

A P P E N D I X J

CCCFPD REVIEW OF THE REVISED  
PROJECT SITE PLAN







July 21, 2014

Mr. Greg Wolff  
City of Lafayette  
Planning Services Division  
3675 Mount Diablo Boulevard, Suite 210  
Lafayette, CA 94549

**Subject:** The Terraces of Lafayette (The Homes at Deer Hill) Supplement EIR  
3233 and 3312 Deer Hill Road, Lafayette  
CCCFPD Project No.: P-2014-05797

Dear Mr. Wolf:

We have reviewed the vesting tentative map plans for the preparation of a draft supplemental impact report for an alternate plan to the Terraces of Lafayette project by proposing a 44-lot single-family residential subdivision with a public-access sports field, parking lot and dog park at the subject location. The following is required for Fire District approval in accordance with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), the 2013 California Residential Code (CRC), and adopted ordinances and standards:

1. **Access as shown on Sheet C3.0 of the vesting tentative map, dated 3/6/14, does not comply with Fire District requirements.**
  - a. The median at the entrance to the subdivision does not allow for the minimum required unobstructed access width of 20 feet. Because the median length is not excessive, the Fire District would accept each lane on either side of the median to be a minimum of 12 feet wide. (503) CFC, Contra Costa County Ordinance 2013-22
  - b. Access throughout the proposed subdivision does not appear to meet the minimum required outside turning radius of 45 feet and the minimum inside turning radius of 25 feet. (503) CFC, Contra Costa County Ordinance 2013-22
  - c. Dead-end emergency apparatus access roadways in excess of 150 feet in length are required to be provided with approved provisions for the turning around of Fire District apparatus. Contact the Fire District for approved designs. (503.2.5) CFC
2. **NO PARKING – FIRE LANE** signs **or** red curbs with the words **NO PARKING – FIRE LANE** shall be provided throughout the subdivision to maintain a minimum unobstructed emergency apparatus access width of 20 feet. (22500.1) CVC, (503.3) CFC
3. **The proposed number of hydrants and spacing as shown on Sheet C5.0 of the vesting tentative map does not meet Fire District requirements.**

Hydrants shall be located such that all points on streets and access roads adjacent to a building are within 250 feet of a hydrant, and all portions of property frontage on dead end roadways shall be no further than 150 feet from a hydrant. Additionally, hydrants shall be provided on Deer Hill Road at the entrance to the subdivision and at the entrance to the handicap parking/sports field drop-off location. (C103.1) CFC

4. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,000 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
5. The developer shall submit a minimum of two (2) copies of **revised** site improvement plans indicating proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. **Final placement of hydrants shall be determined by this office.** (501.3) CFC
6. **Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.** (501.4) CFC

**Note:** A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

7. The developer shall submit a computer-aided design (CAD) digital file copy of the subject project to the Fire District upon final approval of the site improvement plans or subdivision map. CAD file shall be saved in the latest AutoCAD® .DXF file format. (501) CFC
8. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. A minimum of two (2) sets of plans shall be submitted to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC
9. The developer shall submit a minimum of two (2) complete sets of building plans and specifications of the restroom/storage buildings to the Fire District for review and approval **prior to** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (107) CBC

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Ted Leach  
Fire Inspector

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