DEVELOPMENT SERVICES DEPARTMENT

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TO: Planning Commission Agenda of: December 13, 2012

FROM: Mel Pabalinas, Senior Planner Item No.: 11.b

DATE: December 7, 2012

RE: TM06-1428/Carson Creek Phase 2, Unit 2; Additional Conditions of Approval

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Staff recommends the following amendments to the conditions of approval recommended by the El Dorado Hills Fire Department (Page 26 of Attachment 1-Conditions of Approval). The amendments consist of edits to Condition No. 83, which is depicted with a single underline, and the new condition.

83. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. Conformance with this condition shall be verified prior to prior to recordation of the final map.

New Condition

Lots G and H shall be reserved for future access and circulation to future development to the southeast. A notice of restriction shall be recorded with the final map for the phase in which these lots are located providing constructive notice of this development limitation. The language of the restriction shall be prepared by the applicant and reviewed by Planning Services prior to recording of the notice. The restriction may be rescinded if, after review of future development to the southeast, it is determined by the County and the El Dorado Hills Fire Department that one or both lots are not needed for circulation purposes.