



COUNTY OF EL DORADO  
DEPARTMENT OF TRANSPORTATION



INTEROFFICE MEMORANDUM

Date: September 29, 2011  
To: Tom Dougherty, Project Planner  
From: Eileen Crawford, DOT  
Subject: P 11-0002  
Project: Debeau PM  
APN: 110-460-55  
RE: Appeal to the Sept 21, 2011 Zoning Administrator Hearing, COA#8

Project Description: Parcel Map to divide 3.24 acres into 2 parcels one acre and 2.24 acres in size.

Dead End Roads: Pursuant to Article 2, Section 1273.09 of the SRA Fire Safe Regulations, the maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

- parcels zoned for less than one acre-----800 feet
- parcels zoned for 1 acre to 4.99 acres-----1320 feet
- parcels zoned for 5 acres to 19.99 acres -----2640 feet
- parcels zoned for 20 acres or larger -----5280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection beginning the road to the end of the road at its farthest point. This parcel split fails to meet the DISM standards with regards to Dead End Roads due to a locked gate between two subdivisions.

Design waiver: The applicant has submitted one Design Waiver with this project along with justification for such waiver. DOT has reviewed the request and responds as follows:

Request to maintain existing roadway along the project frontage, reducing the required width from 28 feet to the pavement width of 18 feet.

DOT Response: One (1) design waiver was proposed for this project, requesting no additional roadway widening improvements for access to this site. Since the project lies within the El Dorado Hills Community region, Design STD Plan 101B would apply to the project. The minimum roadway width would be 28ft (without curb, gutter and sidewalk). Given the semi-ruralness of the project area and location on a gated privately maintained road, DOT is supportive of this design waiver. The existing roadway has a variance of 18 to 20 feet.

**DOT PROJECT-SPECIFIC COMMENTS**

Dead End Road by definition of Design Improvements Standards Manual (DISM) Section 3.A.12 may not exceed 1320 feet, and only when geographic features restrict a street extension and the street will not serve more than twenty-four existing or potential parcels. A Class 1 subdivision with a dead end road requires a pavement width of 36 feet. This parcel split exceeds the required length and allowable lot numbers. The cure for a Dead End Road condition is a secondary access.

DISM Section 3.A.9 states when the secondary access is to be provided, with a future street extension, then an acceptable alternative may be required and approved with a favorable recommendation from the responsible fire agencies.

DOT supported the secondary access recommendation by the fire department (COA #8) as an acceptable alternative to the standard design requirements. Without the modifications to the gate in question, DOT would not have recommended approval of the project due to the dead end road restrictions.