



Chino Valley Fire District

14011 City Center Drive
Chino Hills, CA 91709
(909) 902-5260 Administration
(909) 902-5250 Fax
Chinovalleyfire.org

Board of Directors

Mike Kreeger
President
Tom Haughey
Vice President
Harvey Luth
Sarah Evinger-Ramos
Andrew Romaine

Fire Chief
Dave Williams

June 17, 2026

2025-00000138

DIRAC PROJECT LLC
11801 DOMAIN BLVD STE 450
AUSTIN, TX - Texas 78758

Project Name: BESS Project – DRC25-0005
PL 25-0007, PL25-0085, PL25-0086
Project Address: 13822, 13910 Oaks Ave. &
13925 Benson Ave., CHINO, CA 91710

It is a recommendation of the Fire District that the developer of every new construction project facilitate a preconstruction meeting. The meeting is to be scheduled with the Fire District Inspector for said project.

The following are the conditions of the above referenced permit/project. All conditions shall be adhered to, failure to comply with said conditions may result in the revocation of said permit and/or punitive fines as outlined in the Fire District fee schedule.

We look forward to a cooperative working relationship throughout the project. Should you have any questions regarding the project, including the conditions as set forth herein, please feel free to contact our office at (909) 902-5280.

Fire Protection Requirements

- 1.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO RECORDATION:
 - 1.1 Fire access roads shall be designed and plans submitted to the Fire District for approval. Fire access roads shall be constructed of an all-weather hard surface, such as, asphalt or concrete, and be a minimum unobstructed width of 26 feet. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length.

- 1.2 The development and each phase shall have two (2) points of vehicular access during construction. Fire District Standard No. 111 shall be complied with.
- 1.3 Water systems shall be designed to meet the required fire flow of this development and be approved by the Community Risk Reduction Division.
- 1.4 Fire hydrants shall be six-inch (6") diameter with a minimum one four-inch (4") and one two and one-half inch (2-1/2") connections. All fire hydrants shall be spaced a maximum of three hundred feet (300') apart. Private water systems shall comply with Fire District Standard Nos. 101, 102, and 114. All hydrants shall be installed with pavement markers to identify their locations.
- 1.5 Access drives which cross property lines shall be provided with CC & R's, access easements or reciprocating agreements and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 1.6 Underground fire mains which cross property lines shall be provided with CC & R's, easements, or reciprocating agreements addressing the use and maintenance of the mains and hydrants and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 2.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT:
- 2.1 Fire access roads shall be constructed and approved by the Community Risk Reduction Division prior to combustibles being brought onto the site.
- 2.2 Approved street signs shall be installed prior to issuance of building permits, as well as a job site address.
- 2.3 Fire Protection water systems shall be tested, operational, and approved by the Community Risk Reduction Division prior to combustible materials being brought to the site.
- 2.4 All flammable vegetation shall be removed from each building site for a minimum distance of thirty feet (30') from any flammable building material including all structures.
- 2.5 A detailed site plan of the development is required to be submitted in electronic (pdf.) format. The plan must show and be limited to: locations of property lines, buildings, and equipment and hazards for emergency response purposes. Please refer to Fire District Standard No. 143. Additional or revised files may be required during construction and/or prior to final signoff.

3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:

- 3.1 An automatic fire alarm system is required. An electronic/PDF set of detailed plans shall be submitted showing the design, system components, signaling devices, fire alarm power supply, control panel and auxiliary devices and functions of the alarm system. Please refer to Fire District Standard No. 133 and current adopted editions of the California Building Code, as well as NFPA Standards. The contractor is required to submit a report to The Compliance Engine (TCE).
- 3.2 Hand-held portable fire extinguishers are required to be installed. The location, type and cabinet design shall be approved by the Community Risk Reduction Division.
- 3.3 "No Parking - Fire Lane" signs shall be installed in interior access drives at locations designated by the Community Risk Reduction Division. Curbs shall be painted red at locations designated by the Community Risk Reduction Division. Please refer to Fire District Standard No. 121.
- 3.4 An approved Knox key switch and/or Knox lock is required on each automatic electric or manual gate that crosses an EVA. All automatic gates shall be provided with a manual override. Fire District Standard No. 116 & 117 shall be complied with.
- 3.5 Commercial, industrial, and multi-family building addresses shall be posted with a minimum eight inch (8") numbers, visible from the street and during the hours of darkness they shall be internally or externally electrically illuminated. Posted numbers shall contrast with the background used and be legible from the street.

Where building set back exceeds 100 feet from the roadway, additional non-illuminated six inch (6") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Fire District Standard No. 122 must be complied with.

- 3.6 A hazard mitigation analysis and report shall be submitted for Fire District approval for any proposed BESS system. The report shall include requirement as specified in the current adopted edition of the California Fire Code, well as requirements specified in the current edition of the California Building Code.
- 3.7 Fire Mitigation Personnel shall be on-site to respond to possible ignition or re-ignition of a damaged ESS, the system owner, agent or lessee shall dispatch within 15 minutes one or more fire mitigation personnel to the premise, as required and approved, at their expense. These personnel shall remain on duty continuously after the fire department leaves the premise until the damaged energy storage equipment is removed from the premises, or earlier if the fire code official indicates the public safety hazard has been abated. (Material based on NFPA 855 2023 Ed.)

3.8 **SPECIAL CONDITIONS:**

The proposed Battery Energy Storage System (BESS) project Dirac shall be designed, installed, operated, and maintained in accordance with all applicable state, and local regulations.

The project shall incorporate comprehensive safety, fire protection, electrical, and operational measures intended to ensure compliance with the requirements set forth and adopted by the state of California and in turn by Chino Valley Fire District. The system will conform to the following standards and codes:

- National Fire Protection Association (NFPA) 855, Standard for the Installation of Stationary Energy Storage Systems
- NFPA 70, National Electrical Code (NEC)
- NFPA 68 and NFPA 69, where applicable
- California Fire Code (CFC)
- UL 9540, Energy Storage Systems and Equipment
- UL 9540A, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems
- UL 1973, Batteries for Use in Stationary Applications

The proposed system shall include safety features designed to mitigate operational risks and enhance public safety, including:

- Battery management systems (BMS) for continuous monitoring and control
- Thermal management systems
- Fire detection and alarm systems
- Emergency shutdown capabilities
- Ventilation and gas detection systems
- Appropriate setbacks and separation distances,
- Coordination with local fire and emergency response agencies
- Site access controls and security measures

3.9 A California Fire Code operational permit shall be maintained.

3.10 An electronic/PDF set of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

- a) BESS Construction, includes any tenant improvement work
- b) Private (onsite) Underground Fire Protection Water Systems, if applicable contractor or registered engineer.
- e) Knox box and/or security gate locations.

Applicable Standards:

101, 102, 103, 110, 111, 114, 117, 121, 122, 133, 141, 143

CVFD Standards available online at <http://www.chinovalleyfire.org>