Mr. Troy Fujimoto  
City of Pleasant Hill  
Community Development Department  
100 Gregory Lane  
Pleasant Hill, CA 94523  

Subject: Reliez Terrace; Subdivision 9447; PLN 17-0013  
2150 and 2198 Pleasant Hill Road, Pleasant Hill  
APN 149-051-002, 003, 004, 009, and 011  
CCCFPD Project No.: P-2017-04027  

Dear Mr. Fujimoto:  

We have reviewed the vesting tentative map application to establish a 17-lot residential subdivision at the subject location. The following is required for Fire District approval in accordance with the 2016 California Fire Code (CFC), the 2016 California Residential Code (CRC), and adopted ordinances and standards:

1. The cul-de-sac as shown on the preliminary site development plan of the vesting tentative map does not comply with a minimum turning radius of 45 feet. If an EVA is being proposed in lieu of providing a compliant turnaround, the EVA is not permitted to be obstructed by removable bollards. The Fire District will only accept a minimum 20-foot wide vehicle access gate or collapsible bollards as approved by this office. The transition from the cul-de-sac to the EVA, and from the EVA to Pleasant Hill Road shall consist of a rolled or beveled curbs. (503) CFC

2. The 29-foot wide portion of the access roadway is only permitted to have parking on one side of the roadway. Signs shall be posted every 50-feet or curbs painted red with the words NO PARKING – FIRE LANE clearly marked on one side of the roadway. (503.3) CFC

3. 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 one hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

4. The developer shall provide a minimum of two (2) new hydrants of the East Bay type. One hydrant shall be located near the southeast property corner of Lot 15, and the other hydrant shall be located on the east side of Pleasant Hill Road, half-way between the hydrant at Kelsey Court and the hydrant near the entry to Western Hills Drive. (C103.1) CFC

5. The developer shall submit a minimum of two (2) copies of site improvement plans indicating proposed hydrant locations and fire apparatus access for review and approval prior to obtaining building permits. (501.3) CFC
6. All roadway improvements (including EVA) 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: 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. All 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. Submit a minimum of two (2) sets of plans for each model home to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC

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

c: Peter Baldacci
Mt. Diablo View Associates, LLC
12885 Alcosta Boulevard, Suite A
San Ramon, CA 94583

Scott E. Hartstein
DK Consulting
1931 San Miguel Drive, Suite 100
Walnut Creek, CA 94596
October 3, 2017

Sent via Hard Copy and Email: tfujimoto@ci.pleasant-hill.ca.us

Troy Fujimoto, Senior Planner
City of Pleasant Hill
Planning Division
100 Gregory Lane
Pleasant Hill, CA 94523

Subject: Reliez Terrace Subdivision Project (#PLN 17-0013)

Dear Mr. Fujimoto:

The Contra Costa Water District (CCWD/ District) is in receipt of the City of Pleasant Hill’s request for comments related to the proposed 4.42-acre Reliez Terrace Subdivision Project at 2150 and 2198 Pleasant Hill Road (APN #s 149-051-002, 003, 004, 009, and 011). The Proposed Project consists of 17 new homes on these parcels; the zoning is R10. The Proposed Project is located entirely within the service boundary of the CCWD.

The District will provide treated (potable) water services to the Project (per CCWD Code of Regulations Section 5). However, the proposed lots exceed the finished floor elevation that can receive service within the District’s standard pressure range of 40-79 psi from the Zone 1 pipeline that serves this project area.

The closest Zone 2 pipeline that could provide standard pressure to the development is over one mile away, making connection to this pipe difficult and costly. The District is continuing to evaluate options to serve this development.

In addition, the following are the District’s general comments related to the proposed development:

1) Existing water infrastructure will need to be evaluated and any modifications will need to be designed and constructed at the Developer/ Owner’s expense.

2) A separate meter for landscape irrigation may be required (Reg. 5.32.020).

3) Relocation and/or abandonment of CCWD facilities may be required which will require a quitclaim of the existing easements. Easements for proposed facilities may also be required.

4) The water main in the street or right of way shall be located opposite the proposed meter locations, with sufficient capacity and pressure as determined by CCWD. The
Project/Property may require a main extension or addition of other infrastructure (Reg. 5.08.020).

5) The State Water Resources Control Board (SWRCB) mandates certain separation requirements for water mains that are parallel to and/or crossing sewer and storm drains. Grading and/or utility plans should be developed to comply with all separation criteria as mandated in SWRCB Section 64572.

6) The California Residential Code requires installation of an approved automatic fire sprinkler system in all new residential structures that are submitted to the Building Department after December 31, 2010. Appropriate backflow prevention is required for all services where sprinkler systems are installed.

7) The District has made our common sense water-use prohibitions permanent. It is recommended that all plans, particularly irrigation and landscape plans, be reviewed by the District to ensure consistency with the District’s drought management plans.

8) Further information and answers to a number of frequently asked questions regarding water service and District regulations can be found on the District’s web site at www.ccwater.com.

Should you require any further clarification on the District’s comments, please contact Cindy Sweeney/Engineering Department at 925-688-8014.

Sincerely,

Christine Schneider
Senior Planner
September 19, 2017

Troy Fujimoto, Senior Planner
City of Pleasant Hill
Community Development Department
100 Gregory Lane
Pleasant Hill, CA 94523

RE: File No. PLN 17-0013 (Proposed subdivision)
100 Gregory Lane, Pleasant Hill
APN 149-051-002, 003, 004, 009, and 011

Dear Mr. Fujimoto:

The Contra Costa Environmental Health Division (CCEHD) has received a request for agency comments for the above referenced project. The following are our comments if the project is served by public sewer and city water:

1. A permit from CCEHD is required for any well or soil boring prior to commencing drilling activities, including those associated with environmental investigation and cleanup, and geotechnical investigation.

2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEHD. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these should be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.

3. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.

These comments do not limit an applicant’s obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 692-2535.
Sincerely

Joseph G. Doser, R.E.H.S.
Supervising Environmental Health Specialist

JGD:tf
Good afternoon Troy,

We received the application for the 17 single family units along Pleasant Hill Rd.

County Connection has no comment.

Thank you for the information.

Kind regards,

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Ruby Horta
Director of Planning & Marketing
2477 Arnold Industrial Way
Concord, CA 94520
Office: (925) 680-2048
Mobile: (925) 483-0892
According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San’s service area and several of the parcels were connected to the sewer system by private laterals. The developer would need to construct an on-site public main and laterals. The sewer design shown on the Preliminary Utility Plan has several undesirable design features, including a shared sanitary sewer & storm drain easement, sewer facilities not located in streets with apparently limited maintenance vehicle access, and a potentially excessive number of manholes.

The nearest public sewers are located in Pleasant Hill Road and Boyd Road. The sewer system in the vicinity is adequate for the additional wastewater which could be generated by the proposed project.

The developer will be required to submit full-size building plans for CCCSD Mainline review in advance and to pay fees and charges at the time of mainline review, inspection, and connection to the sewer system. For details, contact CCCSD’s Permit Section at 925-229-7371. Thanks!

RUSSELL B. LEAVITT
Engineering Assistant III
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RLEAVITT@centralsan.org