



## FIRE DEPARTMENT MEMORANDUM

Date: October 16, 2018  
To: Patrick Streeter, City Planner  
From: Scott Moon, Fire Marshal  
Subject: PRJ18-051 – 1601 Fountaingrove Pkwy. – Terrazzo at Fountaingrove

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Proposal is for a one-year time extension request to record a tentative map to subdivide a vacant 7.5-acre site into 19 single-family detached and attached units. The subdivision was originally approved, and a Mitigated Negative Declaration was adopted by the Planning Commission on September 8, 2016. Extension of File No. MJP15-002.

Applicant is advised and acknowledged that the following Fire Department **Conditions** shall apply to this project as detailed during the March 26, 2016 review related to MJP15-002:

The Fire Department has the following **Specific Conditions** regarding this proposed project:

1. Per current City Standards, fire hydrants shall be spaced at a maximum of 300 ft on center in Wildland-Urban Interface Fire Areas (such as this).  
**Preferred hydrant locations: (1) Between driveways at Lots 3 & 4. (2) New hydrant - immediately north of driveway at Lot 1. (3) As shown opposite Lot 17. (4) Immediately south of shared driveway to Lots 8 & 9.**
2. Per current Fire Department Standards, gates limiting vehicle access to more than 5 homes shall be electrically operated with “Knox” key override.  
**Primary emergency access to this site will be via the existing Fountaingrove Country Club maintenance access off Fountaingrove Parkway. Due to the extreme grades, narrow width, and length of shared road, Fire Department requires a strobe actuator (“Opticom”) on the gate limiting vehicle access at this driveway.**
3. Per CA Fire Code, all first-floor exterior walls shall be within 150 ft hose-pull distance of fire apparatus access. Per current Fire Department Standards, “ladder pads” are required on the ground outside all emergency egress windows at bedrooms.  
**Conjoined units, steep slopes, and retaining walls makes it impossible to pull a fire hose to rear of units in an effective time frame. Ladder pads will be difficult to install, maintain, or access on this steep site. Instead, Fire Department requires that the automatic fire sprinkler**

systems in these residences be designed for four-head activation (typical 13D system is designed for two-head activation) and extended to protect attics and any covered patios, porches, or balconies. The enhanced design will increase time available for residents to evacuate via interior stairs and for firefighters to position themselves for fire attack from the rear of the units if necessary.

4. Per current Fire Department Standards, a Site Map with photocell-controlled illumination is required at the entrance to multi-building sites with a single shared access.

**Required Site Map shall be provided at both the public site entry and at the emergency site access (described in Item 2 above).**

Applicant is advised that the following Fire Department **General Conditions** apply to this project:

1. A Phase 1 Environmental Site Assessment shall be submitted to the Fire Department with a review fee. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
2. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Basic fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
3. 4" single-family residential premise identification shall be provided.
4. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
5. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
6. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.