

COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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TO:	Planning Commission	Agenda of:	February 8, 2018
FROM:	Evan Mattes, Assistant Planner	Item No.:	3
DATE:	February 7, 2018		
RE:	S17-0016/AT&T CAF 4; Revised Condition of Approval 28 and New Conditions		

Discussion:

Staff recommends changes to include five new Conditions of Approval and revise Condition of Approval 28. The new/revised conditions of approval would address fire concerns on Site 5 Latrobe from the El Dorado Hills Fire Department.

UPDATED EL DORADO HILLS FIRE DEPARTMENT (SITE 5) CONDITIONS OF APPROVAL

28. Approved fire apparatus access roads and drivewausys 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 <u>Coutnnty</u> Water District Ordinance 36 as well as State Fire Safe Regulations and 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 <u>facility</u>. Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official. <u>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.</u>

NEW EL DORADO HILLS FIRE DEPARTMENT (SITE 5) CONDITIONS OF APPROVAL

- The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside on through streets, and a minimum 50-foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. If requested, the fire code official may reduce the minimum turning radius to 30' inside and 50' outside on a case-by-case basis.
- <u>Turnouts are required on driveways that exceed 150 feet in length and shall be placed</u> near the midpoint of the driveway. If the driveway extends beyond 800 feet, then turnouts 18-0161 V 1 of 2

shall be required every 400 feet. Turnouts shall be designed to be ten (10) feet wide and thirty (30) feet in length with a minimum twenty-five (25) taper on each end. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds shall be located within 50 feet on the structure(s) to be protected.

- The project driveway is approximately 1,230 feet in length from the eastern parcel edge to the tower site. The project shall provide a minimum of two turnouts along the driveway, spaced at around 400 feet apart and approved by the fire code official.
- Knox Box and Keys: All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access.
- Prior to June 1st each year, there shall be vegetation clearance around all emergency vehicle accesses and the property in accordance with Public Resources Code Section 4291.
- Any future landscaping plans shall be reviewed by the Fire Department to ensure that trees, plants and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.