

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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



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TO: Planning Commission

Agenda of: 08-09-12

Item: #10

FROM: Mel Pabalinas, Senior Planner

DATE: August 3, 2012

**RE: Additional Condition of Approval
Agenda Item No. 10 Diamond Dorado Retail Center (DDRC)
File Nos. A07-0018/Z07-0054/PD07-0034/P08-0017**

Staff recommends the following condition of approval based on the Diamond Springs-El Dorado Fire Protection District March 9, 2010 Technical Advisory Committee (TAC) comment (Attachment A). This condition was inadvertently not incorporated in the final draft of the staff report.

Prior to issuance of first building permit, the project site shall be annexed into the Community Facilities District (CFD) for the purpose of receiving public services provided by the Diamond Springs-El Dorado Fire Protection District. The applicant shall provide proof of the executed annexation to Development Services Department-Planning Services.

Attachment A: TAC comment letter from Diamond Springs-El Dorado Fire Protection District

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**Diamond Springs / El Dorado Fire Protection District
Fire Prevention Division**

501 Main Street Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188
www.diamondfire.org

March 9, 2010

Jason Hade, Project Planner
Development Services Department
2850 Fairlane Court
Placerville, CA. 95667
530-621-5355

RE: Diamond Dorado Retail Center
APN: 051-250-12,-46,-47,-51 & -54

To Whom It May Concern:

The Diamond Springs-El Dorado Fire Protection District has adopted the 2007 California Fire Code, with the Diamond Springs-El Dorado FPD amendments. These shall apply to the subject development known as the Diamond Dorado Retail Center.

A request for a general plan amendment to change the land use designation from Industrial (I) to Commercial (C), a rezone change from Industrial (I) to General Commercial – Planned Development (CG-PD), a planned development to be comprised of up to 9 commercial buildings and include the development of up to 290,000 square feet of retail space, and a commercial tentative parcel map to create 12 parcels ranging in size from 0.172 acres to 11.237 acres. A 0.003 remainder parcel is also proposed. This project will have an impact on this District; the following are requirements of the District for approval:

The fire flow for this project will need to be met with hydrants on site before construction with combustible materials begins.

In an effort to reduce the required fire flow the builder has indicated there will be 4 hour walls between buildings Major 2, P1 and P2. The fire flows given to the builder are based on these fire walls being built in accordance with the California Fire Code and California Building Code.

A Site plan for all roadways and turn radius requirements shall be submitted for approval.

All new buildings in excess of 3,600 square feet shall be fire sprinklered and meet the requirements of NFPA 13 and the Diamond Springs-El Dorado FPD Fire Code adopted amendments.

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All buildings containing a fire sprinkler system shall be equipped with a fire sprinkler monitoring system per NFPA 72 and Diamond Springs-El Dorado FPD requirements.

All buildings under 3,600 square feet shall have a full fire detection system installed per NFPA 72 requirements.

Knox boxes will be required on all buildings.

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"), 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.

¹ County of El Dorado General Plan sections Policy 5.1.2 and Policy 6.2.3.

If you have any questions regarding this information you can contact me at 530-626-3190, Monday through Friday 8 a.m. to 5 p.m.

Thank you for helping keep our community fire safe,



Rob Combs, Assistant Fire Chief / Fire Marshal
Diamond Springs-El Dorado FPD

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