

Mitigated Negative Declaration
Comments

Contra Costa County



Fire Protection District

January 4, 2019

Jennifer Cruz
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

Subject: Rezone
214 Center Ave. Pacheco, CA
File # GP16-007, RZ17-3237, SD17-9466, DP17-3010
CCCFPD Project No.: P-2018-

Dear Ms. Cruz,

We have reviewed the development plan application to rezone this address to a multi-family residential, medium density. The following is required for Fire District approval in accordance with the 2016 California Fire Code (CFC), the 2016 California Building Code (CBC), the 2016 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
2. The developer shall provide hydrants of the East Bay type. (C103.1) CFC
3. The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating all existing or proposed hydrant locations, fire apparatus access, elevations of building, size of building and type of construction for review and approval prior to obtaining a building permit. **Final placement of hydrants shall be determined by this office.** (501.3) CFC
4. **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
5. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D or Section R313.3 of the 2016 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2016-23.
6. Development on any parcel in this subdivision shall be subject to review and approval by the Fire District to ensure compliance with minimum requirements related to fire and life safety. Submit three (3) sets of plans to the Fire District prior to obtaining a building permit. (501.3) CFC

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,

A handwritten signature in blue ink, appearing to read "Todd Schiess".

Todd Schiess
Fire Inspector I

File: 214 CENTER AVE-PLN-P-2017-02430-REV2

Jennifer Cruz

From: Lou Ann Texeira
Sent: Wednesday, January 02, 2019 1:36 PM
To: Jennifer Cruz
Cc: Kate Sibley
Subject: Proposed Mitigated Negative Declaration - GP16-0007, RZ17-3237, SD17-9466, DP17-3010

Hi Jennifer,

Hope you enjoyed a wonderful holiday season.

Thanks for sending Contra Costa LAFCO the notice of public review of the above-referenced document.

It appears that the project is within the boundaries of the Contra Costa Fire Protection District, Contra Costa Water District and Central Contra Costa Sanitary District, and will not need LAFCO approval. If this is not the case, please let us know.

Thanks!

2019

Happy New Year!