

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 30 Muir Road
 Martinez, CA 94553-4601
 Phone: 925-674-7205
 Fax: 925-674-7258



AGENCY COMMENT REQUEST

Date October 16, 2020

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

DISTRIBUTION

INTERNAL

- | | |
|---|--------------------|
| <input checked="" type="checkbox"/> Building Inspection | Grading Inspection |
| Advance Planning | Housing Programs |
| Trans. Planning | Telecom Planner |
| ALUC Staff | HCP/NCCP Staff |
| APC PW Staff | County Geologist |

HEALTH SERVICES DEPARTMENT

- | | |
|--|---------------------|
| <input checked="" type="checkbox"/> Environmental Health | Hazardous Materials |
|--|---------------------|

PUBLIC WORKS DEPARTMENT

- | | |
|---|-------------------|
| <input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) | |
| Traffic | |
| Flood Control (Full-size) | Special Districts |

LOCAL

- | | |
|---|-------|
| <input checked="" type="checkbox"/> Fire District | _____ |
|---|-------|

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

- | |
|---|
| <input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org |
|---|

East CCC – (email) brodriguez@cccfd.org

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Sanitary District | <u>Mt. View Sanitary</u> |
|---|--------------------------|

- | | |
|--|-------------|
| <input checked="" type="checkbox"/> Water District | <u>CCWD</u> |
|--|-------------|

- | | |
|---|-----------------|
| <input checked="" type="checkbox"/> City of | <u>Martinez</u> |
|---|-----------------|

School District(s) _____

LAFCD

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

MAC/TAC _____

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 Grant Farrington

Phone # 925-674-7797

E-mail Grant.Farrington@dcd.cccounty.us

County File # LP20-2048

Prior to November 12, 2020

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

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # _____

- | |
|--|
| <input checked="" type="checkbox"/> 60-dBA Noise Control |
|--|

CA EPA Hazardous Waste Site

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

No comments.

The District assumes that no new sewer connections are proposed under this application.

Print Name Chris Elliott

Chris Elliott 10/21/2020
 Signature DATE

Agency phone # (925) 228-5635

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ALUC Staff	HCP/NCCP Staff
APC PW Staff	County Geologist
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
<input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts)	
Traffic	
Flood Control (Full-size)	Special Districts
<u>LOCAL</u>	
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San Ramon Valley – (email) rwendel@srvfire.ca.gov	
<input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org	
East CCC – (email) brodriguez@eccfd.org	
<input checked="" type="checkbox"/> Sanitary District Mt. View Sanitary	
<input checked="" type="checkbox"/> Water District CCWD	
<input checked="" type="checkbox"/> City of Martinez	
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
MAC/TAC _____	
Improvement/Community Association	
CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: nwic@sonoma.edu)	
CA Fish and Wildlife, Region 3 – Bay Delta	
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<u>ADDITIONAL RECIPIENTS</u>	

Please submit your comments to:

Project Planner Grant Farrington

Phone # 925-674-7797

E-mail Grant.Farrington@dcd.cccounty.us

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Flood Hazard Area, Panel # _____

☒ 60-dBA Noise Control

CA EPA Hazardous Waste Site

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 Todd Schiess

Signature Todd Schiess DATE 10/22/20

Agency phone # 925-941-3302

P2020-04718 PLN



AGENCY COMMENT REQUEST

Date _____

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

DISTRIBUTION

INTERNAL

- | | |
|--|---|
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Grading Inspection |
| <input type="checkbox"/> Advance Planning | <input type="checkbox"/> Housing Programs |
| <input type="checkbox"/> Trans. Planning | <input type="checkbox"/> Telecom Planner |
| <input type="checkbox"/> ALUC Staff | <input type="checkbox"/> HCP/NCCP Staff |
| <input type="checkbox"/> APC PW Staff | <input type="checkbox"/> County Geologist |

HEALTH SERVICES DEPARTMENT

- ☐ Environmental Health ☐ Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ☐ Engineering Services (1 Full-size + 3 email Contacts)
☐ Traffic
☐ Flood Control (Full-size) ☐ Special Districts

LOCAL

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

Phone # _____

E-mail _____

County File # _____

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- ☐ Active Fault Zone (Alquist-Priolo)
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☐ 60-dBA Noise Control
☐ CA EPA Hazardous Waste Site

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 County Public Works Department

Warren Lai, Director

Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Sarah Price
Carrie Ricci
Joe Yee

Memo

November 25, 2024

TO: Grant Farrington, Project Planner, Department of Conservation and Development
FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division
SUBJECT: **LAND USE PERMIT LP20-2048**
STAFF REPORT AND CONDITIONS OF APPROVAL
(Build Tek Inc./Howe Road/Martinez/375-243-005, -006, -007, & -008)
FILE: LP20-2048

We have reviewed the application and revised site plan for land use permit LP20-2048 received by your office on June 4, 2024, and submit the following comments:

Background

The applicant requests a land use permit to establish a contractors' yard for storage of construction equipment. Located at 55 Howe Road in Martinez, the site consists of four parcels in a 2 by 2 formation, covering approximately 15,050 square feet. There are no permanent structures proposed under these permits; thus, Code requirements are minimal.

Traffic and Circulation

The four parcels are situated between Pacheco Boulevard and Catalpa Street, both County maintained roads, to the north and south respectively and Howe Road, a City of Martinez maintained road, to the east. Pacheco Boulevard is constructed to its ultimate width along the subject parcels' frontage. No additional right-of-way will be required for Pacheco Boulevard. The only improvement required will be upgrading the handicap ramp at the curb return of Pacheco Boulevard and Howe Road to current standards.

Catalpa Street is a 26-foot-wide paved road within a 40-foot-wide right-of-way. The planned width for Catalpa Street is a 32-foot paved road within a 50-foot right-of-way. The applicant should be required to dedicate 5 feet of additional right-of-way along the Catalpa Street frontage to the County. As there are no permanent structures proposed under this permit, additional improvements to Catalpa Street are required at this time.

Currently, the property does not have any frontage improvements along Howe Road. Howe Road is owned and maintained by the City of Martinez. The County will defer to the city to determine whether the applicant will be required to construct any improvements.

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255 Glacier Drive Martinez, CA 94553-4825
TEL: (925) 313-2000 • FAX: (925) 313-2333
www.cccpublicworks.org

All access to the site is proposed to come from Catalpa Street. The gates should swing inward as proposed or may slide laterally. The driveway should be paved at least 20 feet from the edge of the existing pavement to allow for vehicles to park off the roadway to unlock the gates and not drag dirt/gravel onto the public street

Drainage

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

No proposed drainage facilities are shown on the provided site plan. Based upon available topography, it appears that the site drains northeast towards the Pacheco Boulevard/Howe Road intersection. Site drainage is non-concentrated and is picked up and routed towards an existing catch basin. This existing drainage pattern appears to be operating satisfactorily. No additional facilities are necessary for this project are anticipated.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This land use permit does not propose any additional impervious surface other than minor driveway improvements, so a SWCP is not required.

The County's Stormwater Management Discharge Control Ordinance (§1014) does however, require the property owners to practice "good housekeeping" measures regarding storage and handling of equipment and materials. The proposed land use has relatively high potential to contribute polluted water to nearby water bodies; therefore, the applicant shall be required to submit a SWPPP, subject to the review and approval by the Public Works Department, that document permanent and operational Best Management Practices (BMPs) that will be implemented to minimize potential impacts to water quality.

Floodplain Management

The property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

Lighting District Annexation

The subject parcels are already annexed into the L-100 lighting district and will require no further annexation.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Central Contra Costa County Area of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to initiation of use.

Drainage Area Fee and Creek Mitigation

The applicant is subject to compliance with the drainage fee requirements for Drainage Area 40A as adopted by the Board of Supervisors.

LG:ss

G:\engsvc\Land Dev\LP\LP 20-2048\LP20-2048 Staff Report and COAs.docx

cc:

J. LaRocque, Engineering Services

K. O'Connor, Engineering Services

55Howe Road Investors, LLC, owner

55 Howe Road

Martinez, CA 94553

Build Tek, Inc. / Stacy Hagerstrand, applicant

55 Howe Road

Martinez, CA 94553

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT LP20-2048**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on June 4, 2024.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO INITIATION OF THE USE PROPOSED UNDER THIS PERMIT.

General Requirements:

- For Public Works review for compliance relative to this Land Use Permit, a Compliance Review Fee deposit shall be submitted directly to the Public Works Department in accordance with the County's adopted Fee Schedule for such services. This fee is separate from similar fees required by the Department of Conservation and Development and is a deposit to offset staff costs related to reviewing and processing these conditions of approval and other Public Works related services ancillary to the issuance of building permits and completion of this project.
- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Roadway Improvements (Pacheco Boulevard Frontage)

- Applicant shall reconstruct the curb return and ramp at the southwest corner of Pacheco Boulevard and Howe Road to comply with the current Americans with Disabilities Act (ADA) standards.
- Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontage of Pacheco Boulevard. Concrete shall be saw-cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doveled into existing improvements.

Site Access and Improvements

- Applicant shall provide sight distance at all public street intersections, as well as the intersection of the private driveway with Catalpa Street in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions.
- Applicant shall only be permitted access at the locations shown on the approved site/development plan.

- Applicant shall locate vehicular entrance gates a minimum of 20 feet from the edge of pavement to allow vehicles to queue without obstructing through traffic.
- Applicant shall pave the first 20 feet of the driveway measured from the existing edge of pavement of Catalpa Street to allow vehicles to pull completely off the roadway and still remain on a paved surface, and to prevent dust, gravel, and debris from spilling on to Catalpa Street.

Encroachment Permits

- Applicant shall obtain an encroachment permit from the Public Works Department for construction of driveways or other improvements within the right-of-way of Pacheco Boulevard and Catalpa Street.
- Applicant shall obtain an encroachment permit from the City of Martinez for construction within the right of way of Howe Road.

Road Dedications:

- Property owner(s) shall convey to the County, by Offer of Dedication, 5 feet of additional right-of-way along the property frontage of Catalpa Street.
- If necessary, adequate right-of-way shall be dedicated to the County at the Pacheco Boulevard/Howe Road curb returns to accommodate the ramp, sidewalk and a minimum 4-foot landing on top of said curb ramp.

Drainage Improvements:

Collect and Convey

- Applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to *an adequate* natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to *an adequate* natural watercourse, in accordance with Division 914 of the Ordinance Code. The nearest public drainage facility is the existing storm drain inlet in Pacheco Boulevard at Howe Road.

Miscellaneous Drainage Requirements:

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

National Pollutant Discharge Elimination System (NPDES):

- The applicant shall comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial

activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II).

Compliance shall include preparation and submittal of a Stormwater Pollution Prevention Plan (SWPPP) for Public Works review and approval describing and delineating long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design should incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage.

- *Minimize the amount of directly connected impervious surface area.*
- *Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.*
- *Place advisory warnings on all catch basins and storm drains using current storm drain markers.*
- *Shallow roadside and on-site swales.*
- *Filtering Inlets.*
- *Trash bins and storage containers shall be sealed to prevent leakage OR shall be located within a covered enclosure.*
- *Provide a secondary containment system for the above ground storage containers.*
- *Develop a spills program for on-site fuel or materials handling and submit the plan to the Contra Costa County Clean Water Program for review and approval.*
- *Other alternatives comparable to the above as approved by the Public Works Department.*

Area of Benefit Fee Ordinance:

- Applicant shall comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Central Contra Costa County Area of Benefit as adopted by the Board of Supervisors prior to initiation of the use.

Drainage Area Fee Ordinance:

- Applicant shall comply with the drainage fee requirements for Drainage Area 40A as adopted by the Board of Supervisors prior to initiation of the use requested with this application

ADVISORY NOTES

- Further development of the parcel may need to comply with the latest Stormwater Management and Discharge Control Ordinance (§1014) and Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This compliance may require a Stormwater Control Plan, and an Operations and Maintenance Plan prepared in accordance with the latest edition of the *Stormwater C.3 Guidebook*. Compliance may also require annexation of the subject property into the Community Facilities District 2007-1 (Stormwater Management Facilities) and entering into a standard Stormwater Management Facilities Operation and Maintenance Agreement with Contra Costa County.

From: [Larry Gossett](#)
To: [Grant Farrington](#)
Cc: [Brian Griggs](#); "[izzat@humannco.com](#)"; [Alex Vazquez](#)
Subject: LP202048
Date: Tuesday, March 11, 2025 10:46:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good morning, Grant

I spoke with the applicant regarding the relocation of the access gate to the site, and he explained that the site is ancillary to the property across howe Road, and the gate is normally kept open to their employees during normal work hours. After some discussion, I agreed we would be amenable to leaving the gate in its current location providing it be motorized with a remote control to minimize any queuing. Below is my recommended revision to our previous conditions of approval:

- Applicant shall locate vehicular entrance gates a minimum of 20 feet from the edge of pavement to allow vehicles to queue without obstructing through traffic. As an alternative, the gate can remain at its current location provided it is modified as a remote-controlled motorized sliding gate.

Please contact me if you have any questions.

Larry



Lawrence Gossett, PE, QSD/P, CFM | Senior Civil Engineer/Floodplain Manager

Contra Costa County Public Works Department, Engineering Services Division

255 Glacier Drive, Martinez, CA 94553

Direct: 925.313.2016 | Office: 925.313.2000

larry.gossett@pw.cccounty.us

Office Hours M-Th, 7:30-6:00

"Accredited by the American Public Works Association"