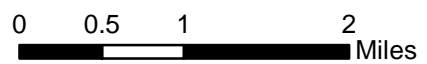
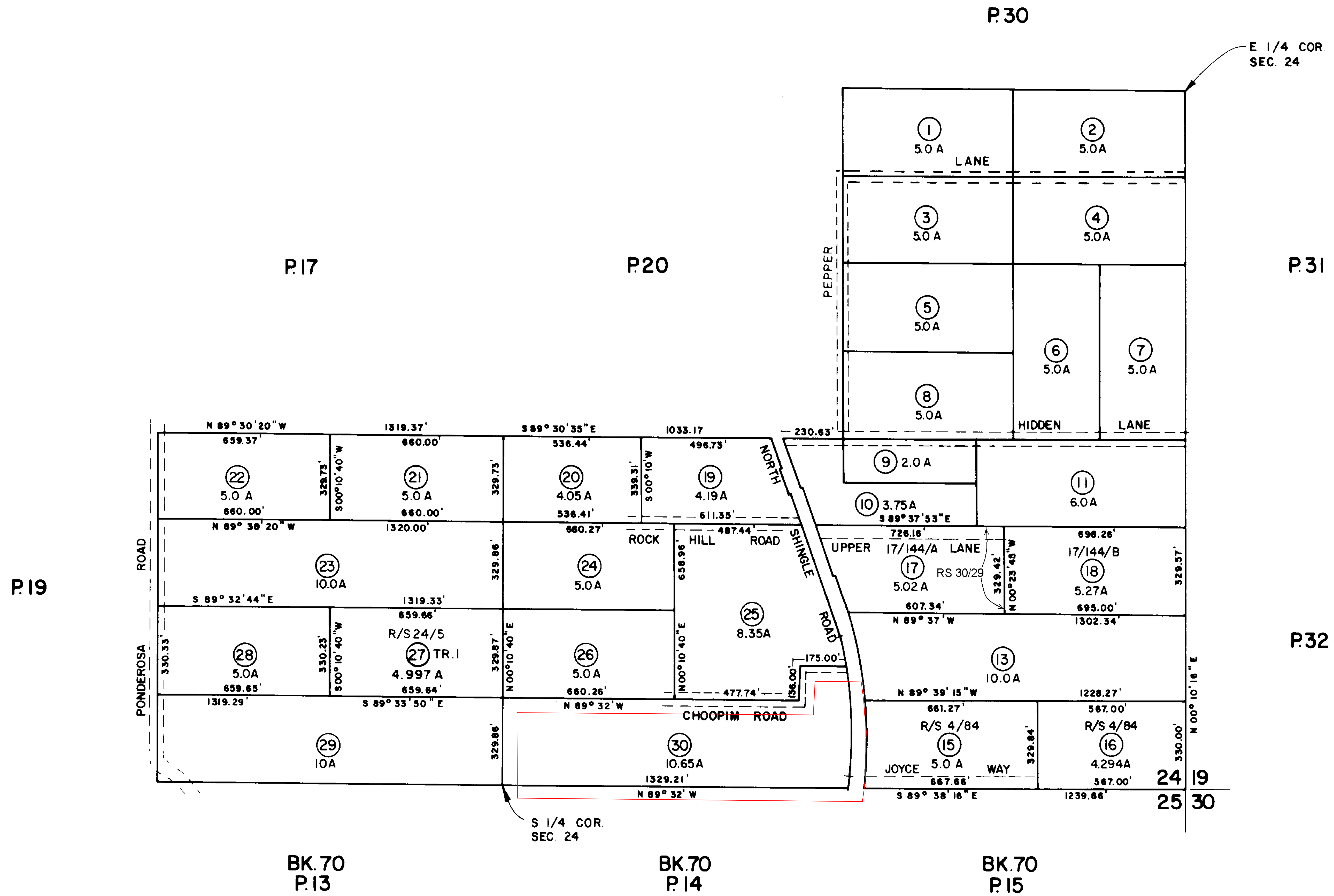


P16-0007/Rossbach Parcel Map  
Location Map  
Exhibit A

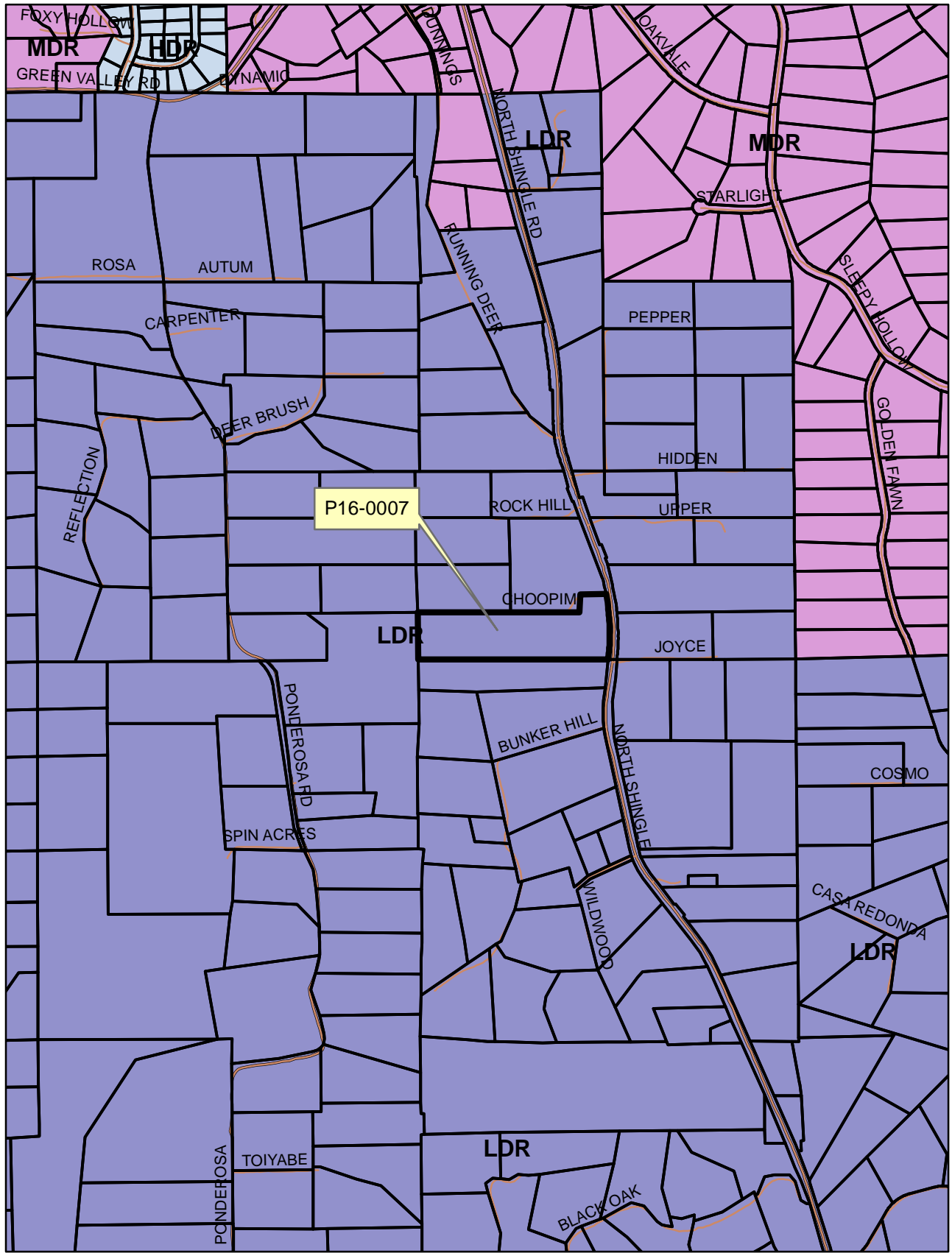




P16-0007

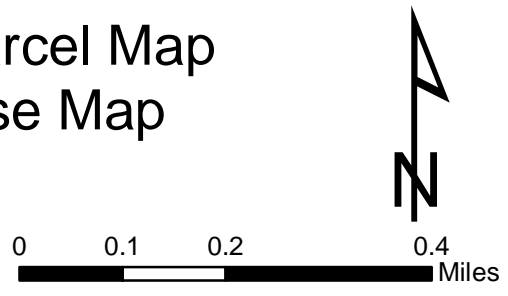
Exhibit B

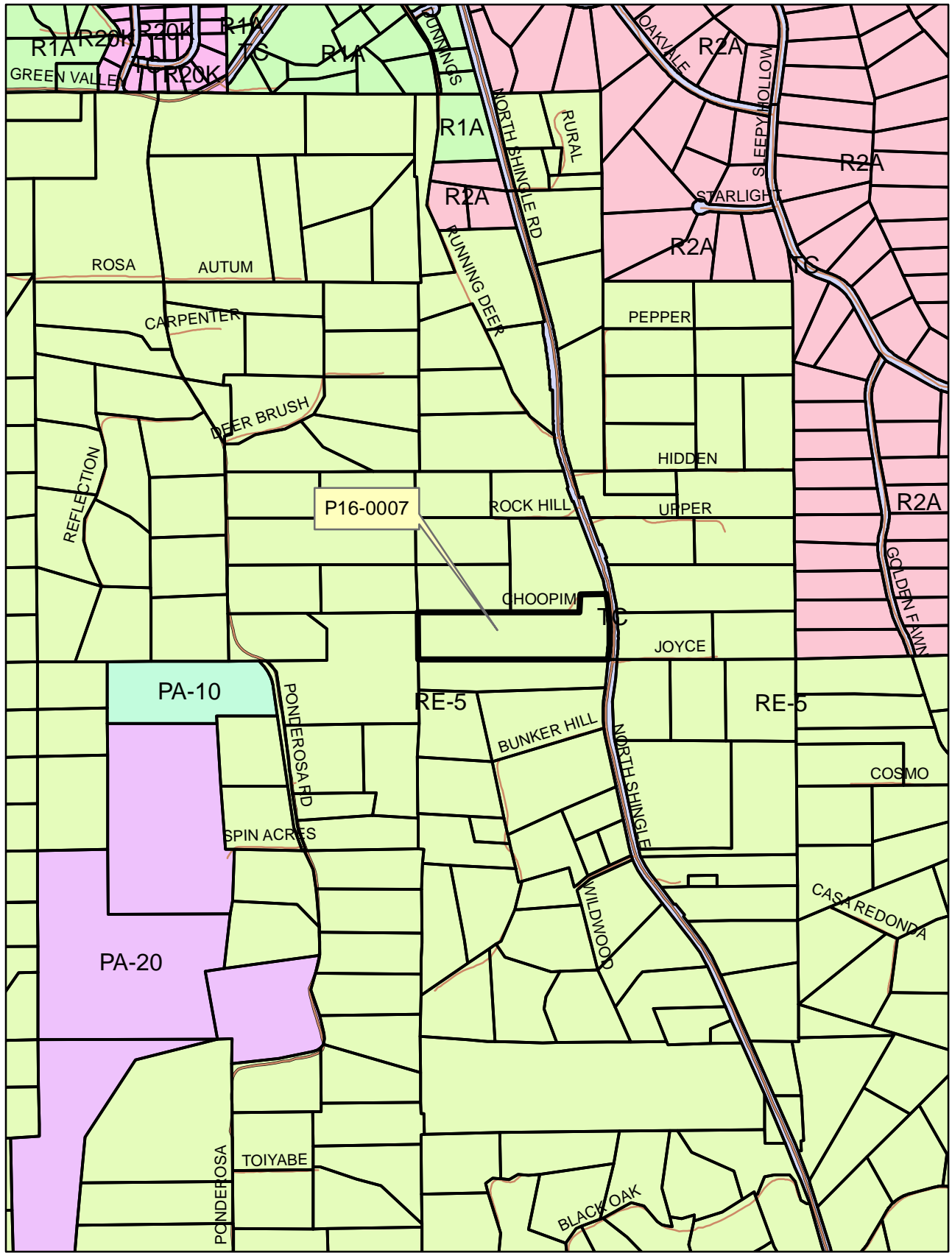
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles











P16-0007/Rossbach Parcel Map  
 General Plan Land Use Map  
 Exhibit C

-  Rossbach\_Parcl\_Map
-  HDR
-  LDR
-  MDR



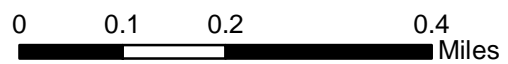


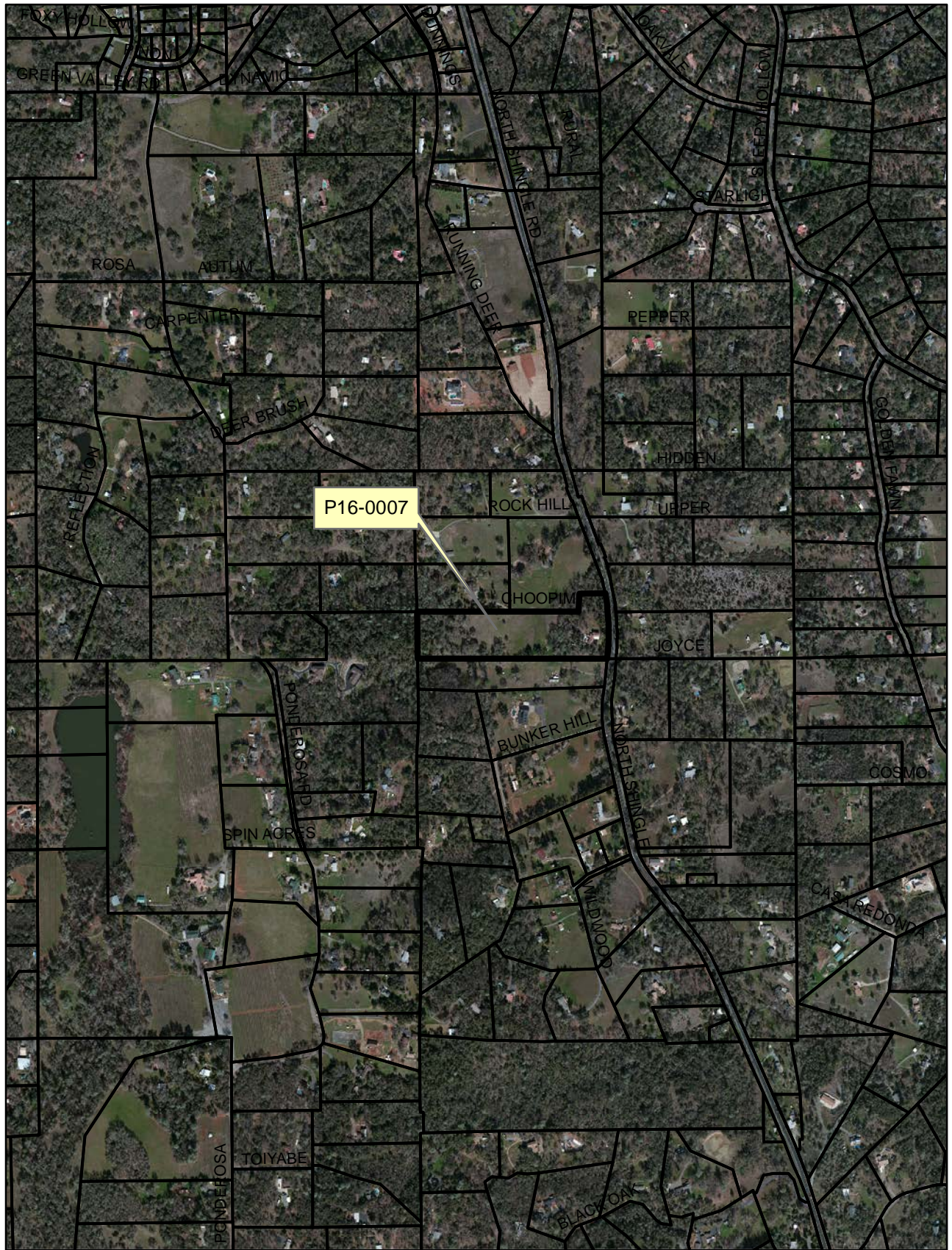
-  Rossbach\_Parcl\_Map
-  PA-10
-  PA-20
-  R1A
-  R20K
-  R2A
-  RE-5
-  TC

# P16-0007/Rossbach Parcel Map


## Zoning Map

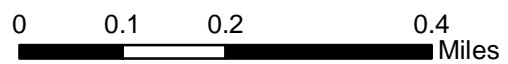
### Exhibit D





P16-0007/Rossbach Parcel Map  
Aerial Map  
Exhibit E

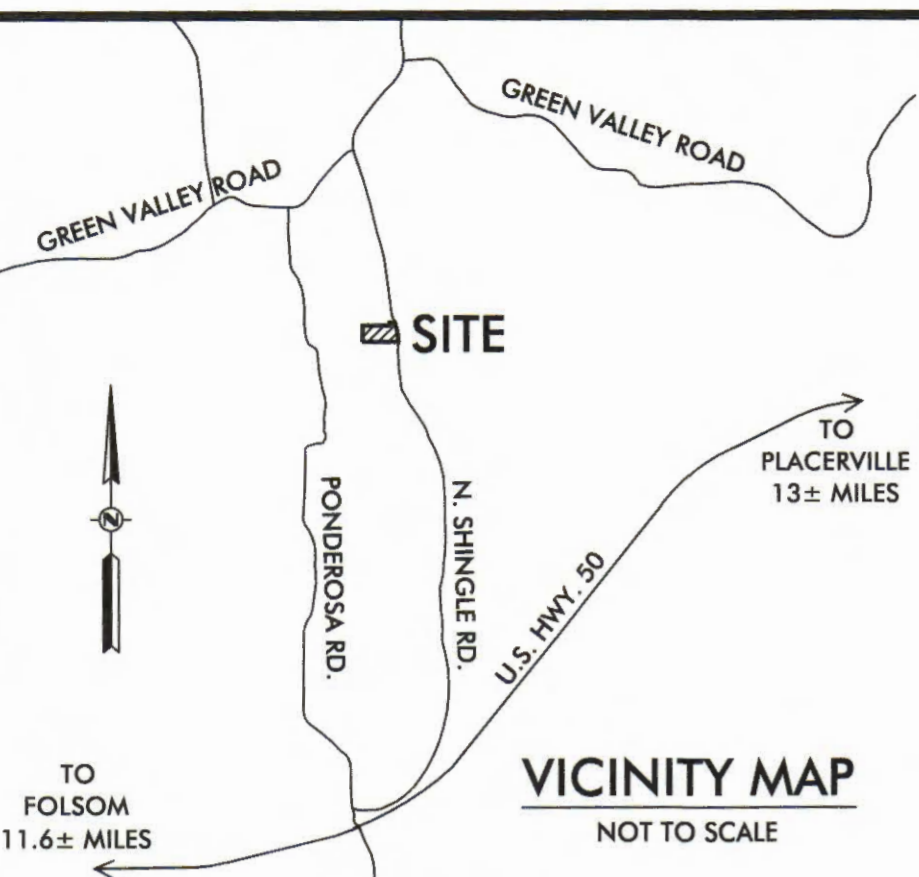
 Rossbach\_Parcl\_Map



# TENTATIVE PARCEL MAP

## 2720 NORTH SHINGLE ROAD SHINGLE SPRINGS, CA 95682

### APN: 069-220-30



**NAME OF APPLICANT:**  
RANDY READING  
GERALD ROSSBACH  
2720 N. SHINGLE SPRINGS RD.  
SHINGLE SPRINGS, CA 95682

**SCALE:**  
1"=50'

**CONTOUR INTERVAL:**  
FIVE FOOT (5')

**SOURCE OF TOPOGRAPHY:**  
CONTOUR DATA IS FROM NAVD88 DIGITAL ELEVATION MODELS ON A 5 FOOT INTERVAL.

**RARE PLANT MITIGATION:**  
MITIGATION AREA 2

**FLOOD ZONE:**  
ZONE X

**SECTION, TOWNSHIP & RANGE:**  
SECTION 24, T10N, R9W

**ASSESSOR'S PARCEL NUMBER:**  
069-220-30

**PRESENT ZONING:**  
RE-5

**TOTAL AREA:**  
5.74 ACRES

**TOTAL NUMBER OF PARCELS:**  
2 RESIDENTIAL PARCELS

**MINIMUM PARCEL AREA:**  
5.0 ACRES

**WATER SUPPLY:**  
E.I.D.

**WATER AGENCY:**  
EL DORADO COUNTY IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
INDIVIDUAL SEPTIC SYSTEMS

**FIRE PROTECTION:**  
RESCUE FIRE PROTECTION DISTRICT

**COUNTY SERVICE:**  
AREA NO. 07  
AREA NO. 09  
AREA NO. 09, ZONE 017-PONDEROSA REC  
AREA NO. 10  
AREA NO. 10, ZONE D-LIBRARY

**COMMUNITY COLLEGE:**  
LOS RIOS JT(09, 31, 34, 48, 57)

**HIGH SCHOOL:**  
EL DORADO UNION

**ELEMENTARY SCHOOL:**  
RESCUE UNION

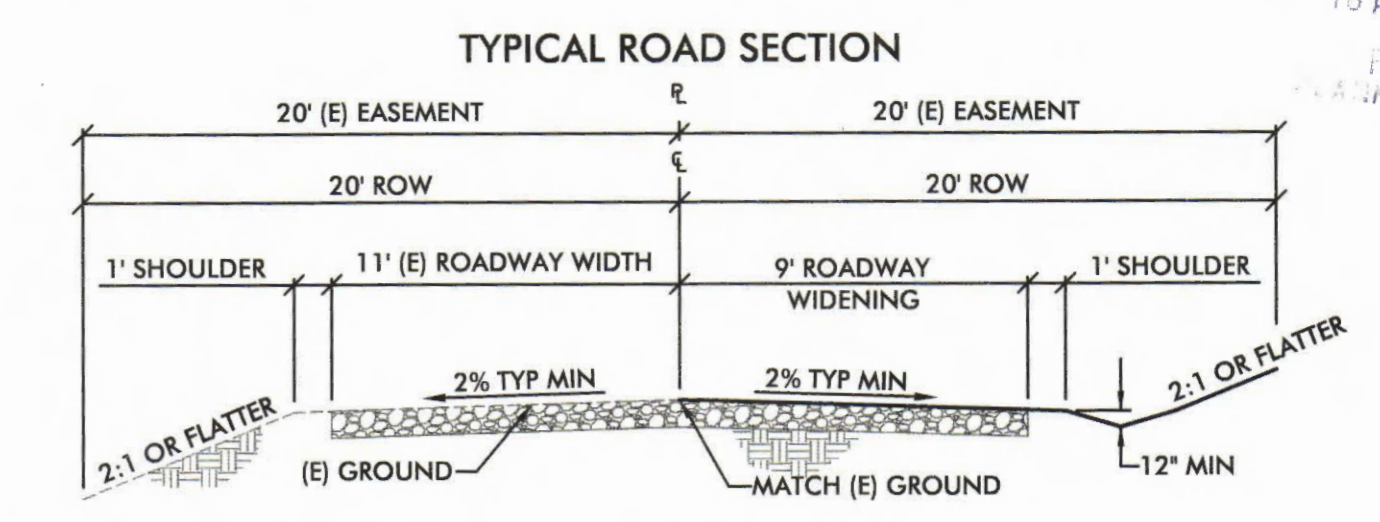
**GENERAL NOTES:**  
1. NORTH SHINGLE ROAD IS AN EXISTING 25' WIDE COUNTY ROAD.  
2. THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PURVEYORS.

**LEGEND**

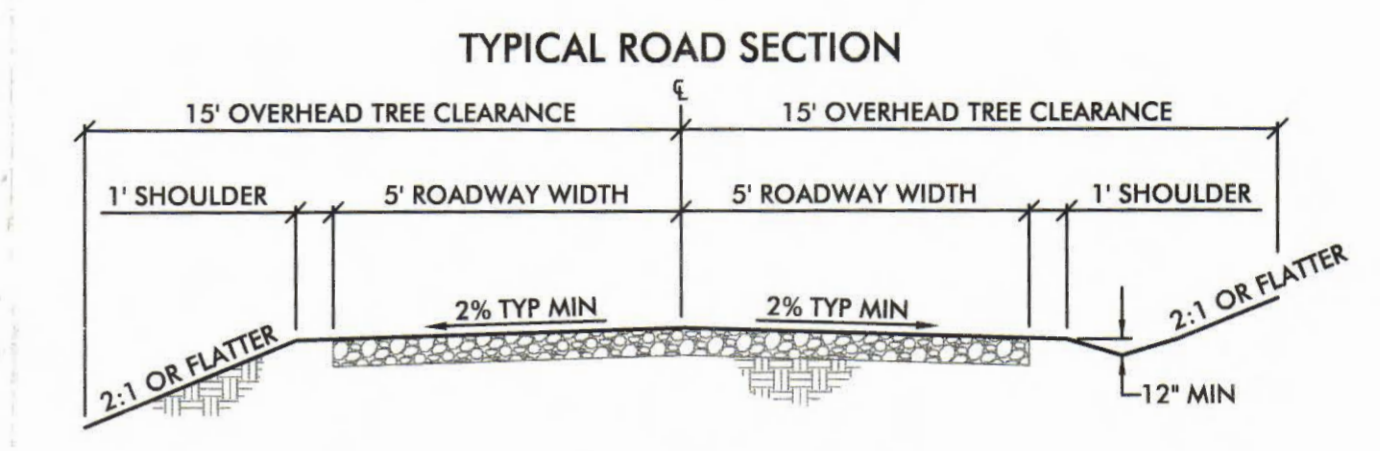
- E — OVERHEAD ELECTRIC LINE
- FOUND MONUMENT AS NOTED
- ~ TREE LINE
- NG NATURAL GROUND
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- AC ASPHALTIC CONCRETE
- CONC CONCRETE

**ABBREVIATIONS:**

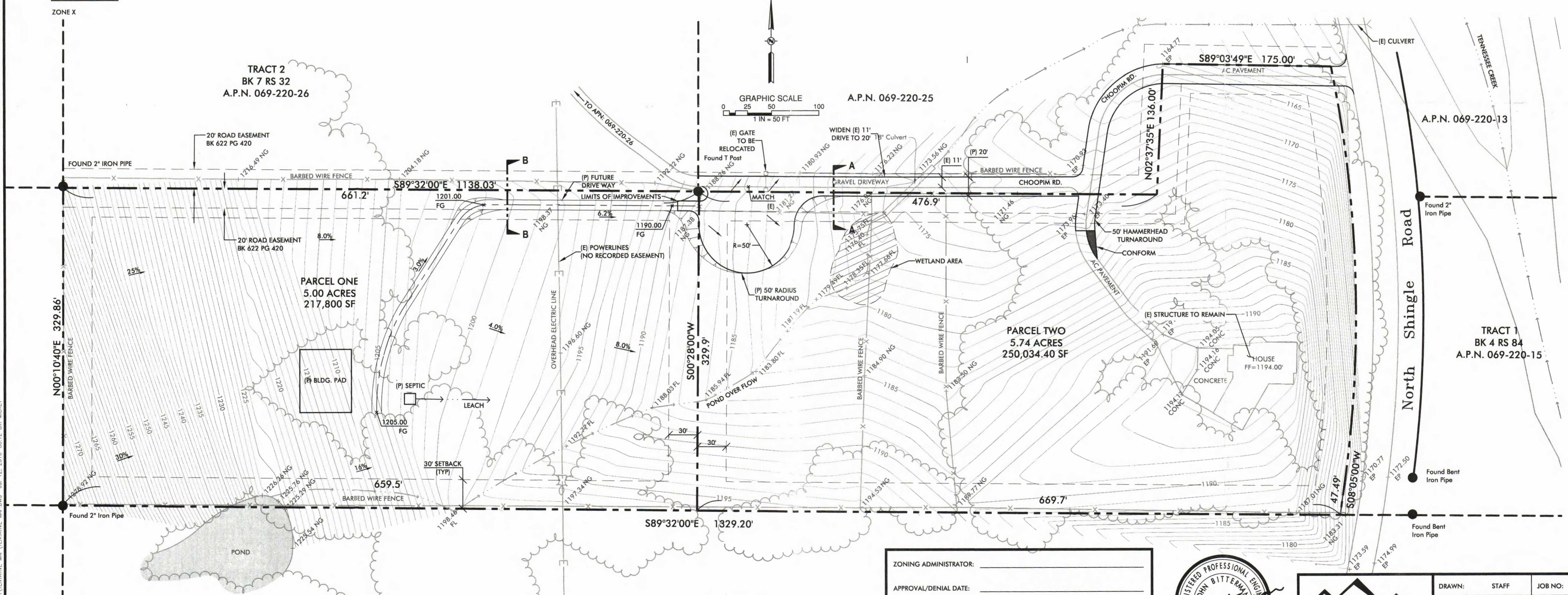
- DRWY DRIVEWAY
- EG EXISTING GROUND
- FNC-AP FENCE-ANGLE POINT
- MON MONUMENT
- (P) PROPOSED
- (E) EXISTING



**A** **DETAIL 101-C MODIFIED**  
NOT TO SCALE



**B** **DRIVEWAY DETAIL**  
NOT TO SCALE

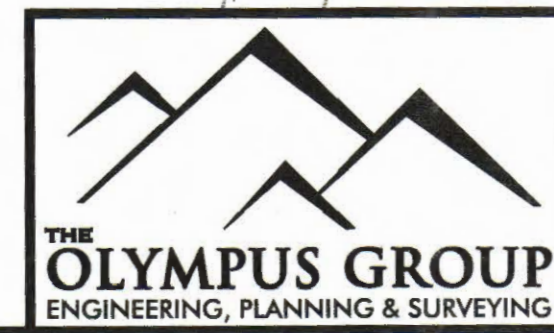


ZONING ADMINISTRATOR: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_



DRAWN: STAFF	JOB NO: 16-003
DESIGNED: R. FRANCIS	DATE: JULY 13, 2016
CHECKED: J. BITTERMANN	SCALE: 1"=50'
8850 GREENBACK LANE SUITE C ORANGEVALE CA 95662 PHONE 916-396-6228 WWW.OLYGROUP.NET	

Exhibit F

A.P.N. 070-140-01

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PRELIMINARY

16 AUG -9 PM 3:52  
RECEIVED  
PLANNING DEPARTMENT



# EL DORADO HILLS FIRE DEPARTMENT

*"Serving the Communities of El Dorado Hills, Rescue and Latrobe"*

January 26, 2017

Rich Francis  
Managing Director  
The Olympus Group

Re: **Reading-Rossbach - APN 069-220-30 - FIRE COMMENTS - Parcel Split – revised 1-26-17**

Dear Mr. Francis:

The El Dorado Hills Fire Department, on behalf of The Rescue Fire Department, has reviewed the above referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the California Fire Code as amended locally. **The fire department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County.** Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

Revised comments are underlined below:

1. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 500 gallons per minute with a minimum residual pressure of 20 psi for a one-hour duration. This requirement is based on a building 3,600 square feet or less in size, Type V-B construction. 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.
  - i. The fire-flow (originally 1,000 gpm for one-hour) has been allowed to be reduced by 50% due to the requirement of the proposed residential structure on the newly created parcel installing fire sprinklers in accordance with NFPA 13D and remaining 3,600 square feet or under in size.
  - ii. A Notice of Restriction shall be filed stating the above requirement for the existing structure to comply with the residential sprinkler requirements set forth in the Residential Code when/if the structure is ever increased in size to above 3,600 square feet.
2. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.

## Exhibit G

3. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13D (residential use), including all Building Department and Fire Department requirements.
4. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department.
  - i. A new hydrant shall be added at the proposed Cul-De-Sac meeting the fire-flow requirements as stated above. This hydrant shall be placed so that it does not exceed 600 feet from any of the 2 structures, proposed or existing, associated with this parcel split. This shall be shown on the Civil Improvement Plans.
5. **Hydrant Visibility:** In order to enhance 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 State Fire Safe Regulations.
6. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as stated below (but not limited to):
  - a. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping.
  - b. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.
    1. This has been accomplished by the proposed Cul-De-Sac at the end of the roadway and the proposed T-shaped turnaround at the entrance to the existing residence.
  - c. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
  - d. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.
  - e. Street signage for Choopim Road shall be updated to conform with TD/Surveyors requirements and be visible for emergency responders.
7. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local AHJ.
  - i. As a mitigating factor for fire-flow reduction, the roadway shall be paved.
8. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20%.



9. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.
10. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official.
11. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official.
12. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. A secondary means of egress shall be provided prior to any construction or the project can be phased.
13. **Fire Service Components:** Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
14. **Funding Mechanism for Emergency Fire Access Components:** The property owner shall be responsible to ensure the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.
15. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
16. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane". All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.
17. **Vegetative Fire Clearances:** Prior to June 1<sup>st</sup> each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code.
18. **Addressing:** Approved street names, numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property, as per El Dorado County Standard B-001.

Contact Marshall Cox at the El Dorado Hills Fire Department with any questions at 916-933-6623 ext. 17.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT



Marshall Cox  
Fire Marshal