



Diamond Springs / El Dorado Fire Protection District

Fire Prevention Division

501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188
www.diamondfire.org

3/23/2018

Rommel Pabalinas, Project Planner
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

Re:

PD 10 0005 – CREEKSIDE PLAZA – FIRE COMMENTS – Business Park/Planned development

Dear Mr. Pabalinas:

The Diamond Springs El Dorado Fire Protection District 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 (CFC) (2016 Title 24, Part 9, 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.

1. **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.
2. **Fire Flow:** The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,500 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a minimum commercial building size of 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. Until a full set of building plans can be reviewed by the Fire District, the exact fire flow requirements cannot be obtained or determined.

EXHIBIT Y



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3. **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.
4. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13 (commercial use) or NFPA 13D (residential 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.
5. **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 300/500 feet (2016 Title 24 CFC Part 9 Annex C, CC) each building shall have at least 1 hydrant within 150' (507.5.1). The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department.
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 Diamond Springs El Dorado Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. All One- or Two-family dwelling residential developments, and residential projects with over 100 dwelling units, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements for Remoteness, when required by the Fire Code Official.
 - b. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping.
 - c. Each dead-end road shall have a turnaround constructed at its terminus.
 - d. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.
 - e. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - f. 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.
 - g. 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.



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- h. 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 with consideration of whether a ladder truck or ground ladders would be used for firefighting operations (Section D 105).
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.
 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. Current requirements are 40' inside and 60' outside.
 11. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002.
 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:** 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.
 14. **Wildland Fire Safe Plan:** This development shall be conditioned to revise / develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the Tentative Map.
 15. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
 16. **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. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access.
 17. **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 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



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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.

18. **Setbacks:** Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setback for buildings and accessory buildings from all property lines).
19. **Vegetative Fire Clearances:** Prior to June 1st 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, and the conditioned Wildland Fire Safe Plan.
20. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10' drivable width and 14' minimum vegetation clearance (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.
21. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.
22. **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.
23. **Landscaping:** The landscaping plan 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.
24. **Improvement (Civil) Plans:** A Fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope % of Roads/Driveways, 2 Points of Egress for the Public and Emergency Personnel, EVA's as required, Road Widths, Gates, etc.
25. **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.

Contact Deputy Chief Ken Earle at the Diamond springs El Dorado Fire Protection District with any questions at 530-306-8101



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Sincerely,

A handwritten signature in black ink, appearing to read "KEARLE", with a long horizontal line extending to the right.

Kenneth R. Earle
Deputy Chief, Fire Marshal
kearle@diamondfire.org
Cell: (530) 306-8101

El Dorado County Department of Transportation

PROJECT SPECIFIC CONDITIONS

21. **Missouri Flat Road Improvements:** Construct improvements along the frontage of Missouri Flat Road as follows:
 - a) Widen Missouri Flat Road along the project frontage to provide 3 northbound lanes from Forni Road to County Road 2233. Place lip of new curb and gutter 43.5 feet offset from the existing raised median curb in Missouri Flat Road. Structural Section to be 6.5 inches of Type A HMA on 13 inches of Class 2 AB
 - b) Construct Caltrans Type A2-6 Curb and Gutter, and a 10-foot wide shared use sidewalk along the entire project frontage;
 - c) Extend existing center median 60-feet northerly along Missouri Flat Road;
22. **Forni Road Improvements:** Construct improvements along the frontage of Forni Road as follows:
 - a) Widen Forni Road on the project side to provide 46 feet of Pavement measured from the existing curb and gutter flowline on the northeast corner of Forni Road / Golden Center Drive. Structural Section to be 5 inches of Type A HMA on 8 inches of Class 2 AB.
 - b) Stripe, sign and mark a 5-foot wide Class 2 Bike Lane along the project frontage (width measured from fog stripe to gutter flow line).
 - c) Construct Caltrans Type A2-6 Curb and Gutter, and a 6-foot wide sidewalk along the entire project frontage;
 - d) Reconstruct the curb and sidewalk on the northeast corner of Forni Road and Golden Center Drive to provide an accessible ramp per Caltrans Standard Plan A88A.
 - d) Stripe a pedestrian (school) crosswalk across Forni Road north of Golden Center Drive / Forni Road project entrance, and construct a Rectangular Rapid Flashing Beacon at this crosswalk.
23. **County Road 2233 Improvements:** Reconstruct the Curb Ramps on either side of County Road 2233 to current ADA Standards per Caltrans Standard Plan A88A.
24. **Road Improvement Agreement:** Prepare improvement plans, separate from On-Site Development, for the improvements to Missouri Flat Road and Forni Road. Enter into a Road Improvement Agreement with the County to construct this work. This work may be subject to prevailing wage laws and the Public Contract Code.
25. **Timeliness of Improvements:** Complete the improvements noted above prior to issuance of a building permits. As an alternative, once the Road Improvement Agreement is fully executed, with associated Performance and Payment Bonds in place, building permits may be issued, however, you may be required to demonstrate adequate financing is available to construct these improvements prior to issuance of permits.
26. **Offer of Dedication (In Fee):** Offer to dedicate, in fee, right-of-way for Missouri Flat Road, Forni Road, or County Road 2233 sufficient to contain the required improvements with the filing of the Final Map. County will accept these offers.
27. **Offer of Dedication (Easements):** Offer to dedicate easements for pedestrian, slope and drainage as necessary. County will accept pedestrian and slope easements where necessary. Drainage easements will be rejected.
28. **Drainage Improvements:** Construct an additional storm drain manhole adjacent to Building C by the Forni Road encroachment for maintenance purposes.

29. **Community Facilities District Annexation:** Enter into an agreement in recordable form with the County that obligates the property to participate in the Community Facilities District No. 2002-01 (Missouri Flat Area) (CFD), at such time in the future when the County processes an annexation of territory into the CFD. The agreement shall be executed by the property owner and approved by the County prior to the issuance of any building permits. The financing obligation shall run with the property's title and bind all future assignees and/or successors in interest in the subject property.

Should timing of building permit review process coincide with an annexation process underway by the County, the applicant may participate in said process in lieu of entering into an agreement, provided the annexation election has been held, the property owner, for subject application, voted in favor of being annexed, and the annexation election is successful.

TD STANDARD CONDITIONS

30. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
31. **Maintenance Entity:** Prior to filing a final map, or obtaining building permits, form and entity, or join an existing entity, for the maintenance of On-Site Drainage Facilities, including the existing creek. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.
32. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with these Conditions of Approval from DOT and pay all applicable fees prior to filing of the final map.
- Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*
33. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's [West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan](#). Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.
34. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
35. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

36. **Electronic Documentation:** Upon completion of the required public improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.



COMMUNITY DEVELOPMENT AGENCY

ENVIRONMENTAL MANAGEMENT DIVISION

<http://www.edcgov.us/EMD/>

PLACERVILLE OFFICE:

2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 626-7130 Fax

LAKE TAHOE OFFICE:

924 B Emerald Bay Road
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

INTEROFFICE MEMORANDUM

TO: ROMMEL PABALINAS, Principle Planner
EDC Development Services Division

FROM: Environmental Management

SUBJECT: CREEKSIDE PLAZA, Z10-0009, PD10-0005, P10-00012

DATE: 3/23/18

CC:

Environmental Management Division staff has reviewed the subject application. The following reflects our concerns and requirements:

Environmental Health (Bryan Vyverberg x5924):

The fast food facility planned for Building "B" is required to comply with the California Retail Food Code. Plans for the fast food facility are required to be submitted through a service request to this Department for review and approval prior to constructing the facility. An annual Health Permit issued by this Department will be required to operate the fast food facility. Grease traps or interceptors installed for the fast food facility are required to conform with El Dorado Irrigation District and California Retail Food Code regulations to prevent discharge of fats, oils, and grease from the facility into the sewer system.

Solid Waste (Timothy Engle x6587)

AB 341 - Mandatory Commercial Recycling (MCR): MCR requires all commercial facilities (nonresidential) and multi-family complexes with 5 or more units that generate at least 4 cubic yards of solid waste per week to recycle. The facility is in the unincorporated area of El Dorado County. This is a non-mandatory waste service area, which means, businesses and residents have the option to self-haul their waste **(at least once every seven days)** and recycling to the El Dorado Disposal (EDD) Material Recovery Facility at 4100 Throwita Way, Placerville or subscribe to waste and recycling service provided by EDD, the franchise waste hauler for this area.

<http://www.edcgov.us/emd>

If you're not sure whether your business will generate 4 or more cubic yards of solid waste per week, contact EDD's Sustainability Coordinator, Taylor Grimes. She can help estimate the amount of waste that is expected to be generated based on business activities. Recycling is FREE with waste service. EDD's Sustainability Coordinator can be reached at TaylorG@wcnx.org or by calling (530) 313-8322.

- Here is a link to El Dorado Disposal's flyer on Mandatory Commercial Recycling:
http://www.eldoradodisposal.com/files/BIZ%20English_EI%20Dorado.pdf.
- Also, here is a link to the California State Department of Resources Recycling and Recovery's (CalRecycle) webpage on Mandatory Commercial Recycling:
<http://www.calrecycle.ca.gov/recycle/commercial/>.

Ab 1826 - Mandatory Commercial Organics Recycling (MORe): AB 1826 implements statewide commercial organic waste recycling and is being phased in based on amounts of organic and solid waste generated by facilities starting April 2016 - 2019 and on through 2021(if applicable). The law requires that businesses and multi-family complexes with 5 or more units arrange for organics recycling service for the following types of organic wastes: food waste*, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper*.

*Multi-family complexes must arrange for recycling services for the same materials with the exception of food waste and food-soiled paper.

The franchise waste hauler for the location of the facility is El Dorado Disposal (EDD). EDD's Sustainability Coordinator can be reached at TaylorG@wcnx.org or by calling (530) 313-8322. She can help businesses and multi-family complexes determine how much waste they generate and when/if they exceed the waste amounts and must comply with MORe.

Attached is an informational flyer on MORe recycling requirements. Also, here are two additional links with additional information:

- El Dorado County MORe details:
https://www.edcgov.us/Government/emd/solidwaste/pages/mandatory_commercial_organics_recycling.aspx
- California State Department of Resources Recycling and Recovery's (CalRecycle) webpage on MORe:
<http://www.calrecycle.ca.gov/Recycle/Commercial/Organics/>

Trash and Recycling Enclosures:

CalGreen section 5.410.1 - Recycling by occupants, requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Please direct questions about this provision to Building Services. Building Services can be reached at (530) 621-5315.

The franchise waste hauler for the location of the facility is El Dorado Disposal (EDD). It is recommended that EDD is contacted before construction to discuss placement of the trash and recycling enclosures. This eliminates any confusion regarding placement of dumpsters and collection service once in business. EDD has some guidance diagrams at the bottom of their commercial services webpage:
<http://www.eldoradodisposal.com/Commercial.aspx>. Their customer service department can be reached at (530) 626-4141.

Food Facility: Please make waste and recycling receptacles accessible to patrons as appropriate for the waste material generated. [El Dorado Disposal](#) (the waste provider for the area the event is located) can assist with providing waste and recycling receptacles. They can be reached at (530) 626-4141. Thank you.

You're welcome to use the attached "El Dorado Recycles" logo to label recycling receptacles.

Construction and Demolition (C&D) Debris Recycling: State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site.

Please visit the following website to view El Dorado County's Construction and Demolition Debris Recycling Ordinance Program information and requirements:

https://www.edcgov.us/Government/emd/solidwaste/pages/construction_and_demolition_debris_recycling.asp
[X](#)

If you get a prompt for a user name and password, just hit "Cancel". You will be directed to the webpage without entering anything.

This site has resource documents to answer your questions. If after reviewing this information you still have questions, you're welcome to call Environmental Management at (530) 621-5300.

Hazardous Materials (Mark Moss x7665):

Under the CUPA program, if the operation or new businesses will involve the storage of reportable quantities of hazardous materials (55 gallons/ liquid, 500 lbs/solid, 200 cubic feet/compressed gas), a hazardous materials business plan for the site must be submitted to the County of El Dorado Community Development Services / Environmental Management Department via CERS (California Environmental Reporting System) and applicable fees paid.