



# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

October 16, 2024

Mr. Nai Saephan  
Contra Costa County  
Planning

**Subject:** New Single Family Home  
1518 BARTH AVE, SAN PABLO  
Project # CDVR24-01044  
**CCCFPD Project No.: P-2024-003404**

Dear Nai Saephan:

We have reviewed the design review and variance application to establish a new 2238 SF house with variances on setbacks at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

No comment on variances.

1. Access as shown on plans complies with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. . (503) CFC

2. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
3. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit scaled site improvement plans indicating:

All existing or proposed hydrant locations,  
Fire apparatus access to include slope and road surface  
Elevations of building,  
Size of building and type of construction,

Gates, fences, retaining walls, bio-retention basins, any obstructions to access.  
**This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review.** (501.3) CFC

4. The home as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13D or Section R313.3 of the 2022 California Residential Code. Submit to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2022-34.

**ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: <https://confire.vision33cloud.com/citizenportal/app/landing>**

**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,



Michael Cameron  
Fire Inspector

File: 1518 BARTH AVE-PLN-P-2024-003404

**From:** [Jinwei Zhang](#)  
**To:** [Nai Saephan](#); [bacilia@bmarch.net](mailto:bacilia@bmarch.net); [Joann Pavlinec](#); [Ronnie Mills](#); [eduardolanderos26@yahoo.com](mailto:eduardolanderos26@yahoo.com)  
**Subject:** CDVR24-01044 - 1518 Barth Ave San Pablo  
**Date:** Tuesday, November 12, 2024 6:57:10 PM

---

Dear Nai

On November 12, 2024, at 5:30 PM, the East Richmond MAC Land Use Subcommittee held a meeting to review the proposed project at 1518 Barth Ave, San Pablo. After careful consideration, we recommend approval of the variance with the following conditions:

1. Add windows and elevation treatments to the rear and northeast elevations to reduce the appearance of blank walls.
2. Plant two replacement trees, each larger than 25 gallons, to substitute for the two existing trees proposed for removal.

Thank you very much.

--

Jinwei Zhang

**From:** [Jinwei Zhang](#)  
**To:** [Nai Saephan](#); [Joann Pavlinec](#); [Ronnie Mills](#); [eduardolanderos26@yahoo.com](#); [bacilia@bmarch.net](#)  
**Subject:** CDVR24-01044 - 1518 Barth Ave San Pablo CA 94806  
**Date:** Wednesday, October 29, 2025 10:06:55 PM

---

**This Message Is From an External Sender**

This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

[Report Suspicious](#)

Dear Nai,

The East Richmond Heights Land Use Subcommittee held a meeting yesterday to review application **CDVR24-01044** for **1518 Barth Ave, San Pablo, CA 94806**. The committee has granted **conditional approval** with the following comments:

We request that the **owner replace the two removed trees with two new trees in the backyard**, each **no smaller than 25 gallons**. The selected tree species should have a canopy that provides partial privacy between the property and the neighboring homes located downhill.

Thank you for your time and consideration.  
Please feel free to contact us if you have any questions.

Best regards,  
**Jinwei & Joann**  
East Richmond Heights Land Use Sub Committee