


RODEO-HERCULES FIRE DISTRICT
M E M O R A N D U M

DATE: May 30, 2017
TO: Robert Reber Adjunct Planner
FROM: Mark Pedroia, Fire Protection Specialist 
SUBJECT: SAFEWAY AT MARKETPLACE – SAN PABLO AVENUE

Dear Mr. Reber,

The Rodeo-Hercules Fire District has reviewed the 5/5/2017 planning submittal for a Market, Fuel Center and detached Restaurant/Retail building. In accordance with the provisions of the CA Fire Code, Building Code, Local Ordinances and adopted standards; we provide the following comments/conditions for the development:

1. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for structures two-stories or less in height, and 26 feet wide minimum for structures more than 30 feet in height. Turning radius 25 feet inside and 45 feet outside. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards.
 - a. Developer shall illustrate the turning maneuvers (i.e. auto-turn) around the structures and ingress and egress on the three connections to San Pablo Avenue and the entrance on Sycamore Ave.
2. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the proposed fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Grading plans. Minimum adjusted (50% sprinkler credit) Fire Flow for this commercial project is estimated at 2,500 gpm with 20 psi residual in the main. Applicant shall contact East Bay Municipal Utilities District to have a flow test performed for the nearest existing hydrant to be used for the hydraulic design prior to submitting the Fire Flow Analysis.
3. Hydrant spacing for this commercial project shall comply with current Fire District standards of CA Fire Code Chapter 9 and Appendix C and three (3) copies of the final site plan shall be submitted for approval of hydrant locations. Location of bollards and Fire Department Connections (FDCs) for the required automatic fire sprinkler systems are a deferred item (Deferred Items in #15).
4. Fire hydrants shall be provided on San Pablo Avenue at the two entrances by the Market to supplement this project. While fire hydrants will be provided within the interior area of this project, concentrated parking lots restrict fireground operations. During a large scale incident, San Pablo Avenue will become a component of fire department access, serving as an operational area that presently lacks a water supply.

5. The Rodeo-Hercules Fire Protection District has adopted a local ordinance which requires automatic fire sprinkler systems in certain type/size of new construction. All structures shall be protected with automatic fire sprinkler systems in accordance with CA Fire Code Chapter 9 as adopted by the Fire District.
6. Private Underground Fire Mains require a separate Fire Department permit. Public or private fire mains may not run under buildings.
7. As mitigation for delays in response time, traffic signal pre-emption (Opticom or compatible) shall be provided (or verified) on the traffic signal at San Pablo Avenue & Sycamore. If new traffic signals are provided for this project, they shall include pre-emption.
8. Review of the Environmental Site Assessment, re-use of the site and implementation of the construction program shall be approved by Certified Unified Program Agency (CUPA), Contra Costa Hazardous Materials Programs, 4585 Pacheco Blvd. Suite 100, Martinez, CA 94553, ccchazmat@hsd.cccounty.us (925-335-3200).
9. Site address signage per current Fire Department Standards (12" illuminated) shall be installed on structures. Temporary signage (non-illuminated) shall be established and maintained during construction.
10. Required Fire Department access routes shall be signed "No Parking-Fire Lane" per current Fire Department standards and the CA Vehicle Code.
11. Traffic calming measures or controls (speed bumps, humps, undulations, gates, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
12. Structures and lockable gates limiting vehicle access to commercial facilities shall be equipped with a Fire Department approved locking device or Fire Department approved key system ("Knox" lock or "Knox" keyed lock).
13. CA Fire Code, Section 510 requires an Emergency Responder Radio Coverage (in-building repeater) System, designed and installed per current Fire Department standards, in all new structures unless post-construction signal strength testing demonstrates sufficient radio signal propagation.
14. Rooftop Solar Photovoltaic Systems shall comply with the CA Fire Code and CA State Fire Marshal Guideline.
15. Required Fire Department permits that are eligible for deferred submittal: **Construction;** Underground Fire Main, Automatic Fire Sprinkler System, Fire Alarm System, Sprinkler Alarm Supervisory Service (water-flow monitoring), Fixed Extinguishing System (kitchen), High Pile Combustible Storage (if >8' in retail or 12' in storage), Fire pump, Generator Fuel Storage (if proposed). **Operation;** High Pile Storage, Refrigeration Equipment, Motor Vehicle Fuel Dispensing.

16. The developer shall remit the Development Impact Fee with the Building Permit submittal.
17. The developer shall submit a “Fire Safety during Construction” plan to the Fire District at the time of Building Permit submittal.
18. Storage or use of any hazardous materials at the site (such as diesel fuel for the on-site generator or acid for batteries) will require a Hazardous Materials Business Plan be submitted to the CUPA.
19. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.