

PC 5-11-2023
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3 pages

DA22-0001, East Ridge Development

Chrishana Fields <cfields@edhfire.com>

Thu 5/11/2023 7:43 AM

To: Aurora M. Osbual <Aurora.Osbual@edcgov.us>

Cc: Planning Department <planning@edcgov.us>

📎 1 attachments (230 KB)

DA22-0001 - East Ridge Village.pdf;

Good Morning Ms. Osbual,

Please see the attached comments from the El Dorado Hills Fire Department for public comment regarding the East Ridge Village proposed Development Agreement. Please feel free to contact me if you have any questions or have any additional concerns. Thank you so much.

Chrishana Fields
Fire Marshal



El Dorado Hills Fire Department

“Serving the communities of El Dorado Hills, Latrobe, and Rescue”

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EL DORADO HILLS FIRE DEPARTMENT

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

May 11, 2023

El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

RE: ORDINANCE APPROVING COMMUNITY BENEFIT AND DEVELOPMENT AGREEMENT DA22-0001 BETWEEN THE COUNTY OF EL DORADO AND EAST RIDGE HOLDINGS, LLC, EL DORADO LAND VENTURES, LLC, AND VALLEY VIEW REALTY INVESTMENTS, LLC FOR THE DEVELOPMENT KNOWN AS EAST RIDGE VILLAGE TO ADDITIONALLY INCLUDE ANNEXATION INTO A NEW OR EXISTING EL DORADO HILLS FIRE DEPARTMENT CFD.

In response to the El Dorado County Planning Commission May 11, 2023 Notice of Public Hearing to approve an ordinance for a community benefit and development agreement between the County of El Dorado and owners, as listed, for the development known as East Ridge Village on the approximately 734-acre site identified as assessor's parcel numbers 119-390-001 through 119-390-075, the El Dorado Hills Fire Department (EDHFD) would like to express our concerns regarding the proposed East Ridge Village development.

Our primary concerns pertain to the ingress and egress to and from the project site, mitigation of the potential wildfire threat, as well as maintaining fire protection services throughout the planned growth of the proposed project.

It is of the utmost importance to prioritize public safety in the planning and development process. By proactively addressing the concerns raised, we can establish a framework that promotes a secure living environment and fosters the efficient provision of emergency services. The applicant request appears to be an update to the County's conditions for the project. Therefore, to ensure continued fire protection services and a minimum level of life safety for the planned community, the El Dorado Hills Fire Department (EDHFD) respectfully requests the below conditions of approval be added to the project.

PRIOR TO THE RECORDATION OF THE FINAL MAP, EDHFD REQUESTS INCLUSION OF THE FOLLOWING CONDITIONS:

- 1. Fire Protection Plan (Fire Safe Plan):** The Valley View Specific Plan, Eastridge Village Fire Safe Plan prepared on May 7, 2015 shall be updated in accordance with Chapter 49 of the California Fire Code. The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration. The wildfire protection plan shall be in accordance with Chapter 49 of the California Fire Code and EDHFD standards.
- 2. Roads and Driveways:** Roads and driveways, whether public or private, shall comply with California Code of Regulations (CCR) Title 14 §§ 1270.00 - 1276.04 and California Code of

Regulations Title 24 – Part 9 (CFC), Section 503 (Fire Apparatus Access Roads), as amended locally. Fire access roadways shall be of not less than 20 feet of unobstructed width, 15 feet of vertical clearance, and minimum turning radii of 40 feet inside and 56 feet outside dimensions. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. **The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.**

Driveways and/or roadways shall meet CCR Title 14, California Fire Code, and EDHFD standards and ordinances, and extend through to a major public roadway.

- 3. Community Facilities District:** In order to maintain certain services provided by the Department, which are impacted by the proposed development, including, but not limited to, fire protection and suppression, ambulance response services, emergency response services, fire prevention services, administrative fees of the Department, and any other services permitted under the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code (the "Act"), as well as costs of administration, operating, and reporting, the Developer shall elect and provide for one (1) of three (3) financing options. The Developer can (i) form a new Community Facilities District ("CFD") subject to the review and approval of the Department, (ii) make a deposit and annex into any existing and approved Department CFD, or (iii) make a lump-sum payment for the present value of an annuity authorized by the Department. If the Developer chooses to create a new CFD or annex into an existing El Dorado Hills Fire Department CFD, the creation of the new CFD or the annexation into the existing El Dorado Hills Fire Department CFD shall be completed concurrently with final approval, as determined jointly by the Department and the County, of all land use entitlements requested by the landowner/applicant/developer.

If this property is sold prior to development, the seller shall disclose the above requirements to the buyer.

EDHFD requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction.

EDHFD reserves the right to update the above comments to comply with all current Codes, Standards, Local Ordinances, and Laws with 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.

Please do not hesitate to contact me at (916) 933-6623, Extension 1021 with any questions pertaining to the content of this review letter.

Sincerely,



Chrishana Fields
Fire Marshal