

Contra Costa County



Fire Protection District

November 22, 2016

Mr. Rod Simpson
City of San Pablo
Community Development Department
13831 San Pablo Avenue
San Pablo, CA 94806

Subject: Plaza San Pablo Residences/Retail Project
13717 San Pablo Avenue, San Pablo
CCCFPD Project No.: P-2016-06398

Dear Mr. Simpson:

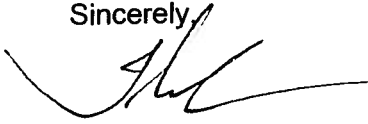
We have reviewed the design review application to construct eight (8) townhomes and a 3,600 square foot commercial project at the subject location. The following is required in accordance with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), the 2013 California Residential Code (CRC), and adopted ordinances and standards:

1. Access as shown on the conceptual site plan (Sheet A2) appears to be consistent with Fire District requirements. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked on both sides of the roadway. (503.3) CFC
2. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 GPM. Required flow must be delivered from not more than one hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
3. The developer shall submit a minimum of two (2) copies of site improvement plans indicating all existing hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. (501.3) CFC
4. The townhomes 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. 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
5. The developer shall submit a minimum of two (2) complete sets of construction plans for the proposed commercial building 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,

A handwritten signature in black ink, appearing to read 'Ted Leach', with a long horizontal flourish extending to the right.

Ted Leach
Fire Inspector

c: Jerry Blommer
CSHQA
1450 Harbor Boulevard, Suite A
West Sacramento, CA 95691

File:P-2016-06398.ltr



Community Partner for Our Bay, Our Environment

November 2, 2016

Rod Simpson, Project Planner
City of San Pablo
Community Development Department
13831 San Pablo Avenue
San Pablo, CA 94806

Subject: Plaza San Pablo Residences/Retail project – 13717 San Pablo Ave., San Pablo, CA
APN 417-130-034

Dear Mr. Simpson:

The West County Wastewater District (WCWD) appreciates this opportunity to comment on the above subject Plaza San Pablo residences/retail project, located at 13717 San Pablo Ave., San Pablo, California.


Wastewater service is available for this proposed development to Project Sponsor subject to submitting and complying with the following:

- 1 Sanitary Sewer Connection Fees for 8 new single family townhomes must be paid prior to the approval of the plans. A fee estimate will be prepared upon submission of plans. Plans shall include plot plans showing plumbing fixtures, cleanouts, laterals and connections to the sewer main.
- 2 Obtain a permit for each building from the District prior to the inspection and approval of the building sewer laterals.
- 3 WCWD approval is required prior to finalizing permit or prior to granting certificate of occupancy.

If you have any questions, please contact Michael Savannah or me at (510) 222-6700.

Sincerely,

Ken Deibert
Senior Engineer

By: 
Michael Savannah
Engineer

KD/MS:kp

cc: Jerry Blommer, CSHQA, 1450 Harbor Blvd., Ste. A, West Sacramento, Ca. 95691

BOARD MEMBERS

Michael T. Caine
Audrey L. Comeaux
Alfred M. Granzella
Leonard R. McNeil
Burl Toler, Jr.

BOARD ATTORNEY

Alfred A. Cabral

GENERAL MANAGER

E. J. Shalaby



REVIEW OF AGENCY PLANNING APPLICATION

R
3-7-17
D

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES

The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY

DATE: 02/16/2017	EBMUD MAP(S): 1470B536,1467B536,1467B534	EBMUD FILE:S-10293
AGENCY: City of San Pablo Community Development Department Attn: PLAN1610-0024 13831 San Pablo Avenue, Bldg. 3 SAN PABLO, CA 94806	AGENCY FILE: PLAN1610-0024	FILE TYPE: Tentative Map
APPLICANT: Art Arjang Pakpour 2412 Walnut Blvd Walnut Creek, CA 94597		OWNER: Same as applicant CA

DEVELOPMENT DATA

ADDRESS/LOCATION: 13717 San Pablo Avenue City:SAN PABLO Zip Code: 94806	
ZONING: PREVIOUS LAND USE: Commercial	
DESCRIPTION: Subdivide parcel, mixed use development for retail, parking, public access walkway, and 8 SFR attached zero-lot line townhomes.	TOTAL ACREAGE:0.39 ac.
TYPE OF DEVELOPMENT: Single Family Residential:8 Units Commercial:3607 Sqft	

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 70-74	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 70-74	
All of development may be served from existing main(s) Location of Main(s):San Pablo Ave and Chattleton Lane		None from main extension(s) Location of Existing Main(s):	
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE	SERVICE ELEVATION RANGE
G0A1	0-100	G0A1	0-100

COMMENTS

Property currently has water service. Once the property is subdivided, separate meters for each lot will be required.If additional water service is needed, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing additional water service to the development. Engineering and installation of water meters requires substantial lead time which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

JL

CHARGES & OTHER REQUIREMENTS FOR SERVICE:
Contact the EBMUD New Business Office at (510)287-1008.


Oscar A Herrera, Associate Civil Engineer, DATE
WATER SERVICE PLANNING SECTION