CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 08/21/2025

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 _____
  - ✔ San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
- ✔ Sanitary District Central Sanitary
- ✔ Water District East Bay MUD
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Alamo 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

Alamo Improvement Association

Please submit your comments to:

Project Planner Syd Sotoodeh
Phone # 925-655-2877
E-mail syd.sotoodeh@dcd.cccounty.us
County File # CDVR25-01036

Prior to 09/19/2025

* * * * *

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 R. WENDEL

8.26.2025
Signature DATE

Agency phone # 925.838.6600

San Ramon Valley Fire Protection District
Community Risk Reduction Division
2401 Crow Canyon Road, Suite A
San Ramon, CA 94583

phone: 925.838.6600 **web:** www.firedepartment.org

Tuesday, August 26, 2025

Hello Syd Sotoodeh,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

PROJECT:	CDVR25-01036
ADDRESS:	236 ANGELA AVE (192090007)
APPLICATION TITLE:	Planning and Site Development Review
PROJECT NUMBER:	1843626

Roy Wendel
Fire Marshal
rwendel@srvfire.ca.gov
925.838.6687

Planning Comments

Open Issues: 1

PLANNING

General Issues

1. Submit Plans

Roy Wendel 8/26/25 5:47 AM	Plan submittal required to the Fire District. Visit www.firedepartment.org/submitplans for information on submittal requirements.

Syd Sotoodeh

From: ForwardPlanning <forwardplanning@centralsan.org>
Sent: Tuesday, September 9, 2025 8:29 AM
To: Cherie Adriano
Cc: Syd Sotoodeh
Subject: RE: Cherie Adriano shared the folder "CDVR25-01036" with you
Attachments: Central San's Response - 236 Angela Ave., Alamo.pdf

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

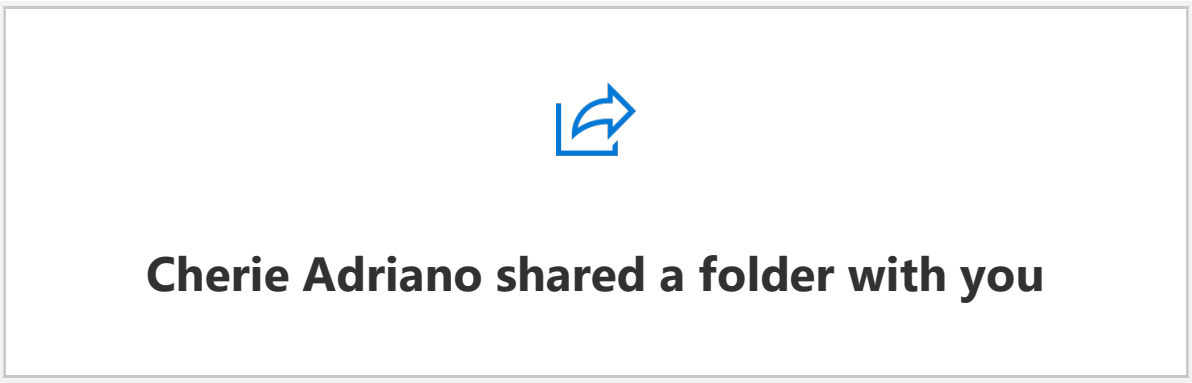
Good morning,

Please see Central San's Response attached for the proposed project at 236 Angela Ave., Alamo.

Thank you,

Michelle Peon Del Valle
Engineering Assistant
Phone: 925-229-7355
Email: mpeondelvalle@centralsan.org
5019 Imhoff Place, Martinez, CA 94553
CENTRAL SAN
CENTRAL CONTRA COSTA SANITARY DISTRICT

From: Cherie Adriano <cherie.adriano@dcd.cccounty.us>
Sent: Thursday, August 21, 2025 2:12 PM
To: ForwardPlanning <forwardplanning@centralsan.org>
Subject: Cherie Adriano shared the folder "CDVR25-01036" with you



Re-Sharing UPDATED File Number: CDVR25-01036
AGENCY COMMENT REQUEST

This link only works for the direct recipients of this message.

Open

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CENTRAL SAN
CENTRAL CONTRA COSTA SANITARY DISTRICT 5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

PHONE: (925) 228-9500
FAX: (925) 228-4624
www.centralsan.org

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

RECEIVED on 09/09/2025 CDVR25-01036
By Contra Costa County
Department of Conservation and Development

September 9, 2025

Syd Sotoodeh
Project Planner
925-655-2877
Syd.sotoodesh@dcd.cccounty.us

SUBJECT: 236 Angela Ave., Alamo
APN: 192-090-007, Central San Response

Dear Mrs. Sotoodeh,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and is currently receiving sewer service.

Development Information: (*Based on the information provided)*

- **Existing Use:** Single-Family Residential
- ***Planned Project Description***: The applicant requests approval of a variance to allow an 18ft front yard setback (where 25 ft is the minimum) for a new garage. This includes a small lot design review due to the parcel being substandard in average width (approx. 104 ft. where 120 is required).

Site-Specific Development Conditions:

- Prior to receiving a building permit, the applicant should promptly submit hard-copy, full-size improvement plans to Central San Permit Counter located at 5019 Imhoff Place, Martinez. Staff will review and advise on any applicable fees due. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant

Syd Sotoodeh

From: Wang, Chien <chien.wang@ebmud.com>
Sent: Thursday, September 11, 2025 2:55 PM
To: Syd Sotoodeh
Cc: darrin680@comcast.net; Planning.review; McGregor, Jennifer
Subject: S-11806 Agency Review, CDVR25-01036 | 236 ANGELA AVENUE, ALAMO
Attachments: 00_Cover_Page S-11806.pdf

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 Syd,

See EBMUD's attached comments on the subject agency comment request.
Please ensure that EBMUD comments are provided to the project applicant and owner.

Best regards,
Chien

Chien Wang, PE (she/her)| Associate Civil Engineer
Water Distribution Planning Division| EBMUD
375 Eleventh Street, MS 701, Oakland, CA 94607
(510) 287-1086 | chien.wang@ebmud.com

EAST BAY MUNICIPAL UTILITY DISTRICT
stewardship integrity respect teamwork

The information provided is not a proposal to provide water service and is based on preliminary information and is subject to revision. A completed water service application is needed for final determination.

Warranty Statement: *This information is furnished as a public service by East Bay Municipal Utility District. The District makes every effort to produce and publish the most current and accurate information possible. This information must be accepted and used by the recipient with the understanding that the District makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability for the use of this information. Furthermore, the District assumes no liability associated with the use or misuse of such information. Please notify the District if discrepancies are found.*

Confidentiality Statement: *By receipt of requested documents, the DOCUMENT RECIPIENT agrees that he or she, and/or any other authorized representatives of the DOCUMENT RECIPIENT, will provide no copy (nor partial copy) to any other person or agency, will not redistribute any document to any other entity, business or individual, nor use the document for other than the specified purpose. At the point the document is no longer required for use by the DOCUMENT RECIPIENT, the data shall be returned to the District or destroyed.*

RECEIVED on 09/11/2025 CDVR25-01036
By Contra Costa County
Department of Conservation and Development

REVIEW OF AGENCY PLANNING APPLICATION

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 purpose ONLY

DATE: 09/19/2025	EBMUD MAP(S): 1560B496	EBMUD FILE:S-11806
AGENCY: Department of Conservation and Development Attn: Syd Sotoodeh 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDVR25-01036	FILE TYPE: Development Plan
APPLICANT: Darrin Derita 236 Angela Avenue Alamo, CA 94507-1335		OWNER: Darrin Derita 236 Angela Avenue Alamo, CA 94507-1335

DEVELOPMENT DATA

ADDRESS/LOCATION: 236 Angela Avenue City:ALAMO Zip Code: 94507-1335

ZONING:RL PREVIOUS LAND USE: Residential

DESCRIPTION: Variance to construct a new garage.	TOTAL ACREAGE:0.58 ac.

TYPE OF DEVELOPMENT:
Single Family Residential:1 Units

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 314-314	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 314-314

All of development may be served from existing main(s)
Location of Main(s):Angela Avenue

PRESSURE ZONE	SERVICE ELEVATION RANGE
F3A	250-450

None from main extension(s)
Location of Existing Main(s):

PRESSURE ZONE	SERVICE ELEVATION RANGE

COMMENTS

If additional water service is needed (e.g., domestic service, private fire service, and/or public fire hydrants), the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing additional water service to the development. Engineering and installation of water meters requires substantial lead time which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.
ARW

CHARGES & OTHER REQUIREMENTS FOR SERVICE:
Contact the EBMUD New Business Office at (510)287-1008.

Chien Wang 9/11/25

Chien Wang,Associate Civil Engineer; DATE
WATER SERVICE PLANNING SECTION

ALAMO IMPROVEMENT ASSOCIATION SERVING ALAMO SINCE 1955

P.O. BOX 156 • Alamo, California 94507

September 19, 2025

By E-mail to "syd.sotoodeh@dcd.cccounty.us **"**

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

RECEIVED on 09/22/2025 CDVR25-01036
By Contra Costa County
Department of Conservation and Development

Attn: S.Sotoodeh
Re: CDVR255-01036
Site: 236 Angela Avenue

Dear Syd:

This application is a request for approval of a variance to allow an 18 foot front yard setback (where 25 feet is required) for a new garage and a Small Lot Design Review due to the parcel being substandard in average width (approximately 104 feet where 120 feet is required). The application was reviewed at the AIA Planning Committee's September 18, 2025 meeting. The applicant and neighboring property owners were notified of the meeting and were present. Based upon the meeting discussions, the AIA recommends **APPROVAL** of the application as presented for the following reason:

- The variance is necessary to accommodate a remodel of this older home on a substandard lot. While expansion of the garage could be accommodated by moving the improvements rearward on the lot, it is not possible to do so owing to the presence of a large valley oak which would either have to be removed or substantially compromised. Saving such a large tree is not granting a special privilege and denial of a variance would deprive the owner of the reasonable use of the property otherwise afforded to similar properties in the neighborhood. The size and design of the improvements are not incompatible with the neighborhood which consists of mid century ranch homes.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact me at (510) 759-9617 if you have questions.

Sincerely,

Steve Meyers

Steve Meyers
Chair,
Planning Committee

cc:	Applicant	(by email: darrin680@comcast.net)
	Supervisor Andersen	(by email)
	Alamo MAC Members	(by bcc email)
	Cameron Collins	(by email)
	AIA Board & Planning Committee	(")
	AIA File	(")

Alamo Municipal Advisory Council
Michaela Straznicka, Chair
Sharon Burke, Vice Chair
Anne Struthers
Cecily Barclay
Robert Brannan
Robert Mowat
Michelle Parkinson
Michael Sene, Alternate

Candace Andersen, Supervisor
Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925.655.2300
supervisorandersen@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the Department of Conservation and Development.

December 4, 2025

Department of Conservation & Development
Attention: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553

RECEIVED on 12/04/2025 CDVR25-01036
By Contra Costa County
Department of Conservation and Development

Re: CDVR25-01036
236 Angela Avenue
Alamo, CA

Dear Dulce,

The Alamo Municipal Advisory Council (MAC) heard application CDVR25-01036 at their Tuesday, December 2, 2025 meeting. The applicant requests approval of a Variance Permit to allow a reduced 18-foot front setback (where 25 feet is the minimum required) for an approximately 106-square-foot addition to an existing garage and approximately 200-square-foot addition and improvements to a previously constructed encroachment of living space into the existing garage. The applicant also requests approval of a small lot design review for the construction of the residential improvements including an approximately 1,255-square-foot addition on the eastern (rear) side of the residence on a substandard lot.

The applicant and adjacent property owners were notified of MAC meeting. The property owner was present at the meeting. The Alamo MAC **recommends approval** of the application subject to the condition that the existing two large oak trees be preserved to the extent possible; and that the proposed landscaping be consistent with the established character of the surrounding neighborhood. The Council bases its recommendation on the observation that many homes on the street have undergone similar remodels, with the house in question being one of the last unremodeled homes on Angela Avenue; that Angela Avenue is a private road maintained by the neighbors; and that the proposed project would result in the home being more compatible with the neighborhood. Unanimous approval.

Thank you for the opportunity to review this application. Please feel free to contact Alamo MAC Chair Michaela Straznicka with any questions.

Sincerely,

Michaela Straznicka

Michaela Straznicka
Alamo MAC Chair