DISTRIBUTION

Date 11:34 am, Jan 07, 2011

Development Services Department (DSD) reviewed the comments from Fire Marshall Rob Combs contained in Legistar attachment 2G. DSD agrees with his comments and provides the following additional recommendations:

1. Amend Section 2.4.1.G, page 2-10 (page 10-1108.E.28 on the Board Agenda Item webpage):
 - b. Flag Shaped Lots in Hillside Development.

Flag shaped lots shall be permitted when evidence has been provided which clearly indicates that such lots will result in substantially less grading or less impact on the environment. All flag shaped lots shall conform to the following standards:

- i. The lot's "flagpole" shall have a minimum width, at any point, of 25 feet.
Exception: See Section 2.4.1.G.2.b.iii of this Chapter.
- ii. All cut or fill slope areas created by the driveway shall be contained within the flagpole or slope easements.
- iii. Two adjacent flag shaped lots may use a common driveway provided the "flagpoles" are adjacent and meet the following:
 - o The lots' flagpoles shall have minimum widths at any point of 12 and ½ feet,
 - o The driveway is 20 feet wide and contains a turnaround if the flagpole is over 150 feet long, and
 - o An access and utility easement shall be provided to the use and benefit of both lots served.

Lots that qualify for the exception regarding requirements for street frontage pursuant to Section 2.4.1.B.4 of this Chapter are not considered Flag Shaped Lots.

Discussion: This results in a 20-foot road serving the lots, which is consistent with the Fire Safe Regulations.

2. Amend Section 2.4.2.1.B.9 by deleting the "Exception," as identified in the CalFire e-mail dated November 16, 2010.

Discussion: This is part of the Planning Commission recommendation to the Board and is contained in the recommendation (Number 3).

3. Amend the LDM to replace references to the "2007 Fire Code" with "the current edition of the Fire Code as ratified by the Board of Supervisors."

Discussion: This clarifies that the LDM provisions are referencing the correct version of the Fire Code which is subject to the County Board of Supervisors amendments and ratification.

RT/bs