MEMORANDUM

TO: PW STAFF, LARRY PEREZ, JIM MCCART, SUSAN GRIJALVA, MIKE ISRAEL, MARTHA SHAVER

FROM: Larry S. Peterson, P.E.

SUBJECT: ACCESS REQUIREMENTS FOR PROPOSED LAND DIVISIONS
PLEASE KEEP THIS AVAILABLE FOR REFERENCE AND PROVIDE IT TO LAND DIVISION APPLICANTS

DATE: MARCH 21, 2008

To determine if a project creating new parcels can be recommended for approval, the Public Works Agency and Amador Fire Protection District must find there is adequate access to each parcel in compliance with County Code Chapter 15.30 FIRE AND LIFE SAFETY REGULATIONS.

As a minimum these Chapter 15.30 access requirements need to be met. If you have any questions please call our office.

The Public Works Agency maintains records on county maintained roads only, not privately-maintained public roads or private roads/driveways. The applicant needs to provide evidence of both legal and physical access in compliance with Chapter 15.30 which is at: http://www.codepublishing.com/CA/amadorcounty.html

County Code Chapter 15.30, FIRE AND LIFE SAFETY REGULATIONS, Section 15.30.130 Roadways, reads: “The roadway networks shall provide safe access for emergency wildland fire equipment and civilian evacuation concurrently and shall provide unobstructed traffic circulation during a wildfire emergency. The roadway network shall also provide all-weather, safe access for emergency personnel responding to medical aids, traffic accidents and structure fires.”

County Code Chapter 15.30, FIRE AND LIFE SAFETY REGULATIONS, Section 15.30.130 Roadways A. (11), Dead-End Roadways, reads: “a. Maximum length shall not exceed the following cumulative lengths regardless of the number 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

B. Lengths shall be measured from the edge of the roadway surface at the intersection that begins the roadway to the end of the roadway surface at its farthest point. Where a dead-end roadway crosses areas
of different zones allowing different parcel sizes, the allowable roadway length shall be based on the smallest allowable parcel.

C. Where parcels are zoned five acres or larger, turnarounds shall be provided at a maximum of one thousand three hundred twenty foot intervals.

D. Each dead-end roadway shall have a turnaround constructed at is terminus.’’

For access, a 10’ wide driveway may serve no more than one parcel, with no more than two residential buildings, or three dwelling units. If two or more parcels (on- and off-site) can potentially use an access, a 50-foot Right of Way and construction of a Standard Road in conformance with County Code Chapter 12.08 and 17.90 is required.

County Code Chapter 15.30, FIRE AND LIFE SAFETY REGULATIONS, Section 15.30.040 Definitions identifies “driveway” and “road” as follows:
“Driveway” means a vehicular access that serves a single residential parcel that contains no more that either (1) two residential buildings, or (2) three dwelling units; and any number of accessory buildings.
“Road” means a vehicular access to more than one parcel; vehicular access to a single parcel with industrial or commercial occupancy; or vehicular access to a single parcel with more than two residential building or four or more dwelling units.

Posted: Public Works Agency website
Planning Department website