

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Board of Supervisors
FROM: Roger Trout, Director
DATE: October 31, 2011
RE: November 1, 2011 Agenda Item #6 (11-1160)
Tentative Parcel Map Appeal P11-0002-A / Debeau

Planning Services recommends that the Board consider the revision to Finding 5.2.1 contained in Attachment 1 revised 10/27/11 (11-1160 2A) as follows:

5.2.1 **There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver** because the proposed modified requirement would serve a private residential development that is restricted because of the location surrounded by existing subdivisions to the south and east, and by Folsom Lake on the north and west. ~~DOT, Cal Fire and the El Dorado Hills Fire Department have determined that the best available option to solve an existing unsafe dead-end road situation, as well as allow an additional parcel, is to require the project to improve the existing gate at the intersection of Guadalupe Drive and Jefferson Place to Fire Department specifications prior to filing the Parcel Map. The Board has found that the existing gate at the intersection of Guadalupe Drive and Jefferson Place was ~~is~~ determined to be legally installed and constructed meeting the minimum requirements at it's time of installation; and the residents of the adjoining neighborhoods wish the gate to remain in its current condition; and vehicles can adequately perceive the access through the gate; and that the gate would not cause a safety issue in regards to emergency ingress and egress.~~