

# County of El Dorado

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PC 10/23/08  
#12/Lomita Way

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330 FAIR LANE PLACERVILLE, CA 95667  
TELEPHONE (530) 621-5390  
FAX NO. (530) 622-3645



September 2, 2008

RE: Lomita Way Subdivision (Z07-0023/TM 07-1444)

Members of the Planning Commission:

I am writing this letter in reference to a project you will have on your Planning Commission agenda in the near future. The applicants are Judy Arrigotti, et al. The project is identified by Assessor's Parcel Numbers 110-450-01, 02,03,04,05 and 06, located on both sides of Lomita Way in District 1.

I have met with Mrs. Arrigotti several times over the last two years as this project works through the submittal process. There have been many hurdles, setbacks and requirements that Mrs. Arrigotti has abided by, and provided to staff in an attempt to deem this project complete and ready to move on to the Planning Commission for review.

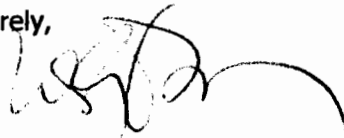
One condition required by the Fire Department to obtain secondary emergency access appears not feasible with the requirements and restrictions asked for by the adjacent gated community. The Fire Marshall has provided a solution and I agree with and support his suggestion for meeting this condition.

In the attached letter to Planning Staff dated June 25, 2008 from The EL Dorado Hills Fire Department Division Chief James O'Camb he states; *the gate located adjacent to Lot 7 of Lomita Way Subdivision shall conform to the El Dorado Hills Fire Department Electric Gate Standard and be no less than 70' from the center line of the hammerhead.*

There is a requirement to build a 20' road to connect Lomita Court to Castec Way in the Southpointe subdivision, and install a gate outside the hammerhead. This will meet the practical effect for a secondary access should there be an emergency while restricting the Lomita Way subdivision traffic from going through the Southpointe subdivision.

Please feel free to contact me (530) 621-5650 if you have any questions.

Sincerely,

  
Rusty Dupray, Supervisor  
District One

RD: lf

Encl: Correspondence from El Dorado Hills Fire Department  
Map

cc: Judy Arrigotti  
Jonathan Fong, Planning Services  
James O'Camb, Division Chief EDH Fire Department



# El Dorado Hills Fire Department

June 25, 2008

John Fong, Project Planner  
El Dorado County Development services  
2850 Fairlane Court  
Placerville, CA. 95667

Re: Lomita Way Subdivision

Dear Mr. Fong,

After reviewing the many documents over the course of this project, it became apparent that the requirements were somewhat confusing as changes were made. The comment letters have been consolidated below to assure that all comments have been addressed in the final documents. These comments are based on the Preliminary Grading and Drainage Plan that was submitted 05/15/08. The comments are as follows;

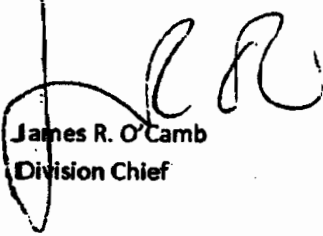
1. The required fire flow for the fire protection of the proposed referenced project is 1500 gallons per minute with a 20 psi residual for a two hour duration. This flow rated is in addition to the highest maximum daily consumption and is based on the premise that a single family dwelling is to be of Type V-B, wood frame construction and shall not exceed 4,800 square feet in size. Any home not meeting the minimum flow required for the square footage shall have fire sprinklers installed per NFPA 13D standards.
2. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
3. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump of a lower dip section of roadway.
4. The gate located adjacent to Lot 7 shall conform to the El Dorado Hills Fire Department Electric Gate Standard. The location of the gate shall be no less than 70' from the center line of the hammerhead.
5. All roads are approved as submitted
6. The gate located at Bonita Drive and Vila Del Sol does not have to be removed.

RECEIVED  
EL DORADO HILLS  
FIRE DEPARTMENT

The conditions/requirements submitted in this letter are the minimum requirements necessary for this agency to provide this development with adequate fire and emergency medical services. If you have any questions or concerns, please feel free to give me a call at 916-933-6623.

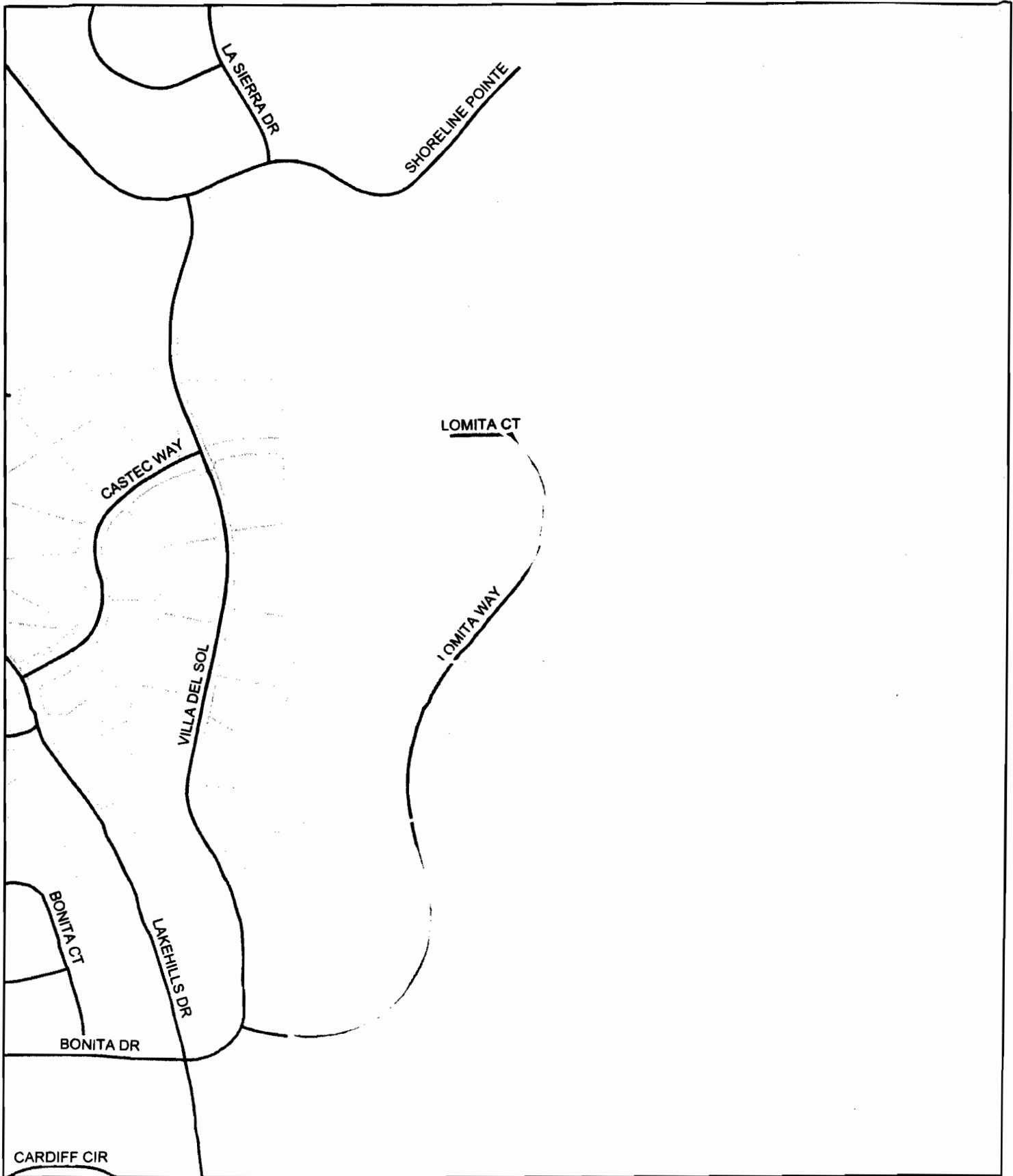
Sincerely,

El Dorado Hills Fire Department



James R. O'Camb  
Division Chief

# APN 11045001



Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.



0 250 500 750

Feet

Map displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)