

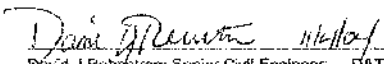


REVIEW OF AGENCY PLANNING APPLICATION

RECEIVED

NOV 05 2004

CITY OF LAFAYETTE
PLANNING DEPT.

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 purposes ONLY.		
DATE: 11/04/2004	EBMUD MAP(S): 1539B516, 1542B516,	EBMUD FILE: S-7920
AGENCY: City of Lafayette Planning Services Division Attn: Lindy Coburn 3575 Mt. Diablo Blvd., Suite 210 LAFAYETTE, CA 94549	AGENCY FILE: HDP72-04	FILE TYPE: Development Plan
APPLICANT: Sary Haji 299 Mercury Way Pleasant Hill, CA 94523	OWNER: Barry Haji 299 Mercury Way Pleasant Hill, CA 94523	
DEVELOPMENT DATA		
ADDRESS/LOCATION: End of Peaceful Lane City: LAFAYETTE Zip Code: 94549		
ZONING: LR-10" PREVIOUS LAND USE: Empty lot		
DESCRIPTION: Applicant request for the construction of a new Single Family Residence.	TOTAL ACREAGE: 24.14 ac.	
TYPE OF DEVELOPMENT: Single Family Residential 1 Units		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 640'-650'	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 423'-780'
All of development may be served from existing main(s) Location of Main(s): Peaceful Lane		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE SERVICE ELEVATION RANGE
ESB	450-550	
COMMENTS		
EBMUD owns and operates 12-inch water distribution pipelines in EBMUD right-of-ways (ROW) 2719 and 1572-A that traverse the property and provide continuous service to customers in the area. The integrity of these pipelines need to be maintained at all times. EBMUD also owns a 20-foot right-of-way (ROW 2126) that traverses the property. Any proposed construction activity within the EBMUD right-of-way would be subject to the terms and conditions determined by EBMUD, including relocation of the water mains and right-of-way at the project sponsor's expense.		
Depending on the final elevations of the proposed development, a Limited Pressure Service Agreement may be required to provide water service to the development. A Limited Pressure Service Agreement recommends the installation and maintenance of individual pumping facilities (hydropneumatic service), at the project sponsor's expense, to maintain adequate pressure to the premises at all times.		
The project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the property. Engineering and installation of water services requires substantial lead time which should be provided for in the project sponsor's development schedule. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.		
JLM		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
 David J. Rehrstrom, Senior Civil Engineer, DATE WATER SERVICE PLANNING SECTION		

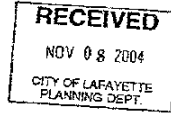
EAST BAY REGIONAL PARK DISTRICT



AC

November 3, 2004

Ms. Lindy Coburn
City of Lafayette
Planning Services Division
P.O. Box 1968
Lafayette, CA 94549-1968




RE: Briones to Mt. Diablo Regional Trail
HDF72-04 - Ward - Haji Residence

Dear Ms. Coburn:

The East Bay Regional Park District received and reviewed the subject referral for the proposed single family home. The Park District's Briones to Mt. Diablo Regional Trail is located adjacent to the subject property. The proposed house is located within a 23-acre parcel approximately 270 plus feet from the existing regional trail. Other adjacent properties are smaller parcels with houses located closer to the regional trail. It does not appear that this proposed project would negatively affect or impact the regional trail. The District does not have any further comments or concerns about this proposal.

Thank you for the opportunity to review and make comments on this application.

Very truly yours,


Linda J. P. Chavez
Senior Planner

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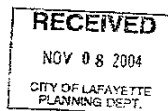


Fire Protection District

LC

Fire Chief
KEITH RICHTER

November 3, 2004



City of Lafayette
Planning Services Division
P.O. Box 1968
Lafayette, CA 94549

Attention: Lindy Coburn, Assistant Planner

Subject: HDP72-04, Haji Residence, Peaceful Lane
CCCFPD Project No.: 101886

Dear Ms. Coburn:

We have reviewed the design review application to establish one single-family residence at the subject location. This project is regulated by codes, regulations, and ordinances administered by this Fire District. If approved by your office, the following shall be included as conditions of approval:

1. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1000 GPM. Required flow shall be delivered from not more than 1 hydrant flowing while maintaining 20 pounds residual pressure in the main. This includes the reduction for the installation of automatic fire sprinklers. (903.3) CFC
2. The developer shall provide one hydrant of the East Bay type. Hydrant location will be determined by this office upon submittal of three copies of a tentative map or site plan. (903.4.2) CFC
3. The driveway as shown on sheets 1 and 2 dated September 9, 2004 is acceptable except that the access roads shall have a minimum outside turning radius of 35 feet, and must be capable of supporting the imposed loads of fire apparatus i.e., 20 tons. (802.2) CFC
4. Dead end Fire District access roads in excess of 150 feet long shall be provided with approved provisions for the turning around of Fire District apparatus. (902.2.2.4) CFC. Provide two copies of the proposed "shunt" turnaround for review.
5. The developer shall submit two copies of site improvement plans indicating fire apparatus access and turnaround area for review and approval prior to construction. (902.2.2.1) CFC
Note: This may be the same submittal as the Hydrant location if necessary.
6. Access roads and hydrants shall be installed, in service and approved *prior to* construction. (8704.1) CFC
7. Approved premises identification shall be provided. Such numbers shall contrast with their background and be readily visible from the street. (901.4.4) CFC

- 2010 GEARY ROAD • PLEASANT HILL, CALIFORNIA 94523-4694 • TELEPHONE (925) 930-8900 • FAX 930-0392
- 4527 DEERFIELD DRIVE • ANTIOCH, CALIFORNIA 94531 • TELEPHONE (925) 757-1303 • FAX 754-8652
- WEST COUNTY AREA • TELEPHONE (510) 374-7070

November 3, 2004

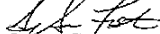
8. The homeowner shall maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 30 feet of buildings or structures. (Appendix II-A, Section 16.1) CFC. All open spaces, when left in their natural state, shall meet the Fire District's weed abatement standards.
9. The developer shall provide roof coverings with a minimum Class A rating. Untreated wood shake or shingles are not allowed. Lafayette Ordinance 418 (3-505A)
10. The home as proposed shall be protected with an approved automatic fire sprinkler system complying with NFPA 13D. Submit two sets of plans to this office for review and approval prior to installation. Lafayette Ordinance 418 (3-506)
11. Submit plans to: Contra Costa County Fire Protection District
2010 Geary Road
Pleasant Hill, CA 94523

To schedule field inspections and tests, call 925-941-3323.

It is requested that a copy of the conditions of approval for the subject project be forwarded to this office when compiled by the planning agency.

If you have any questions regarding this matter, please contact this office at 925-941-3300.

Sincerely,


D. Anna Fister
Fire Prevention Technician

FILE: 101886.hr

cc: Barry Haji
299 Mercury Way
Pleasant Hill, CA 94523

Ward-Young Architecture & Planning
3435 Mt. Diablo Blvd., Suite 200
Lafayette, CA 94549

City of Lafayette Memorandum

To: Lindy Coburn
From: Tony Coe
Date: November 3, 2004
Subject: HDP72-04, Peaceful Lane

I have the following comments on this referral:

1. The project geotechnical engineer has had his license revoked as of August 2004. The applicant should submit a new geotechnical report by a licensed engineer in good standing. Alternatively the City may subject the current report to a peer review by an engineer of the City's choosing. The peer review may include additional subsurface investigation to confirm the findings of the applicant's report.
2. The proposed 1:2 cut slope shown on the grading plans by Govers Engineers is unacceptable. Notwithstanding any acceptance by the geotechnical engineer, such steep slopes are susceptible to erosion, which would cause mud debris to wash onto Peaceful Lane and affect drainage systems downstream. This design shall be flattened to a 2:1 slope or flatter, or be replaced by a retaining wall.
3. The driveway ascend from Peaceful Lane is at 20%. Road side drainage needs to address potential erosion against the toe of slope.
4. The applicant should demonstrate that he has rights to cross the 20-foot EBMUD easement shown on the plans.

MEMORANDUM

11/14/04

TO: LINDY COBURN - ASSISTANT PLANNER
FROM: C. E. DELEUW JR. - TRAFFIC ENGINEER
SUBJECT: HDP 72-04 PEACEFUL LANE NEW HOME

AFTER REVIEWING PARTIAL SITE PLAN PREPARED BY WARD YOUNG ARCHITECTURE & PLANNING AND VISITING THE SITE, I HAVE THE FOLLOWING COMMENTS:

1. CONFIRM THAT THE EXISTING STREET LIGHT AND ADJACENT P&E HIGH VOLTAGE VAULT LOCATED ALONG THE NORTH SIDE OF PEACEFUL LANE WILL REMAIN UNTOUCHED BY THE DRIVEWAY CONSTRUCTION OR IF RELOCATED PLEASE PROVIDE THE DETAILS
2. CONSIDER A SLOPE DESIGN FOR STATIONS 10+00 TO 11+70 WHICH CATCHES EROSION DEBRIS BEFORE IT INTRUDES UPON THE DRIVEWAY DRAINAGE AND TRAVEL SURFACE.
3. ULTIMATELY PREPARE A CONSTRUCTION TRAFFIC MANAGEMENT PLAN TO FACILITATE CONSTRUCTION ACTIVITIES AS WELL AS MINIMIZE IMPACT IN THE ADJACENT RESIDENTIAL NEIGHBORHOOD.

