



AGENCY COMMENT REQUEST

Date 02/03/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District CONTRA COSTA

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfd.org

☒ Sanitary District EAST BAY MUD

☒ Water District WEST CO WASTEWATER

☒ City of EL CERRITO

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC EAST RICHMOND HEIGHTS MAC

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Maria Lara-Lemus

Phone # 925-655-2904

E-mail maria.lara-lemus@dcd.cccounty.us

County File # CDVR25-01009

Prior to March 3, 2025

We have found the following special programs apply to this application:

Landslide ☒ Active Fault Zone (A-P)
Liquefaction Flood Hazard Area
60-dBA Noise Control
CA EPA Hazardous Waste Site
☒ High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR25-01009

File Date: 1/31/2025

Applicant:

Shannon McDougall System Pavers
4615 Enterprise Common
Fremont, CA 94538

shannon.mcdougall@systempavers.com
(510) 673-9855

Property Owner:

MEGAN KELLEHER
1511 POPLAR AVE
RICHMOND, CA 948051662

jkellehermckeller@gmail.com
(510) 375-2645

Project Description:

Request approval of a Variance to allow 0-foot side and rear yards (where 3-feet is min for both) for a replacement retaining wall that is 40-feet long with a maximum height of 5-feet.

Project Location: (Address: 1511 POPLAR AVE, RICHMOND, CA 948051662), (APN: 521102017)

Additional APNs:

General Plan Designation(s): RM

Zoning District(s): R-6

Flood Hazard Areas: X

AP Fault Zone: HAYWARD FAULT SHZ

60-dBA Noise Control: NO

MAC/TAC: EAST RICHMOND HEIGHTS MAC

Sphere of Influence: El Cerrito

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: NO

Specific Plan: N/A

Fees:

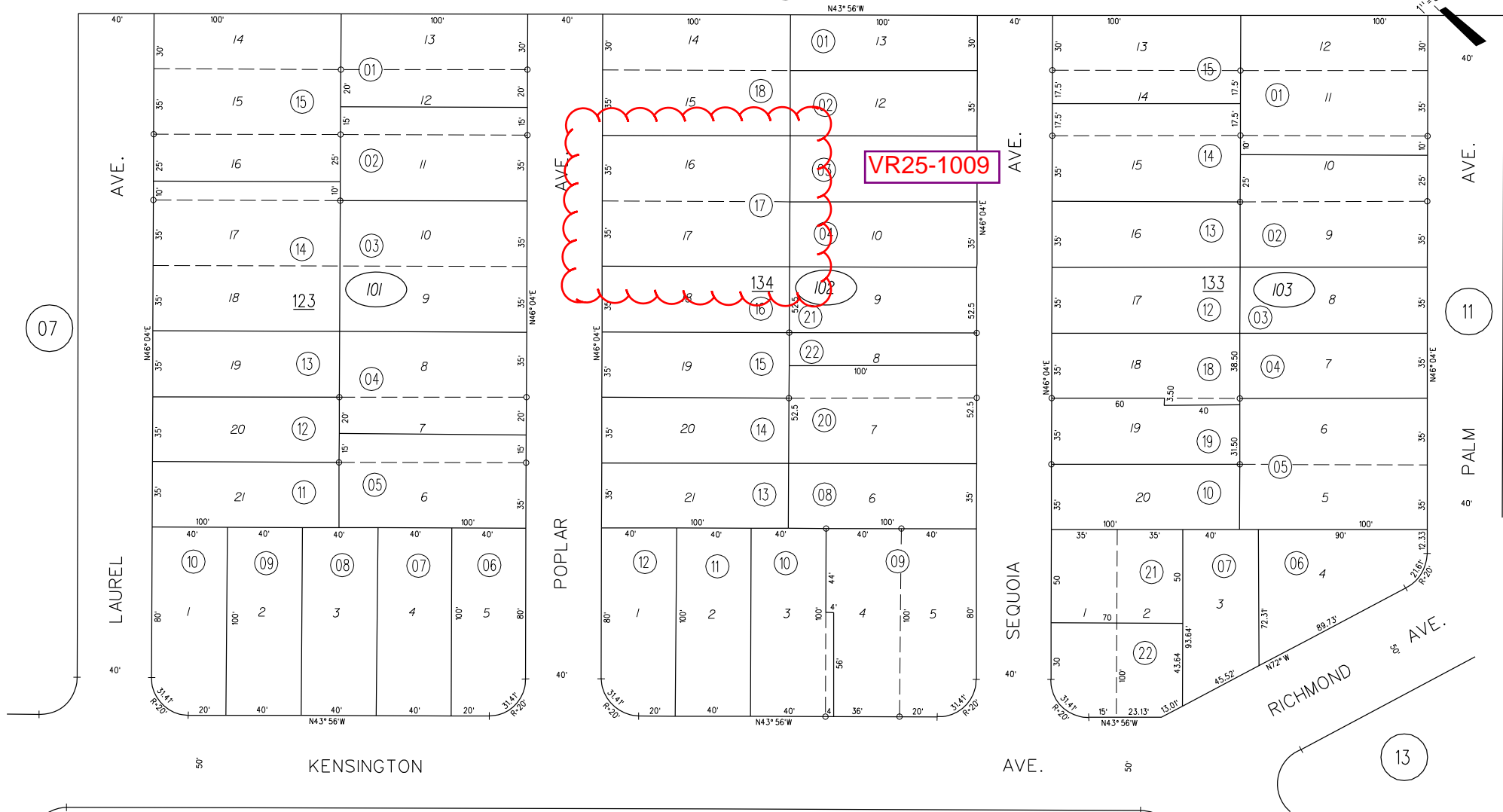
Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3337.00	3337.00

EAST RICHMOND HEIGHTS TRACT NO.4

M.B. 8-177

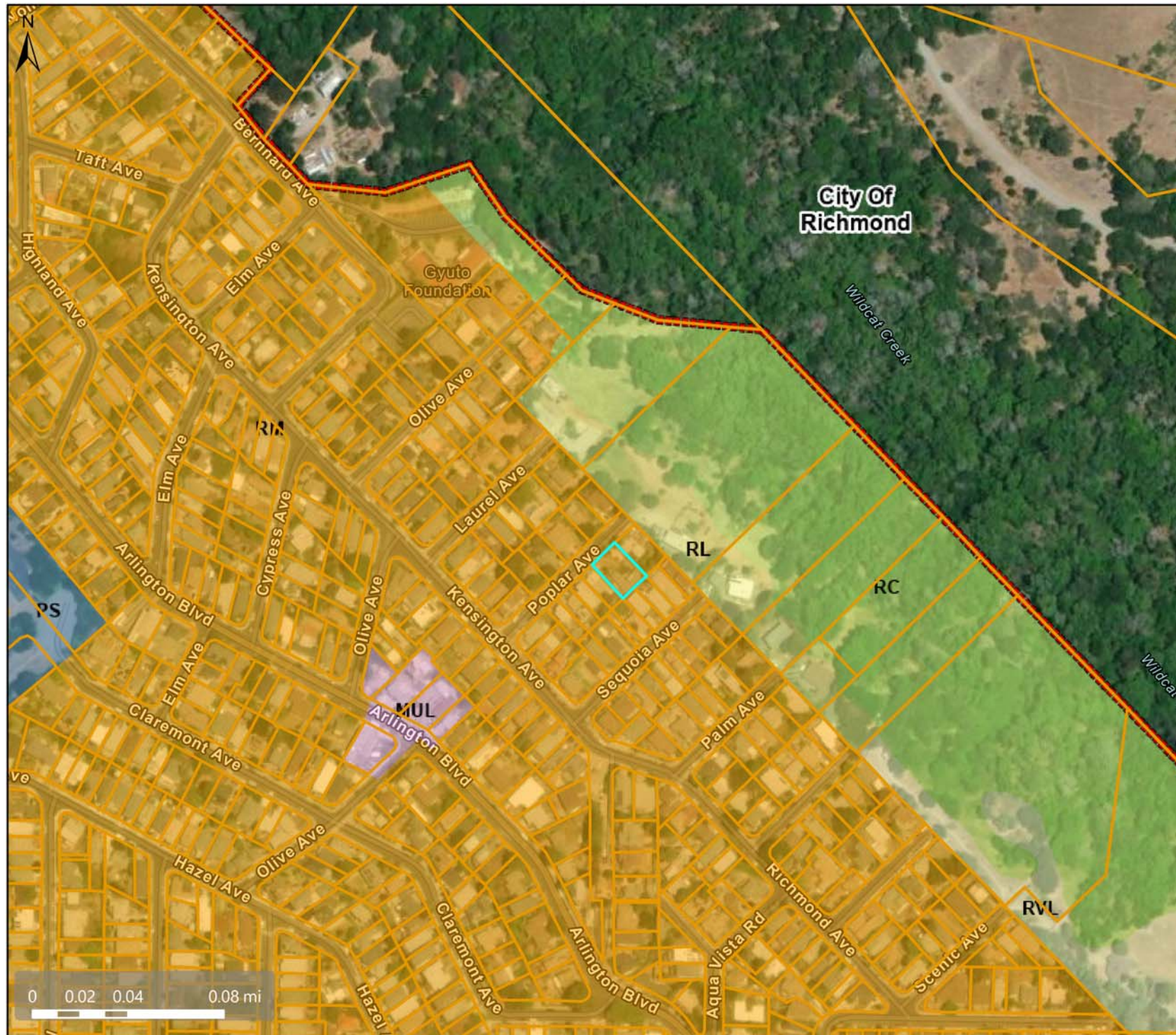
SD1912-01497

PB
418



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

General Plan: Residential Medium Density (RM)



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

RVL (Residential
Very-Low
Density) (≤ 1 du/
na)

RL (Residential
Low Density)
(1-3 du/na)

RM (Residential
Medium
Density) (7-17
du/na)

MUL (Mixed-
Use Low) (10-30
du/na) (1.0 FAR)

PS (Public and
Semi-Public)

RC (Resource
Conservation)

City Limits

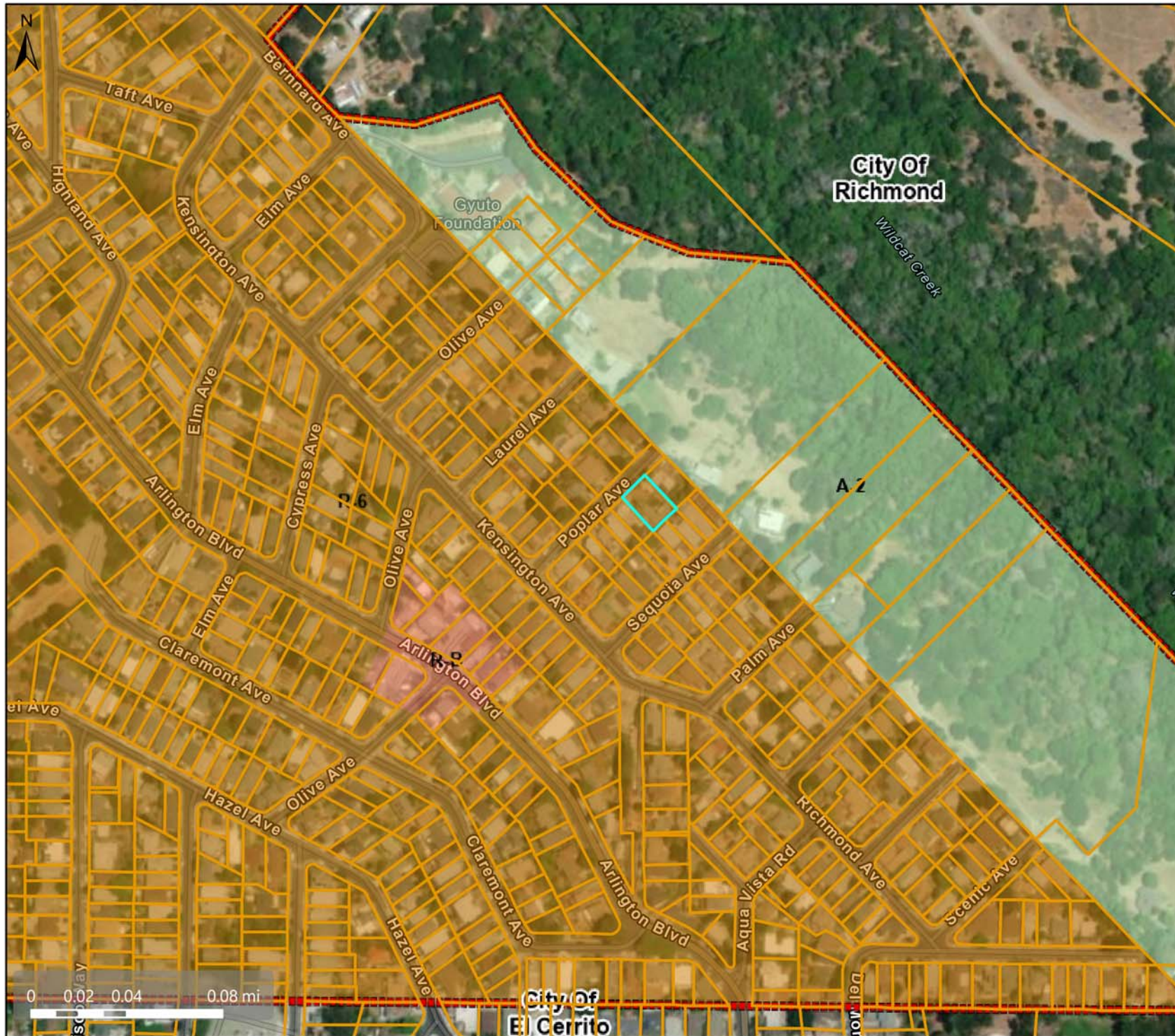
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning: Single-Family Residential (R-6)



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

R-6 (Single
Family
Residential)

A-2 (General
Agriculture)

R-B (Retail
Business)

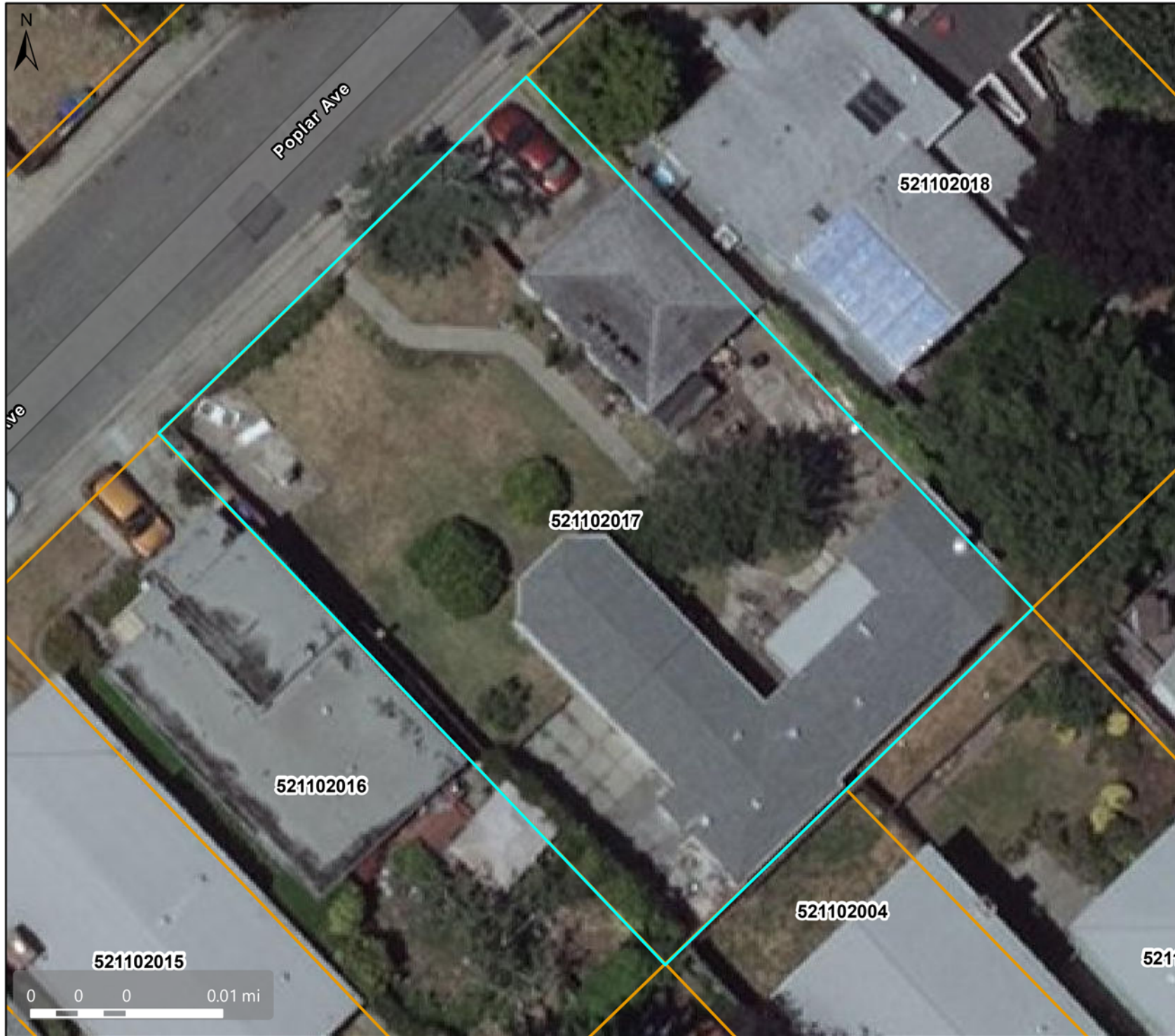
City Limits

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCM is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCM application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Aerial Map



Map Legend

- Assessment
- Parcels

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

SCOPE OF WORK:

1. NEW 40'(L)x5'(H) WALL



SYSTEM PAVERS

1511 POPLAR AVE.
RICHMOND, CA 94805

DISCLAIMER

1. IT IS THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO VERIFY ALL RIGHT OF WAYS AND EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE INSTALLATION REPRESENTED WITHIN THIS PLAN SET IS PROPOSED OUTSIDE OF THE RIGHT OF WAY.
2. THIS DRAWING REPRESENTS DESIGN INTENT AND CONCEPT ONLY.
3. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR COMPLIANCE OF LOCAL CODES AND CONSTRUCTION. ALL DRAWINGS, PLANS, AND SKETCHES ARE PROVIDED ONLY BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWING IN ACCORDANCE WITH THE COMMON BUILDING PRACTICES AND LOCAL CODES. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY THE CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS.

GENERAL NOTES:

1. GROUND RESTORATION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS WHERE PERMITS FROM STATE, COUNTY, CITY RAILROAD OR GOVERNMENT AGENCIES ARE REQUIRED.
2. ALL WORK PERFORMED WILL COMPLY WITH THESE AGENCIES STANDARD SPECIFICATIONS.
3. THE PROJECT MANAGER WILL NOTIFY BUILDING MANAGEMENT WHEN WORK WILL BEGIN AND CONTRACTOR TO COORDINATE WORK START AND STOP TIMES WITH BUILDING MANAGEMENT.
4. ANY AND ALL UNDERGROUND UTILITIES ENCOUNTER ARE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT AND REPAIR IF DAMAGED.
5. ALL FOOTAGES ARE BASED ON FIELD GATHERED MEASUREMENTS, AS SUCH SOME VARIANCE SHOULD BE ANTICIPATED. ADJUST AS NEEDED.
6. WATER, SEWER, STORM AND EASEMENT LOCATIONS ARE TYPICALLY BASED ON AS-BUILTS PROVIDED BY THE JURISDICTION BUT SHOULD STILL BE FIELD VERIFIED
7. AT NO TIME SHALL CURBS, GUTTERS OR HANDICAP RAMPS BE DISTURBED.

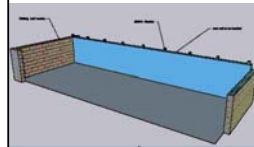
APN: 521-102-017-6



VICINITY MAP:



NEW
WALL



NOTES:

PROJECT:



SYSTEM PAVERS
1511 POPLAR AVE.
RICHMOND, CA 94805

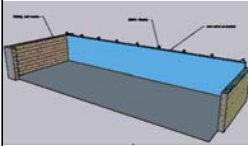


Know what's below.
Call before you dig.

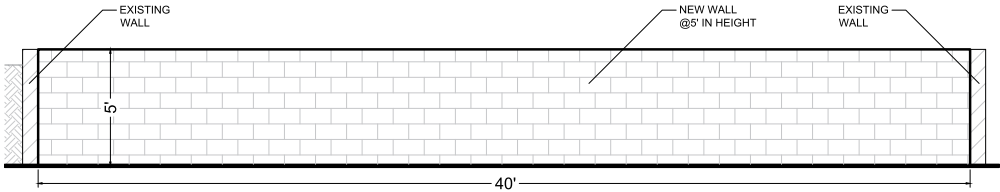
JOB NO.:	2024-114153
DATE:	9.27.2024
DRAWN BY:	AMDG
SHEET SIZE:	11"x17"
SHEET:	COVERPAGE



NEW WALL



2 WALL ELEVATION
SCALE: 3/16" = 1'-0"



NOTES:

PROJECT:



SYSTEM PAVERS
1511 POPLAR AVE.
RICHMOND, CA 94805



JOB NO.:	2024-114153
DATE:	9.27.2024
DRAWN BY:	AMDG
SHEET SIZE:	11"x17"
SHEET:	SITEPLAN/ELEV

1 SITE PLAN
SCALE: 1/16"=1'-0"

