

**S94-0008-R-3/El Dorado MRF Renovation** – As approved by the Planning Commission on November 8, 2018

**Conditions of Approval**

**Planning Services**

**Note:** All existing mitigation measures and conditions applicable to this renovation shall also be applied which is inclusive of all ongoing requirements of the Report of Station Information (RSI) as required by the California Department of Resources Recycling and Recovery (CalRecycle) under State Title 14. The conditions listed below are consolidated to apply only to this expansion. The original conditions are attached as Attachment I, for reference. Please note that the majority of the original conditions have already been met and do not apply to this renovation. In addition, the original mitigation measures are attached for reference as Exhibits F and G.

1. This revision to Special Use Permit S94-0008 is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

- Exhibit F.....Site Plan
- Exhibit G.....Preliminary Drainage Report
- Exhibit H.....Preliminary Grading and Drainage Plan
- Exhibit I .....Building Elevations
- Exhibit K.....Arborist Report

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The project description is as follows:

The project would consist of the renovation, demolition and reconstruction of the existing El Dorado Materials Recovery Facility (MRF). Renovations would consist of an office/education center (main building), bale storage (main building), maintenance bay (main building). Demolition activities will consist of the recycling bailing/shipping area (main building), the demolition of the transfer station (main building), household hazardous waste (HHW) area, canopies and gatehouse. Reconstruction of new structures will consist of a transfer station, recycle processing canopy, HHW building/covered appliance storage, covered recycling bin and a scale house.

2. The Report of Station Information (RSI) updated to reflect this expansion, as required by the CalRecycle under State Title 14, shall be submitted to and approved by the El Dorado County Environmental Management Department, the Planning Department, and the Local Enforcement Agency.

3. The use shall conform to the approved site plan (Exhibit F).
4. The use is subject to all applicable codes and requirements of the El Dorado/Diamond Springs Fire Protection District.
5. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, and the *Grading, Erosion and Sediment Control Ordinance*.
6. The facility shall operate under State Title 14, regarding drainage control and water quality measures. Drainage shall be handled as specified in the station design and approved by the Local Enforcement Agency. Drainage leaving the station shall not contain solids, wash water or leachate emanating from solid waste. Placement of drainage or cleanup water in a sanitary sewer shall be prohibited. Drainage control should be coordinated with the California Regional Water Quality Control Board.
7. The expansion location shall be limited to the recycling and temporary storage of non-putrescible materials.
8. Parking shall be constructed consistent with Chapter 130.35 of the El Dorado County Zoning Ordinance. Parking shall conform to Exhibit F. Accessible spaces shall be constructed in accordance with Title 24 of the current Building Code.
9. The final landscape plan shall be consistent with Exhibit H and comply with Zoning Ordinance Chapter 130.33.
10. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Conditional Use Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

11. The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 100 feet of the

discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

12. In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the Coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity within 100 feet of the discovery until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission and all tribes who have requested AB52 consultation. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

### **Mitigation Measures**

13. **MM AIR-1:** All construction equipment (except for rubber tired dozers and scrapers) shall be ARB certified Tier 3 or higher. All rubber tired dozers and scrapers shall be ARB certified Tier 4 Final or higher. If engines that comply with Tier 4 Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier 4 Interim) available. For purposes of this mitigation measure, “commercially available” shall mean the availability of Tier 4 Final engines taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment.

**Monitoring Requirement:** The construction contractor shall maintain records concerning its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The contractor shall maintain records for equipment that is not commercially available by providing letters from at least two rental companies for each piece of off-road equipment where the Tier 4 Final engine is not available. The County building inspector shall periodically inspect the site to review the documentation and ensure compliance.

**Monitoring Responsibility:** El Dorado County Planning and Building Department prior to finaling of building and grading permits.

14. **MM AIR-2: Reduce Construction-related Emissions of Fugitive Dust:** The developer shall comply with all applicable provisions of EDCAQMD Rule 223-1 rules and regulations and shall require the contractor to submit a Fugitive Dust Plan that includes best management practices (BMPs) from Rule 223-1 Tables 1 through 4. The Dust Plan shall include the following key elements:

- Construction and earthmoving activities
- Bulk material handling
- Removal and prevention of trackout

**Monitoring Requirement:** The County building inspector shall periodically inspect the site to ensure compliance.

**Monitoring Responsibility:** El Dorado County Building Department prior to issuance of building and grading permits.

15. **MM BIO-1: Pre-Construction Breeding Bird Surveys:** To comply with the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, and to avoid and

reduce direct and indirect impacts on migratory, non-game breeding birds and their nests, young, and eggs to less than significant levels, the following measures would be implemented prior to issuance of building and grading permits:

- a. Project activities that would remove or disturb potential nest sites shall be scheduled outside the breeding bird season, if feasible. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions.
- b. If project activities that would remove or disturb potential nest sites cannot be avoided during February 15 through September 15, a qualified biologist shall conduct a pre-construction clearance and nesting bird survey to search for all potential nesting areas, breeding birds, and active nests or nest sites within the limits of project disturbance up to 3 days prior to mobilization, staging, and other disturbances.
- c. If no breeding birds or active nests are observed during the pre-construction survey(s), or if they are observed and would not be disturbed, then project activities may begin and no further mitigation would be required.
- d. If a breeding bird territory or active bird nest is located during the pre-construction survey and potentially would be disturbed, a no-activity buffer zone shall be delineated on maps and marked (flagging or other means) up to 500 feet for special-status avian species and raptors, or 100 feet for non-special status avian species. The limits of the buffer shall be demarcated so as not to provide a specific indicator of the location of the nest to predators or people. Materials used to demarcate the nests shall be removed as soon as work is complete or the fledglings have left the nest. The biologist shall determine the appropriate size of the buffer zone based on the type of activities planned near the nest and bird species because some bird species are more tolerant than others to noise and other disturbances. The nest and buffer zone shall be field-checked weekly by a qualified biologist. The nest and buffer zone shall not be disturbed until the biologist has determined that the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young would no longer be impacted by project activities.

**Monitoring Requirement:** The applicant shall conduct all construction activities outside of the nesting season or perform a pre-construction survey and the necessary avoidance measures prior to initiation of construction activities. This mitigation measure shall be noted on all improvement plans. If a pre-construction survey is required, the Planning and

Building Department shall verify the completion of survey prior to issuance of grading and building permits.

**Monitoring Responsibility:** El Dorado County Planning and Building Department.

16. **MM BIO-2: Oak Woodland Removal Permit:** In order to comply with the County's ORMP, prior to tree removal activities, the applicant shall obtain a tree removal permit following review and approval of the submitted Oak Resources Technical Report by the County. In addition, pursuant to the County's ORMP, the applicant shall pay the mitigation fee of \$153 per diameter inch for a total mitigation fee of \$1,989.00 (\$153 x 13 inches) prior to issuance of building and grading permits.

**Monitoring Requirement:** All grading and construction activities will require compliance with the oak woodland preservation measures as described in the Monitoring and Reporting Plan of the *Arborist Report* prepared by California Tree and Landscape Consulting, Inc. dated April 24, 2018 (Exhibit K). The applicant shall submit all in-lieu mitigation fee payments to Planning Services prior to issuance of Building and Grading Permits.

**Monitoring Responsibility:** El Dorado County Planning and Building Department.

17. **MM GEO-1:** The project's grading plans shall reflect conformance, as appropriate, with the recommendations included in the MRF GES (Geotechnical Engineer Study) for the project site prepared by Youngdahl Consulting Group, Inc., as well as the alternative approved by the Central Valley Regional Water Quality Control Board (CVRWQCB) for the proposed soil remediation for accumulated lime. Design, grading, and construction shall be performed in accordance with the requirements of the CBC (California Building Code) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project's geotechnical consultant.

**Monitoring Requirement:** The applicant shall provide evidence of implementation of mitigation through verification of export of soils to an appropriate landfill or mine and on-site inspection by the project's geotechnical consultant and approval by CVRWQCB.

**Monitoring Responsibility:** El Dorado County Department of Environmental Management prior to issuance of building and grading permits.

18. **MM HAZ-1:** A qualified environmental professional shall provide on-site monitoring of soil disturbance activities to observe for the potential indication of hazardous materials releases, disposal areas or contaminated soils. If the environmental professional identifies environmental conditions that require remediation or require further investigation, construction activities shall cease to allow the project applicant to prepare

and submit a site remediation permit application and draft work plan to the El Dorado County Department of Environmental Management.

**Monitoring Requirement:** The project applicant shall provide evidence of compliance with this mitigation measure to the El Dorado County Department of Environmental Management prior to finaling of grading and building permits.

**Monitoring Responsibility:** El Dorado County Department of Environmental Management.

19. **MM HYD-1:** The project applicant shall incorporate into project plans and implement the remedial actions for the removal, excavation, treatment, and/or source isolation of lime deposits beneath disturbed portions of the project site consistent with the final remedial action plan approved by the CVRWQCB prior to issuance of building and grading permits.

**Monitoring Requirement:** The project applicant shall submit the remedial action plan approved by the CVRWQCB prior to issuance building and grading permits.

**Monitoring Responsibility:** El Dorado County Planning and Building Department.

20. **MM NOI-1:** Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:

- The construction contractor shall ensure that all internal combustion-engine-driven equipment is equipped with mufflers that are in good operating condition and appropriate for the equipment.
- The construction contractor shall ensure that “quiet” models of air compressors and other stationary construction equipment are utilized where such technology exists.
- The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall prohibit unnecessary idling of internal combustion engines (i.e., in excess of 5 minutes).
- All noise producing construction activities, including deliveries of materials and warmup of equipment shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 5 p.m. on the weekends and federally recognized holidays.

**Monitoring Requirement:** The County inspector shall periodically inspect the site to ensure compliance during construction activities.

**Monitoring Responsibility:** El Dorado County Planning and Building Department.

**Air Quality Management District (AQMD)**

21. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM 10 ) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Dept. (Rules 223 and 223.1) (See AIR-2)
22. **Paving:** Project construction may involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
23. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
24. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf) Questions on applicability should be directed to ARB at 1-866-634-3735 . ARB is responsible for enforcement of this regulation.
25. **New Point Source:** Prior to construction/installation of any new point source emissions units (e.g., gasoline dispensing facility, emergency standby or stationary engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
26. **Portable Equipment:** Prior to construction all portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.



**Diamond Springs-El Dorado Fire Protection District**

27. **Annexation:** Community Facilities District Approval of subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include provision of a financing mechanism for said services. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District (CFD) established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the Diamond Springs / El Dorado Fire Protection District (District) for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Services), for which proceedings are under consideration, and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD.
28. **Separation between property lines and Buildings:** Separation between buildings and buildings containing flammable and/or reactive materials must be in accordance with the CFC and CBC.
29. **Water Supply:** An approved water supply capable of supplying the required fire flow for fire protection as per Fire District requirements.
30. **Fire Protection Systems:** The installation of all on-site fire protection systems shall be in accordance with N.F.P.A. 24 and Fire Department standards.
  - i. All on-site fire protection systems shall be tested in accordance with the requirements of N.F.P.A. 24/25 and shall be witnessed by the Fire Department.
  - ii. The installing contractor, or sub-contractor, for all on-site fire protection systems, shall notify the Fire Department at least 24 hours in advance of requesting a date and time for inspections.
  - iii. If plastic pipe is installed for fire protection systems, the pipe used shall be C-900 Class 200.
  - iv. After installation, rods, nuts, bolts, washers, clamps and other restraining devices except truss blocks used on-site fire protection systems shall be cleaned and thoroughly coated with an acceptable corrosion-retarding material.
  - v. The section of private fire service piping within five feet of the building foundation and the fire sprinkler riser shall be ductile iron piping or stainless steel, and shall be continuous in nature, with no mechanical joints.

- vi. Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
31. **Pull Station Locations:** High Hazard (H) occupancies shall provide a pull station alarm at all exits.
32. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13 (commercial use) including all Building Department and Fire Department requirements. Buildings which have the capacity of storage above 12 feet in height will need to have the sprinkler system(s) designed to accommodate the appropriate high-pile storage. Buildings which are designated as Hazardous (H1-H5) shall have an appropriately designed NFPA 13 compliant system designed to accommodate the appropriate hazard classification.
33. **Secondary Containment:** Secondary containment systems for hazardous materials and/or waste must be designed and operated to prevent the movement of out of the tank system to the soil, groundwater or surface water. They must be capable of detecting and collecting releases.
34. **Incompatible Hazardous Waste:** Incompatible hazardous waste must be separated or protected by means of a dike, berm, wall, or other devices, in compliance with the Ca. Fire Code and 40 CFR Ch. 1,264.177.
35. **Container Storage:** Container storage must comply with the container management requirements [22 CCR, Chapter 14 & 15, Article 9], containers need to be:
  - i. In good condition, i.e., structurally sound, with tight-fitting lids.
  - ii. Either made of a material that is compatible with waste contained or lined with a compatible material.
  - iii. Kept “closed” unless adding or removing hazardous waste.
  - iv. Maintained in a manner to allow for adequate aisle space.
  - v. Safely handled to avoid punctures.
  - vi. Inspected weekly.
  - vii. Properly labeled.
  - viii. Ignitable or reactive wastes must be kept at least 15 meters (50 feet) from the property.
  - ix. Incompatible wastes and materials must not be stored in close proximity to each other.
36. **Accumulation of Hazardous Waste:** Areas used use to accumulate hazardous wastes (e.g. wherever hazardous waste containers are located or stored) must meet certain requirements and be managed in a safe and environmentally sound manner. The Title 22, CCR requirements include:
  - i. Maintaining enough aisle space between containers or rows of containers to allow for easy inspections and access by emergency personnel in the event of a leak.

- ii. For wastes that react with each other, the containers should be physically separated (by curbs, or in separate containment pallets) during storage.
  - iii. Accumulating/storing the waste containers on a surface that is free of cracks and gaps, and which is resistant to leaks or spills.
  - iv. Maintaining certain emergency equipment in the area. This includes fire extinguishers, spill control supplies, safety shower/eyewash, and emergency communication devices (such as a telephone or an alarm).
  - v. Posting appropriate warning signs (such as “Caution – Hazardous Waste Storage Area,” “NO Smoking,” etc.).
  - vi. Maintaining reasonable area security so that only properly trained personnel have access to hazardous waste containers.
37. **Building Ventilation Systems:** H occupancies must provide ventilation per Building and Mechanical Codes. Continuous ventilation is required in H occupancies.
38. **Fire Hydrants:** Fire hydrants shall be located within three feet of the curb line of fire lanes, streets, or private streets when installed along such access ways or roadways per EID standards.
- i. The only model of a fire hydrant that shall be installed is a Dry Barrel Hydrant or any other hydrant approved for use by EID.
  - ii. All on-site hydrants shall be painted with rust-inhibitive safety white enamel and a blue reflective marker placed for each hydrant in accordance with Fire Department standards.
  - iii. Where possible, fire hydrants will be located on the same side of the street as designated no parking.
39. **Fire Mains:** The fire sprinkler riser mains shall terminate six inches above finished floor at the fire sprinkler riser locations. Coordinate locations with the architect for any footings, pads or any other obstructions. Provide sleeves for the fire mains that penetrate the concrete slabs with a minimum clearance of one inch all around for four-inch pipe and two inches for six inch and larger pipe. The sprinkler pipe size is only approximate. Actual pipe size is to be determined by the sprinkler contractor. Install a one-inch conduit with a pull rope for tamper switch from F.D.C. assembly to the building.
40. **Vehicle Impact Protection:** Bollards shall be provided to protect fire protection appurtenances and exposed appliances from vehicle damage per the California Fire Code.
41. **Signage:** Permanent signage shall be provided for the PIV’s and FDC’s to indicate what buildings are controlled.
42. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current Diamond Springs-El Dorado Fire Protection District Ordinance

shall be in effect. All streets with parking restrictions will be signed or 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.

43. **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 the design, if requested by the local AHJ.
44. **Fire Apparatus Access Roads:** A fire apparatus access road shall be provided to within 150 feet of all exterior walls of the first floor of the building. The route of the fire apparatus access road shall be approved by the fire department. The 150 feet is measured by means of an unobstructed route around the exterior of the building.
45. **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.
46. **Turning Radius:** 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.
47. **Gates:** All gates shall meet the Diamond Springs-El Dorado Fire Protection District Gate Standard B-002.
48. **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.
49. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
50. **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.

51. **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.
52. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.
53. **Addressing:** Approved 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.
54. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance. The plans shall provide the use and occupancy classification for each building for future comments in regards to fire sprinklers, fire alarms, exiting, occupant loads, and other fire and life safety features. 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.
55. **Hazardous Materials Inventory Statement:** A Hazardous Materials Inventory Statement: will be required at time of building permit application clearly identifying maximum proposed quantities of hazardous materials and hazardous wastes proposed to be stored, handled or used in association with this project. Information shall include hazardous materials within the building and any exterior storage or use areas.