





## 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: 03/12/2025	EBMUD MAP(S): 1482B544	EBMUD FILE:S-11720
AGENCY: Department of Conservation and Development Attn: Adrian Veliz 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDLP25-02006	FILE TYPE: Development Plan
APPLICANT: Tom Linn Drafting and Design 2224 Pinenut Way Antioch, CA 89801		OWNER: LLC Varma 405 Oak Lane Pleasanton, CA 94566-9723

### DEVELOPMENT DATA

ADDRESS/LOCATION: 716 Appian Way City:EL SOBRANTE Zip Code: 94803-1102	
ZONING:R-7 PREVIOUS LAND USE: Educational	
DESCRIPTION: Proposal to legalize an existing 960-square foot modular building at an existing childcare facility.	TOTAL ACREAGE:1.18 ac.
TYPE OF DEVELOPMENT: Other:960 Sqft	

### WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 256-264	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 256-308
All of development may be served from existing main(s) Location of Main(s):Appian Way		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE SERVICE ELEVATION RANGE
A2E	200-375	

### COMMENTS

Separate structures on the same property require separate water meters. 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.

KTL

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

 3/4/25  
Chien Wang, Associate Civil Engineer; DATE  
WATER SERVICE PLANNING SECTION



March 3, 2025

Adrian Veliz  
Contra Costa County  
Department of Conservation and Development  
Community Development Division  
30 Muir Road  
Martinez, CA 94553

**Subject: CDLP25-02006**  
**716 Appian Way, El Sobrante, CA 94803**  
**APN: 430-181-006**

Dear Adrian,

West County Wastewater (WCW) appreciates this opportunity to comment on CDLP25-02006 located at 716 Appian Way, El Sobrante, California. The applicant is requesting approval for a land use permit to amend CDLP91-02036 to legalize an existing 960-square-foot modular building at an existing childcare facility, an existing 4-foot-tall retaining wall, and landscaping improvements. The project includes a Tree Permit to allow dripline encroachment of at least one code-protected tree on a further subdividable lot. The application does not include an MWELo review. (See Code Enforcement case CECF24-01048 for more information on prior unauthorized construction.)

In order to obtain wastewater service, the Applicant must comply with all applicable WCW rules and regulations; including, but not limited to the following:

Once we've received items #1 and #2 from the customer, we will be able to make the determination regarding whether wastewater service can be provided and will provide item #3 to the customer:

1. Provide a plot plan, to scale, showing the following information:

- a. Site Address
  - b. Assessor's Parcel Number(s) (APNs)
  - c. Easement(s), if applicable
  - d. Location(s) of the structure(s) in relation to the parcel(s)
  - e. Location(s) of the parcel(s) in relation to the street(s)
  - f. Location(s) of the sewer lateral(s) and connection(s) to the sewer main(s) if sewer lateral construction is necessary or proposed (construction of a new sewer lateral, modification of an existing sewer lateral, etc.)
  - g. Location(s) of the room(s)/area(s)/drainage fixture units in relation to the structure(s) if modification is necessary or proposed
  - h. North arrow for each plan view
  - i. Sidewalk(s)
  - j. Street name(s)
  - k. Street address(es)
  - l. Full name(s), company name(s) (if applicable), phone number(s) and email address(es) of the property owner as well as all consultants and contractors associated with the work
  - m. Current use vs. proposed use in narrative/written form in the scope of work section
  - n. Current water meter size vs. proposed water meter size in narrative/written form in the scope of work section
2. Submit the plot plan directly to: [permits@wcwd.org](mailto:permits@wcwd.org) for WCW review and approval.

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3. Separate fee estimates will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above).

**Note:** If WCW has already stamped/approved plans that match the proposed scope of work, no additional plans will be required to be submitted to WCW for approval.

If you have any questions, please contact me at (510) 222-6700, Option 3.

Sincerely,

*Armondo Hodge*

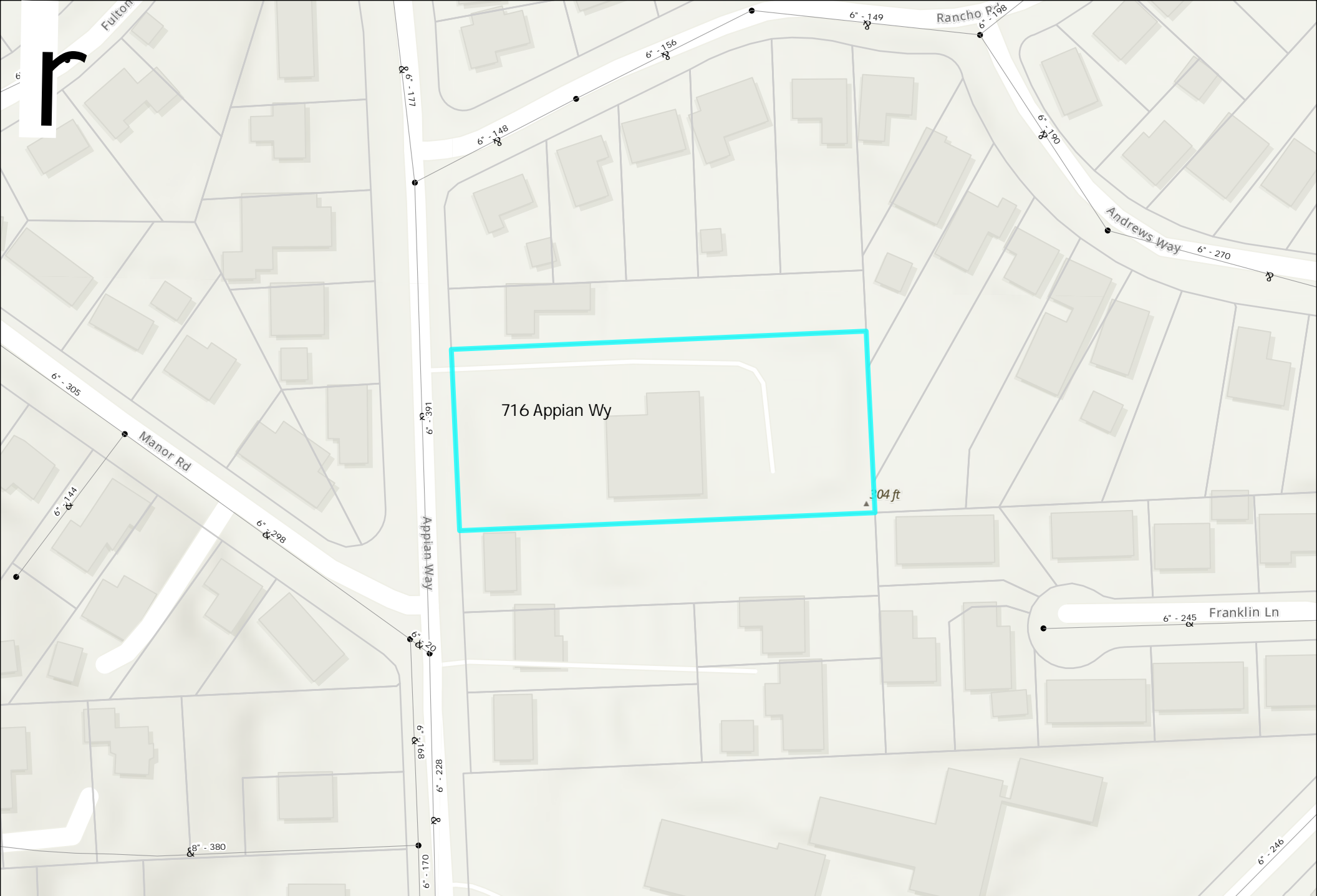
Armondo Hodge

Phone: (510) 222-6700, Option 3

Email: [permits@wcwd.org](mailto:permits@wcwd.org)

Attachment(s):

1. WCW Schedule of Fees
2. GIS Map



**WEST COUNTY WASTEWATER DISTRICT**  
**Schedule of User Fees**  
Effective July 1, 2024

**Sewer Service Charge Rates**

**USER TYPE**

<b>A.) SINGLE FAMILY RESIDENTIAL</b>		
1 Flat Rate	\$	791.00
<b>B.) MULTI- FAMILY RESIDENTIAL</b>		
1 Flat Rate	\$	690.00
<b>C.) MOBILE HOME RESIDENTIAL</b>		
1 Flat rate	\$	690.00
<b>D.) COMMERCIAL DOMESTIC STRENGTH</b>		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	8.48
4 BOD Charge		N/A
5 SS Charge		N/A
<b>E.) COMMERCIAL HIGH STRENGTH</b>		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	14.27
4 BOD Charge		N/A
5 SS Charge		N/A
<b>F.) INDUSTRIAL</b>		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	5.45
4 BOD Charge	\$	0.56
5 SS Charge	\$	0.66

**ANNEXATION FEES**

Annexation Fees	(per parcel)	\$ 3,057.00
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**PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION**

**USER TYPE**

<b>A.) SINGLE FAMILY RESIDENTIAL</b>		
1 Plan Approval	(Per Building)	\$ 230.00
2 Permit		\$ 461.00

**WEST COUNTY WASTEWATER DISTRICT**  
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Effective July 1, 2024

<b>B.) MULTI FAMILY, TRAILER COURTS, GUEST DWELLINGS, CONDOMINIUMS</b>			
1 Plan Approval	(Per Building)	\$	267.00
2 Permit		\$	497.00
<b>C.) SCHOOL BUILDINGS OR CHURCHES</b>			
1 Plan Approval	(Per Building)	\$	267.00
2 Permit		\$	497.00
<b>D.) COMMERCIAL INSTALLATIONS</b>			
1 Plan Approval	(Per Building)	\$	1,199.00
2 Permit		\$	767.00
<b>E.) INDUSTRIAL INSTALLATIONS</b>			
1 Contributing Domestic Flow Only - Plan Approval		\$	929.00
2 Contributing Domestic Flow Only - Permit		\$	386.00
3 Contributing Industrial Waste - Plan Approval		\$	852.00
4 Contributing Industrial Waste - Permit		\$	3,417.00
<b>F.) MISCELLANEOUS INSTALLATIONS</b>			
1 Plan Approval		\$	115.00
2 Permit		\$	489.00
<b>G.) MINOR REPAIRS, ALTERATIONS AND DEMOLITION</b>			
1 Plan Approval		\$	190.00
2 Permit		\$	344.00
<b>TENTATIVE MAP REVIEW (Based on the number of parcels in the Subdivision)</b>			
1 20 lots and Under		\$	4,183.00
2 21 + lots		\$	4,492.00
<b>SEWER MAIN CONSTRUCTION PERMIT FEES</b>			
1 Permit - District Maintained (per 1,500 l.f. or fraction thereof)		\$	13,395.00
2 Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)		\$	8,388.00
3 Per Manhole (applies to all SME projects)		\$	386.00
<b>CAPACITY CHARGES</b>			
<b>A.) Single Family Residential</b>			
1 Water meter size: 5/8"		\$	2,381.00
2 Water meter size: 3/4"		\$	3,572.00
3 Water meter size: 1"		\$	5,953.00
4 Water meter size: 1.5"		\$	11,905.00



**WEST COUNTY WASTEWATER DISTRICT**  
**Schedule of User Fees**  
Effective July 1, 2024

5 Water meter size: 2"	\$ 19,048.00
6 Meters above 2" are individually assessed	
<b>B.) Multi Family per unit</b>	<b>\$ 2,381.00</b>
<b>C.) Commercial Domestic Strength</b>	
1 Water meter size: 5/8"	\$ 2,344.00
2 Water meter size: 3/4"	\$ 3,517.00
3 Water meter size: 1"	\$ 5,861.00
4 Water meter size: 1.5"	\$ 11,722.00
5 Water meter size: 2"	\$ 18,755.00
6 Meters above 2" are individually assessed	
<b>D.) Commercial High Strength</b>	
1 Water meter size: 5/8"	\$ 5,506.00
2 Water meter size: 3/4"	\$ 8,259.00
3 Water meter size: 1"	\$ 13,756.00
4 Water meter size: 1.5"	\$ 27,531.00
5 Water meter size: 2"	\$ 44,049.00
6 Meters above 2" are individually assessed	
<b>ENVIRONMENTAL COMPLIANCE INSPECTIONS</b>	
Business Type	
1 Food Service Establishment Inspection	\$ 372.00
2 Dental Facility Inspection	\$ 372.00
3 Permitted Industrial User - Inspection	\$ 737.00
4 Permitted Industrial User - Sampling	\$ 1,484.00
5 Auto Service Facility Sampling	\$ 550.00
<b>TEMPORARY DISCHARGE PERMIT &amp; OTHER FEES</b>	
Temporary Discharge Permit	\$ 597.00
Dishonored Check Fee	\$ 10.00
Collection Fee	<i>See Note</i>
Variances	\$ 100.00

**Note:** The Collection Fee is the District's actual cost to collect delinquent charges. The fee may include collection agency fees, applicable County charges, legal fees, and court costs.

The District shall refund sewer services fees or capacity charges only as provided in the District's Fees and Charges Ordinance.

**AUTHORITY: FEES AND CHARGES ORDINANCE OF WEST COUNTY WASTEWATER DISTRICT**

**From:** [Thomas Lang](#)  
**To:** [Adrian Veliz](#)  
**Cc:** [Ronnie Mills](#)  
**Subject:** CDLP25-02006  
**Date:** Wednesday, March 12, 2025 9:25:03 PM

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Dear Adrian,

The El Sobrante Municipal Advisory Council discussed this application during its March 12 meeting.

The Council was supportive of the proposal to bring the property into compliance with regulations, and discussions emphasized the need for landscaping and beautification of the property that will be part of the County approval process.

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**Thomas Lang**

Chair, El Sobrante Municipal Advisory Council

Co-Chair, El Sobrante Stroll Committee, El Sobrante Chamber of Commerce

Member at Large, Contra Costa Advisory Council on Aging

email: [tlangesmac.cc@gmail.com](mailto:tlangesmac.cc@gmail.com)

mobile: 510-364-5131