

- No Solid Surface decking
- Must have driven piles or engineered supports in SCA

RECLAMATION DISTRICT NO. 600

RECEIVED on 11/25/2024 CDCV24-00040
By Contra Costa County
Department of Conservation and Development

RECLAMATION DISTRICT NO. 800

AND DISCOVERY BAY RECLAMATION AND

DRAINAGE MAINTENANCE DISTRICT

PERMIT

LOT: 29

TRACT: 5353

ADDRESS: 100 D.B. Blvd.

ED ALLEN

P.O. Box 232, BYRON, CA 94514 (510) 634-2351

OWNER: ED ALLEN

BUILDER: ED ALLEN

Please accept this as approval from the above Districts to proceed with construction of your Yes House Yes Deck -
Dock, _____ (Other) Plans. The approval granted herewith is subject to the
following:

Yes That no structural wood members be used below elevation 8.2 MSL, other than treated piles.

yes That quarry stone riprap be installed to provide slope surface protection. The riprap must extend from election minus (-) 2.0 MSL to elevation 7.0 MSL along the entire Slope Control Area.

yes That finished floor elevation be at least elevation 9.2 MSL.

That quarry stone riprap be carried to the top of slope due to the coverage of the deck over the slope.

That styrofoam, fiberglass or concrete floats be utilized for floatation.

yes That all irrigation, precipitation and other on-lot surface flows be collected and conveyed to the bays and lakes *without* wetting of the Slope Control Area.

Interior Lot. No special requirements.

Review for negative impacts only. No fee.

Note: Reclamation District Elevation Control Easements (R.D.E.C.E.) are for the purpose of maintaining a minimum ground or structural elevation. All structures or other encroachments within this area may from time to time be required to be removed by the owners or at the owner's expense.

Slope Control Areas (S.C.A.) are subject to erosion from wavewash, tidal action, surface runoff, floodflows and other sources and are subject to instability due to tidal action, vegetation, rodents, varying soil conditions, and varying water conditions. The Slope Control Areas require continuous access for maintenance and therefore no principal structures should be placed thereon. All structures or other encroachments within this area will from time to time be required to be removed by the owners or at the owner's expense.

Reclamation District No. 800's approval does not include review or evaluation of the adequacy of the structural design. The applicant should engage appropriate engineers, contractors, and other experts to analyze available information and/or conduct test upon which to base conclusions and to determine the actual conditions to be encountered and to design and construct the structures as appropriate. Lateral earth pressures associated with slope movement as well as vertical loads should be considered. Design should include provisions for collection and conveyance of irrigation, precipitation, and other on-lot surface flows to the bays and lakes without wetting of the Slope Control Area.

Decks and other structures located on or near the slopes and water areas are subject to differential movement both in the horizontal and vertical direction. Design and use of lightweight concrete and other rigid deck coverings should anticipate more noticeable reflection of movement in the form of cracking and gapping.

The owner assumes all risk of damage or loss to the structures permitted hereby and agrees to hold Reclamation District No. 800 harmless with regard to any such damage.

This permit is conditioned upon proper execution and recordation of the Reclamation District No. 800 Covenants, Release and Indemnification document.

Date Issued: 11.7.24

DISTRICT MANAGER
RECLAMATION DISTRICT NO. 800

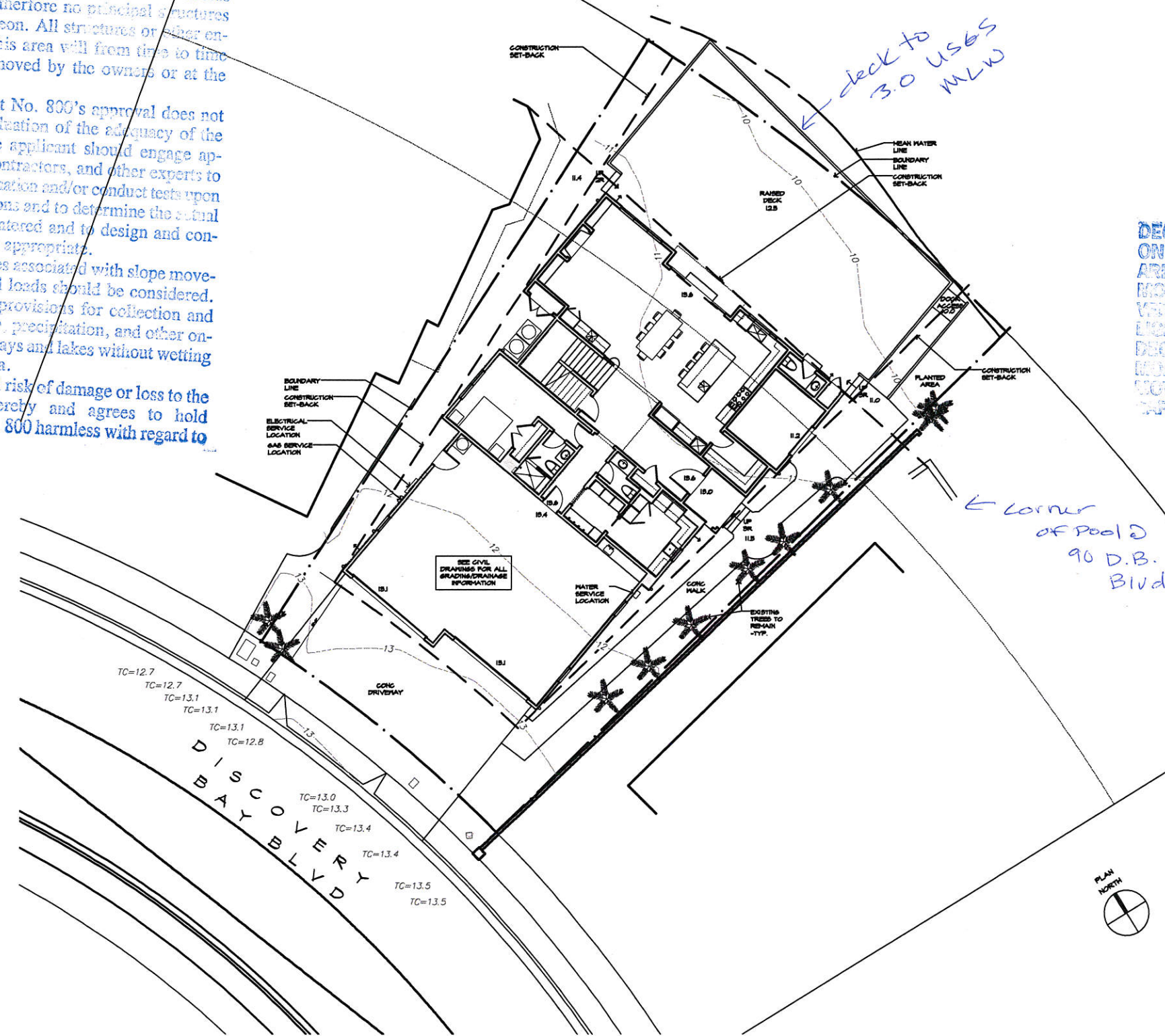
Slope Control Areas (S.C.A.) are subject to erosion from wave wash, tidal action, surface runoff, floodflows and other sources and are subject to instability due to tidal action, vegetation, redating, varying soil conditions, and varying water conditions.

The Slope Control Areas require continuous access for maintenance and therefore no principal structures should be placed thereon. All structures or other encroachments within this area will from time to time be required to be removed by the owners or at the owner's expense.

Reclamation District No. 800's approval does not include review or evaluation of the adequacy of the structural design. The applicant should engage appropriate engineers, contractors, and other experts to analyze available information and/or conduct tests upon which to base conclusions and to determine the actual conditions to be encountered and to design and construct the structures as appropriate.

Lateral earth pressures associated with slope movement as well as vertical loads should be considered. Design should include provisions for collection and conveyance of irrigation, precipitation, and other on-site surface flows to the bays and lakes without wetting of the slope control area.

The owner assumes all risk of damage or loss to the structures permitted hereby and agrees to hold Reclamation District No. 800 harmless with regard to any such damage.

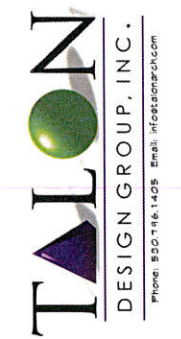
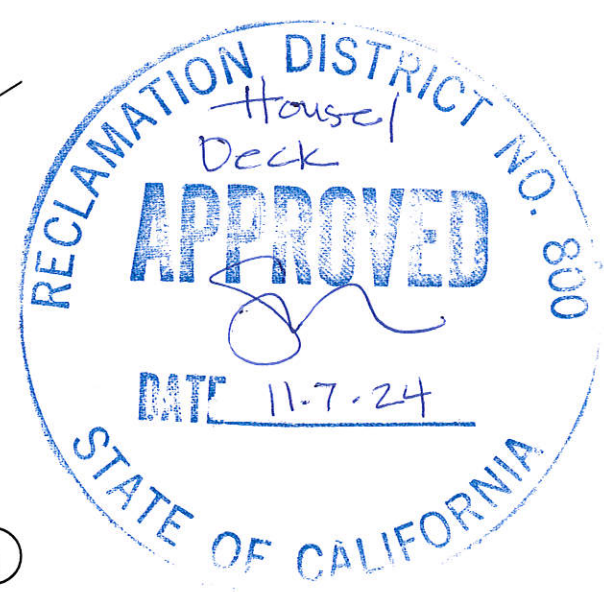


SITE PLAN
SCALE 1" = 10'-0"

SITE GENERAL NOTES

- A. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES.
- B. THIS PLAN IS NOT A GRADING AND DRAINAGE OR EROSION CONTROL PLAN. REFER TO PLANS BY CIVIL ENGINEER.
- C. REFER TO SOILS REPORT BY SOILS ENGINEER FOR ANY SPECIAL CONDITIONS.
- D. ALL GRADING, SITE PREPARATION, PLACEMENT AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH CITY AND/OR COUNTY GRADING ORDINANCES.
- E. NOT USED.
- F. ALL DOWNSPOUTS TO DISCHARGE AS INDICATED ON CIVIL DRAWINGS. CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS.
- G. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
- H. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY TO EXECUTE THE WORK.
- I. SURFACE DRAINAGE SHALL SLOPE 5% FROM BUILDING FOUNDATIONS FOR A MINIMUM OF 10 FEET AND AT LEAST 18" TO SUITABLE COLLECTION POINTS PER CIVIL DRAWINGS.
- K. PROPERLY DISPOSE OF ALL REMOVED MATERIALS WHICH WILL NOT BE REUSED IN THE NEW CONSTRUCTION.
- L. UNUSUAL CONDITIONS NOT COVERED BY CONTRACT. IF ENCOUNTERED, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF DESIGNER AND OWNER.

DECKS AND OTHER STRUCTURES LOCATED ON OR NEAR THE SLOPES AND WATER AREAS ARE SUBJECT TO DIFFERENTIAL MOVEMENT BOTH IN THE HORIZONTAL AND VERTICAL DIRECTION. DESIGN AND USE OF LIGHTWEIGHT CONCRETE AND OTHER FLEXIBLE DECK COVERINGS SHOULD ANTICIPATE MORE NOTICEABLE REFLECTION OF MOVEMENT IN THE FORM OF CRACKING AND SAPPING.



COUNTY STAMP:

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF TALON DESIGN GROUP, INC. © 2016

REVISIONS	10-31-24
RECLAMATION DIST.	

SHEET CONTENTS:

SITE PLAN

JOB NO.	25-22
DATE	07-22-24
ISSUE	PERMIT SUBMISSION
DRAWN	MP
CHECKED	AP

PROJECT: NEW PRIVATE RESIDENCE FOR
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA

DESIGNER SIGNATURE:

SHEET NO.:

A3



CONTRA COSTA
HEALTH

2120 Diamond Blvd. Suite 100 | Concord, CA 94520
Phone: 925-608-5500 | Fax: 925-608-5502
cchealth.org

12/24/2024

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION

Attn: SEOANE, ALLISON

30 MUIR RD

MARTINEZ, CA94565

RE: CDDP2403056
100 DISCOVERY BAY BLVD
APN: 004 900 027
Service Request #: SR0023880

Dear SEOANE, ALLISON :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
- Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
- If this project is not served by sanitary sewer and an onsite wastewater disposal system (septic system) is needed for this project, a permit from CCEH is required prior to installation. The new septic system, including disposal field replacement area must comply with current standards. Holding tanks for sewage disposal are prohibited unless these are owned and maintained by a public entity.
- For proposed subdivisions/minor subdivisions served by onsite wastewater disposal systems (septic systems). It must be demonstrated that each lot can accommodate a septic system meeting current standards, including disposal field replacement area.
- For proposed subdivisions/minor subdivisions served by onsite private water wells. It must be demonstrated that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water

supply.

- If the project will require a small public water system, these systems must operate under permit from CCEH. The water supply (e.g. well) must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- If the proposed lot line adjustment involves properties served by an onsite waster disposal system (septic system). The new lot configurations must accommodate the septic system(s), including the disposal field replacement area(s), without conflicting with current standards(e.g., setbacks to property lines).
- If the proposed lot line adjustment involves properties served by an onsite water well. The new lot configurations must not conflict with current standards(e.g., setbacks to property lines).
- Horse boarding facilities are subject to the requirements of the Contra Costa County Cleanwater Program, including routine inspections. The applicant can contact CCEH for details.
- It is recommended that the project be served by public sewer and public water wherever possible.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kristian Lucas", with a stylized, flowing script.

Kristian Lucas, REHS
Director of Environmental Health

2024-2025-000049

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 12/19/24

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 TOWN OF DISCOVERY BAY CSD

☒ Water District TOWN OF DISCOVERY BAY CSD

City of _____

School District(s) _____

LAFCO

☒ Reclamation District # 800

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 Allison Seoane

Phone # (925) 655-2871

E-mail allison.seoane@dcd.cccounty.us

County File # CDDP24-03056

Prior to Jan. 15, 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

SUBMIT LAND DEVELOPMENT
PLANS TO CCCFPD
WHEN READY, BEFORE
CONSTRUCTION,

Print Name M. CAMERON

Signature [Signature] DATE 1-9-25

Agency phone # 925 941 3300

From: [Dina Breitstein](#)
To: [Allison Seoane](#)
Subject: RE: CDDP24-03056 - 100 Discovery Bay Blvd, Discovery Bay
Date: Wednesday, March 12, 2025 3:17 PM

Hi Allison,

The Town of Discovery Bay has no comments on the proposed.

Thank you, have a wonderful day.

Thank you,
Dina Breitstein MSL, CSDM, General Manager
| [Town of Discovery Bay](#) | [Community Service District](#)
1800 Willow Lake Road • Discovery Bay, CA • 94505
(925) 634-1131 *phone* • (925) 513-2705 *fax*
dbreitstein@todb.ca.gov

From: Allison Seoane <allison.seoane@dcd.cccounty.us>
Sent: Wednesday, March 12, 2025 1:47 PM
To: Dina Breitstein <dbreitstein@todb.ca.gov>
Subject: CDDP24-03056 - 100 Discovery Bay Blvd, Discovery Bay

Hello Dina,

I am the project planner for this Development Application, County File #CDDP24-03056.

I wanted to verify if CSD would like to comment.

Please let me know if you have any questions,

Regards,

Allison Seoane, Project Planner

Department of Conservation and Development

Community Development Division

30 Muir Road Martinez, CA 94553

(925) 655-2871