

6150 Blarney Way
Pilot Hill, CA 95664
Phone (530) 888-8701 Fax (530) 888-8709
e-mail ddenault@diamondfire.org

October 7, 2011

Board of Supervisors
El Dorado County
330 Fairlane Court
Placerville, CA 95667

Re: **Parcel Map Revision P07-0025-R**

Dear Supervisors:

As the owner of a contiguous property, I have concerns regarding the above-referenced proposal, to be considered at a public hearing before the Board of Supervisors on October 18, 2011.

Item 25 of "Conditions of Approval", by the El Dorado County Planning Department, dated May 22, 2008, required that the applicant either provide a secondary access, or provide evidence of a fire safe plan in accordance with the fire department, prior to filing the parcel map. If the applicant cannot meet this requirement, the final map should be denied.

The developer is required to shoulder some of the responsibility for fire prevention and fire safety. There should not be an expectation that the fire department will solve the problem after a parcel map is approved. If adequate fire and safety measures have not been taken, it may have disastrous consequences for the occupants of those parcels and their neighbors.

Please see the attached comments sent to the El Dorado Planning Commission hearing on May 22, 2008.

Thank you for considering my comments.

Sincerely,

Don Denault
Fire Chief, Retired

11 OCT 12 AM 8:52
RECEIVED
PLANNING DEPARTMENT

11-1125.C.1

6150 Blarney Way
Pilot Hill, CA 95664
Phone (530) 888-8701 Fax (530) 888-8709
e-mail ddenault@diamondfire.org

May 12, 2008

Pierre Rivas, Principal Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

Re: **General Plan Amendment A08-0004/Rezone Z07-0026/Tentative Parcel Map P07-0025**

Dear Mr. Rivas:

As the owner of a contiguous property, I have concerns regarding the above-referenced proposal, to be considered at a public hearing before the Planning Commission on May 22, 2008.

Access and fire safety. The present width of Rattlesnake Bar Road, which is a 9-mile dead-end, is sub-standard, as defined by the Fire-Safe Regulations adopted by the County. The El Dorado Department of Transportation five-year Capital Improvement Plan shows no proposed funding for this road though 2011/2012. Emergency vehicle access -- and evacuation in the event of another wildland fire in this area -- will become increasingly difficult with additional parcel creation and higher population.

Other road safety issues exist on the more than three miles of Rattlesnake Bar that must be traveled to access this property. The narrow, winding roadway has no lane markings and is frequently treated by drivers as having only one lane. The road is heavily used when the State Recreation Area campground and boating facilities are open and several, near-miss accidents have occurred. Heaviest road use coincides with peak fire season.

Structural fire service is more than 8 miles away -- not 4.2 miles, as stated in the Planning Commission Staff Report. The fire station in Pilot Hill is staffed only during wildland fire season and is not responsible for structure protection. There is no public water for fire protection.

The Fire-Safe Standards, which preclude a dead-end road longer than 2640 feet to serve parcels under 20 acres, were developed to optimize emergency response and public safety. Since this proposal is to create parcels of 20 acres or more, which are not subject to the half-mile restriction, the requested design waiver and 10-acre zoning can be intended only to facilitate further subdivision. Approval would not be consistent with fire safety.

Environment. The property is situated in an "Important Biological Corridor" -- sufficiently wild that it is inhabited by mountain lion and bear. Much of the topography is steep and densely covered with trees and brush, although extensive pine tree removal, which has been ongoing on the property for several weeks, has probably already caused damage to the "oak woodland habitat".

Precedent. The precedent, which will be established by approving this proposal as written, is of broader concern, since it would pave the way for subdivision of other large, undeveloped acreage accessed by Rattlesnake Bar Road. If the Planning Commission allows this split, the parcels created should be assigned 40- and 20-acre zoning, consistent with their actual size. This would limit further subdivision of this and similar land in the area, until the local infrastructure meets the criteria that have been adopted by El Dorado County. I believe we should uphold the standards, which we have established for our own safety.

Thank you for the opportunity to contribute to this process.

Sincerely,

Don Denault
Fire Chief, Retired

cc: Ron Briggs, Supervisor District 4

11-1125.C.2