

# VACAVILLE FIRE PROTECTION DISTRICT

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HOWARD F. WOOD  
FIRE CHIEF

August 22, 2018

Ned Ferrario, Project Planner  
Solano County Department of Resource Management  
675 Texas Street, Suite 5500  
Fairfield, CA 94533-6341

Dear Ms. Ferrario:

Regards: Lands of Morgan  
Application GP-18-01, MS-18-01, Z-18-01 & S-18-02

We have reviewed the Project Notification and Request for Review Application for the Lands of Morgan; The Vacaville Fire Protection District requires that the following conditions be met prior to the issuance of any building permit.

1. **All roads shall be built and maintained to Public Road Standards as specified in the "Subdivision Ordinance". Sec. 26-75.2**
  - a. All roads and driveways shall be constructed prior to the issuance of any building permit. 8704.2 CFC
  - b. If the interior roads are not publicly maintained, a road maintenance agreement that requires all lot owners in the subdivision to participate in the maintenance of the private roads shall be recorded. The maintenance agreement, which shall include a long-term maintenance program, funding mechanism, and budget, shall be approved by Public Works - Engineering prior to recordation of the Final Map. The maintenance agreement shall be incorporated into the project CC&Rs or a separately recorded road maintenance agreement prior to recordation of the Final Map.
2. **Cul-de-Sac - Wherever a dead-end road is permitted, an adequate turning area shall be provided. Sec 1-2.10 Road Improvement Standards and Land Development & Subdivision Requirements.**

Prior to the issuance of the first building permit for the project, the subdivider shall have completed all of the required improvements and road construction.

3. Street or road signs shall be identified with approved signs. 505.2 CFC

4. Driveways

Fire apparatus access shall be provided and maintained in accordance with the provisions of the California Fire Code as adopted by the Vacaville Fire Protection District.

To provide year-round, all weather access for heavy fire engines and other emergency equipment to residential building sites that are not covered in the Solano County Road and Street Standards, these minimum access road specifications shall apply:

- a. Plans for access shall be submitted to the District for review and approval prior to construction.
- b. Driveways shall extend from each building site to a public or private roadway and shall have an unobstructed width of not less than 20 feet (6096 mm) with suitable base material.
- c. The maximum grade allowed is 12 percent. 503.2.7 CFC
- d. Surface designed and maintained to support a 75,000 lb. Load.
- e. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- f. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25 foot taper on each end.
- g. Minimum centerline curve radius of 40 feet.
- h. Necessary drainage improvements.
- i. Turn-around facilities shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
- j. Any required culverts or bridges shall have a minimum load carrying capacity of 75, 000 lb. and certified by an engineer. Vehicle load limits shall be posted at both entrances to bridges.
- k. Overhead clearance of limbs, trees etc. shall be a minimum of 15 feet. Title 14 CCR Div. 1.5, Chapter 7, Subchapter 2, Articles 1-5

## 5. Hydrants

Residences shall be no more than 1000 road feet from a fire hydrant. Hydrants shall be of approved type and contain two 2 ½" and one 4 ½' NHS external thread outlets.

- a. Fire hydrants shall be installed and operational prior to the issuance of any building permit. 8704.3 CFC
- b. Hydrant fire flow shall conform to Fire District standards.
- c. Fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. 901.4.3 CFC.
- d. Fire hydrants shall be identified by the installation of blue reflective markers located in the center of the roadway. 901.4.3 CFC
- e. Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 CFC
- f. A 3-foot (914.4 mm) clear space shall be maintained around the circumference of fire hydrants. 1001.7.2 CFC
- g. The center of a hose outlet shall not be less than 18 in. (457 mm) above final grade. NFPA 24

## 6. Gates

- a. All gates and encroachments shall be approved by Solano County Transportation and the Vacaville Fire Protection District.
- b. If gates are allowed to be installed at the entrance of a gated community, the gates shall be installed with a KNOX key switch and Click2Enter switch.
- c. All private gates installed shall meet the following criteria

### (1) Electrically Operated Gates

The design and installation of all electrically operated gates shall be in accordance with the following criteria:

- a. The gate control shall be operable by an approved emergency override Knox key switch that is an integral part of the mechanism. In the event of a power failure, the gate shall automatically be transferred to a fail-safe mode allowing the gate to be pushed open without the use of special knowledge or equipment.

- b. The key switch shall be labeled with a permanent red sign with not less than ½" contrasting letters reading "FIRE DEPT" or a "Knox" decal.
- c. A transmitter-operated gate shall have a KNOX key switch on the right side of the gates opening approximately 48" above the roadway surface. It shall be visible and easily accessible with a label as specified above.
- d. Upon activation of the KNOX key switch, the gate shall remain open until returned to normal operation by means of the key switch.

(2) Manually Operated Gates and Barriers

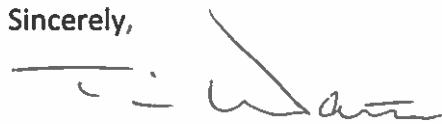
- a. A Knox padlock shall be used, in order for the Fire District to enter the property during an emergency in a timely manner without the destruction of private property.

7. The residence on parcel 12, has never been through the permit process and was never inspected. The driveway and structure shall meet fire code regulations.

NOTE: The requirements above are subject to change with code cycles and state and federal law.

If you have any questions or I can be of any assistance, please do not hesitate to contact me.

Sincerely,



Tim Walton  
Battalion Chief