

**EL DORADO COUNTY PLANNING AND BUILDING
DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: July 17, 2019

Item No.: 4.a.

Staff: Tom Purciel

TENTATIVE PARCEL MAP

FILE NUMBER: P18-0007/CSS Properties, LLC (4921 & 4925 Robert J. Mathews Pkwy)

APPLICANT: Timothy G. Blair, P.L.S.

OWNER: CSS Properties, LLC

REQUEST: Tentative Parcel Map for two commercial parcels of 2.06 acres (89,767 square feet) and 3.66 acres (159,535 square feet) from an existing 5.72-acre parcel.

LOCATION: On the east side of Robert J. Mathews Parkway, approximately 60 feet south of the intersection with Golden Foothill Parkway, in the El Dorado Hills area, Supervisorial District 2 (Exhibits A, B, C)

APN: 117-088-008 (Exhibit D)

ACREAGE: Approximately 5.72 Acres

GENERAL PLAN: Research & Development (R&D) (Exhibit E)

ZONING: Research & Development – Community Design Review (R&D–DC) (Exhibit F)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines (Minor Land Divisions)

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find Tentative Parcel Map P18-0007 exempt under Section 15315 of the CEQA Guidelines; and
2. Approve Tentative Parcel Map P18-0007, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Parcel Map would allow the subdivision of a developed 5.72-acre parcel, including two existing commercial buildings, parking and landscaping improvements, into one approximate 2.06-acre parcel (proposed Parcel 1), and one approximate 3.66-acre-parcel (proposed Parcel 2). Proposed Parcel 1 would contain an existing single-story commercial building of approximately 20,000 square feet, and Proposed Parcel 2 would contain an existing single-story commercial building of approximately 40,000 square feet. The existing parcel is zoned Research & Development - Community Design Review (R&D-DC) with a General Plan land use designation of Research & Development (R&D). Both proposed parcels meet the required development standards for new lots in the R&D zone including minimum lot size and lot width. The location of the proposed lot lines would allow both existing structures to conform to minimum development standards including building setbacks, Floor Area Ratio (FAR) and off-street parking and loading. To ensure off-street parking and vehicular/emergency vehicle access remains fully accessible between both commercial buildings, a reciprocal/shared parking and access agreement between the owner(s) of proposed Parcel 1 and the owner(s) of proposed Parcel 2 will be required as a condition of project approval. Staff has determined that the project is consistent with the General Plan R&D Land Use Designation and the R&D zone, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

OTHER PROJECT CONSIDERATIONS

Emergency/Vehicular Access and Off-Street Parking: Vehicular access to the existing commercial buildings is currently provided via three encroachments from Robert J. Mathews Parkway, a County-maintained road. Off-street parking is currently shared between the two buildings. No changes to parking or vehicular access are proposed as part of the project. To ensure adequate off-street parking and emergency/vehicular access is maintained in perpetuity between proposed Parcel 1 and proposed Parcel 2, a reciprocal/shared access and parking agreement will be required as a standard condition of approval.

Community Design Review Zoning Overlay (-DC): The project parcel is mapped within a Community Design Review (-DC) combining zone district (Exhibit F). However, under Title 130 Section 130.27.050.D.1 (Exemptions), typical structures and site development within an R&D zone that is combined with a (-DC) designation are exempt from County Design Review permits and therefore, no County design oversight applies to this project.

BACKGROUND/HISTORY

The project parcel is located within the El Dorado Hills Business Park, a campus-like setting for high technology, manufacturing uses and business offices, established in the early 1980's. The project parcel was originally created as Parcel 98 of (commercial) Parcel Map PM 36/115/98 recorded on January 7, 1987. The two existing commercial buildings were permitted in November, 1994 (20,000 square-foot building) and in March, 1999 (40,000 square-foot building).

EXISTING CONDITIONS/SITE CHARACTERISTICS:

The project parcel consists of approximately 5.72 acres. The site is relatively flat, and ranges in elevation from 515 feet above mean sea level on the west side to 525 feet on the east side. The project site is fully developed with two single-story commercial buildings with full utilities, parking areas, interior driveways and mature landscaping. The northern portion of the existing lot (proposed Parcel 1) contains the existing 20,000 square foot building and the southern portion of the existing lot (Proposed Parcel 2) contains the existing 40,000 square foot building. The parcel is zoned Research and Development (R&D) with a corresponding General Plan land use designation of R&D. The parcel adjoins three County-maintained roadways, Robert J. Mathews Parkway to the west, Golden Foothill Parkway to the north, and Latrobe Road to the east. The neighboring properties to the north, west, and south are similarly zoned and designated as R&D. The properties to the west have been developed, however, the parcels to the north and south remain vacant.

PROJECT DESCRIPTION:

This project is a request for a Tentative Parcel Map, for purposes of sale or financing, to create two commercial parcels of approximately 2.06 acres (89,767 square feet) and approximately 3.66 acres (159,535 square feet) from an existing 5.72-acre parcel. Fire and vehicular access to both proposed parcels would be provided via three existing encroachments from Robert J. Mathews Parkway. Existing parking spaces and interior driveway access would be shared between both buildings. To ensure off-street parking and vehicular/emergency vehicle access remains fully accessible between both commercial buildings, a reciprocal/shared parking and access agreement will be required prior to recording of the map. Both proposed parcels will be served by existing public utilities. However, separate utility service will be required for each parcel to the satisfaction of each utility provider.

ANALYSIS:

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Research and Development Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.1.2 (adequate quantity and quality of water for all uses, including fire protection), Policy 5.7.1.1 (fire protection in Community Regions) and Policy 6.2.3.2 (adequate access for emergencies). Further details are discussed in the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The project parcel is zoned Research & Development (R&D) and the project has been analyzed in accordance with all applicable development standards for this zone district. The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, building setbacks and Floor Area Ratio (FAR) as illustrated in the table below and also described in the Findings.

**Development Standards from Table 130.23.030
 (Industrial/R&D Zones Development Standards)**

Development Attribute	R&D district	Proposed Parcel 1	Proposed Parcel 2
Minimum Lot Size (in square feet)	10,000	2.06 acres (89,767 square feet)	3.66 acres (159,535 square feet)
Minimum Lot Width (in feet)	60	Exceeds 60 feet	Exceeds 60 feet
Setbacks: (in feet)			
Front	20	90 (west)	42 (west)
Secondary Front	20	60 (north)	82 (east)
Sides	5	32 (south)	40 (north) 68 (south)
Rear	10	93 (east)	n/a
Floor Area Ratio (FAR)	0.50	0.22	0.25

AGENCY COMMENTS:

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from the El Dorado Irrigation District (EID), County DOT, the El Dorado Hills Fire Department and the County Surveyor's office. None of these agencies expressed any issues or concerns regarding this project. These agencies provided standard conditions of approval which have been incorporated into the project.

ENVIRONMENTAL REVIEW:

Tentative Parcel Map P18-0007 has been found Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines, applying to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. The applicant shall submit a \$50.00 recording fee to Planning Services in order for the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Vicinity Map
Exhibit C.....Site Aerial Photo
Exhibit D.....Assessor’s Parcel Page
Exhibit E.....General Plan Land Use Map
Exhibit F.....Zoning Map
Exhibit G.....Tentative Parcel Map

FINDINGS

Tentative Parcel Map P18-0007/CSS Properties, LLC (4921 & 4925 Robert J. Mathews Pkwy) Zoning Administrator/July 17, 2019

1.0 CEQA FINDINGS

- 1.1 The CSS Properties, LLC tentative parcel map has been found to be Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines which states that minor land divisions in urbanized areas zoned for commercial or industrial use into four or fewer parcels are exempt when consistent with the General Plan, zoning, all applicable development standards and when the project parcel(s) contain slopes equal or less than 20 percent.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies that the purpose of the Research & Development (R&D) land use designation is to provide areas for the location of high technology, nonpolluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Rationale: The proposed Tentative Parcel Map is consistent with this policy. This project allows for a subdivision of two existing commercial buildings previously permitted for uses consistent with the R&D Land Use Designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is fully developed with two existing research and development buildings, including associated parking and landscaping. The adjoining properties to the north, west, and south are similarly zoned and designated as R&D. On the east, the site borders Latrobe Road, a divided roadway. More than 250 feet east of the project parcel, the West Valley Village residential subdivision project is buffered from the project site by existing mature landscaping on site and sound/landscaping walls associated with the West Valley Village subdivision. Therefore, the project has been located and designed to be compatible with adjoining land uses.

2.4 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project parcel is currently served by public services and utilities. The project is not proposing additional uses or structures that would require additional utilities or services. Therefore, public services and utilities are deemed adequate for the project.

2.5 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: Both proposed lots will be served by existing public water service through the El Dorado Irrigation District (EID). With incorporation of standard conditions of approval, both EID and the El Dorado Hills Fire Department have deemed water service to be adequate for the project.

2.6 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 (Fire Protection in Community Regions) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The El Dorado Hills Fire Department (department) currently provides fire protection service to the project site. The department has imposed standard conditions of approval to ensure adequate water supply, storage, conveyance and site access for fire protection remains adequate for both proposed parcels.

2.7 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: Vehicular access to the existing commercial buildings is currently provided via three encroachments from Robert J. Mathews Parkway, a County-maintained road. No access changes are being proposed as part of the project. To ensure adequate emergency and vehicular access is maintained in perpetuity between proposed Parcel 1 and proposed Parcel 2, a reciprocal/shared access agreement will be required as a standard condition of approval.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.23.030.

Section 130.23.030 (Industrial/R&D Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the R&D Zone District.

Rationale: The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, building setbacks and Floor Area Ratio (FAR) as required in Section 130.23.030.

4.0 PARCEL MAP FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan.

Rationale: The project proposes to create two parcels from a 5.72-acre parcel. The resulting lots would be approximately 2.06 acres (89,767 square feet) and approximately 3.66 acres (159,535 square feet). The project parcel is in the El Dorado Hills Community Region and the parcel's General Plan Land Use Designation is Research and Development (R&D). The proposed Parcel Map has been found consistent with all applicable General Plan policies as set forth in Finding 2.2.

4.2 The proposed Parcel Map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.

Rationale: The proposed parcels have been analyzed and conditioned in accordance with the Research and Development Zone (R&D) and will comply with all applicable development standards for new lots in that zone. As proposed and conditioned, the Parcel Map conforms to the Minor Land Division Ordinance.

4.3 The site is physically suitable for the proposed type and density of development.

Rationale: No additional development is proposed as part of the project. The existing commercial development meets the type and density requirements of the Research and Development Zone (R&D). The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, building setbacks and Floor Area Ratio (FAR) standards of the R&D Zone District.

4.4 The proposed subdivision is not likely to cause substantial environmental damage.

Rationale: The project has been found Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines. The proposed tentative parcel map will not result in substantial environmental damage and is consistent with existing and planned development in the El Dorado Hills Community Region.

CONDITIONS OF APPROVAL

**Tentative Parcel Map P18-0007/CSS Properties, LLC (4921 & 4925 Robert J. Mathews Pkwy)
Zoning Administrator/July 17, 2019**

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit G.....Tentative Parcel Map

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 consists of a Tentative Parcel Map to create two commercial parcels of approximately 2.06 acres (89,767 square feet) and approximately 3.66 acres (159,535 square feet) from an existing 5.72-acre parcel. Fire and vehicular access to both proposed parcels would be provided via three existing encroachments from Robert J. Mathews Parkway. Existing parking spaces and interior driveway access would be shared between both buildings. To ensure off-street parking and vehicular/emergency vehicle access remains fully accessible between both commercial buildings, a reciprocal/shared parking and access agreement will be required prior to recording of the map. Both proposed parcels will be served by existing public utilities. However, separate utility service will be required for each parcel to the satisfaction of each utility provider.

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.

3. **Notice of Exemption (NOE) Recording Fee:** The applicant shall submit to the Planning Services Division a \$50.00 recording fee for the County Recorder to file the Notice of Exemption. Checks shall be payable to El Dorado County. No permits shall be issued or parcel map filed until said fees are paid.
4. **Archeological Resources:** 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 in 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, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the 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 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. 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.

5. **Indemnity:** 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 Parcel Map.

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

6. **Shared Parking and Vehicular/Emergency Vehicle Access:** Prior to recordation of the Tentative Parcel Map, the applicant shall record an irrevocable reciprocal parking and vehicular/emergency vehicle access agreement upon both proposed parcels to ensure adequate shared vehicular/emergency vehicle access is maintained in perpetuity. The document shall be approved by the Planning and Building Department Director and County Counsel as to form and content.

Office of the County Surveyor

7. All survey monuments shall be set prior to filing the Parcel Map.
8. Situs addressing for the project and interior suites shall be coordinated with the El Dorado Hills Fire Department and the County Surveyor's Office prior to filing the Final Map.
9. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that "all conditions placed on P18-0007 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the consultant and applicant.

El Dorado Irrigation District

10. There is one meter serving both buildings on the parcel. One of the new parcels will need to purchase service from El Dorado Irrigation District prior to filing the Parcel Map.

El Dorado Hills Fire Department

11. **Annexation:** The project shall be required to confirm annexation into the El Dorado Hills County Water District (El Dorado Hills Fire Department) and pay all associated fees for all legal parcels based on Final Map recordation.
 - a. Per the Business Park Annexation Agreement, there shall be a parcel fee of \$500 per new parcel that is created.
12. **Fire Flow:** The project shall be required to request a Fire Flow Letter from the El Dorado Hills Fire Department to determine the minimum required GPM for the project site. The fire flow shall be determined in compliance with the CA Fire Code, Appendix B, based on the type of construction and square footage of each building. This Fire Flow Letter shall then be given to EID in order to produce a Facilities Improvement Letter (FIL) which will state if the required amount of water can be supplied to the project. Conformance with this condition shall be verified during review of the improvement plans.

13. **Fire Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with NFPA 13 and Fire Department requirements if they are 3,600 square feet or greater in size. Conformance with this condition shall be verified during review of the improvement plans.
14. **Underground Private Fire Mains:** All private fire service mains shall be installed per NFPA 24 & EID requirements. They shall be inspected, tested and maintained per NFPA 25. Conformance with this condition shall be verified during review of the improvement plans.
15. **Fire Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed three-hundred (300) feet. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department. Conformance with this condition shall be verified during review of the improvement plans.
16. **Fire Hydrant Visibility:** To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Conformance with this condition shall be verified during review of the improvement plans.
17. **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 the CA Fire Code and the current El Dorado Hills County Water District Ordinance, as well as State Fire Safe Regulations. Conformance with this condition shall be verified during review of the improvement plans.
18. **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. Conformance with this condition shall be verified during review of the improvement plans.
19. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. Conformance with this condition shall be verified during review of the improvement plans.

20. **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. Conformance with this condition shall be verified during review of the improvement plans.
21. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed twenty percent (20%). Pavement/Concrete shall be required on all grades twelve percent (12%) or greater. For grades of sixteen percent (16%) – twenty percent (20%), a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction. Conformance with this condition shall be verified during review of the improvement plans.
22. **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. Conformance with this condition shall be verified during review of the improvement plans.
23. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are forty (40) foot inside radius and a fifty-six (56) foot outside radius on through streets, and a minimum fifty (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 a thirty (30) foot inside radius and a fifty (50) foot outside radius on a case-by-case basis. Conformance with this condition shall be verified during review of the improvement plans.
24. **Turnouts & Turnarounds:** Turnouts are required on driveways that exceed one-hundred fifty (150) feet in length and shall be placed near the midpoint of the driveway. If the driveway extends beyond eight-hundred (800) feet in length, then turnouts shall be required every four-hundred (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 one-hundred fifty (150) feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds shall be located within fifty (50) feet of the structure(s) to be protected and shall have a minimum 50-foot radius. Conformance with this condition shall be verified during review of the improvement plans.
25. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Conformance with this condition shall be verified during review of the improvement plans.

26. **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. All FDC's and PIV's shall have signage affixed to them indicating the building they serve. There shall be one (1) fire service component set per building. Conformance with this condition shall be verified during review of the improvement plans.
 - a. Due to the parcel splits, there shall be an agreement made, and verified by the Fire Department, for the responsibility of all Fire Components on the properties and their affected fire suppression systems and connections as they relate to inspection, testing and maintenance.
27. **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. Conformance with this condition shall be verified during review of the improvement plans.
28. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to termite power to all back-up power generators. Conformance with this condition shall be verified during review of the improvement plans.
29. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this condition shall be verified during review of the improvement plans.
30. **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. Conformance with this condition shall be verified during review of the improvement plans.