



## AGENCY COMMENT REQUEST

Date April 24, 2023

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  
APC PW Staff      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 Rodeo Hercule Fire  
San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)  
East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)

☒ Sanitary District Rodeo Sanitary

☒ Water District EBMUD  
City of \_\_\_\_\_  
School District(s) \_\_\_\_\_  
LAFCO  
Reclamation District # \_\_\_\_\_  
East Bay Regional Park District  
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Rodeo  
Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**

☒ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
CA Fish and Wildlife, Region 3 – Bay Delta  
Native American Tribes

**ADDITIONAL RECIPIENTS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please submit your comments to:

Project Planner Adrian Veliz  
Phone # 925-655-2879  
E-mail Adrian.Veliz@dcd.cccounty.us  
County File # CDMS23-00003  
Prior to May 16, 2023

\*\*\*\*\*

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

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # \_\_\_\_\_

☒ 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

DCD Advance Planning Comments:

As proposed, the project appears to fit within the SH density. This should be confirmed with more precise net acreage information. The project also appears to comply with the Policies for the Rodeo Area (#3-146 through 3-164).

The draft General Plan land use designation for the property is Residential Medium Density (RM), which is proposed for a 7-17 units per net acre density. If desired, the applicant may consider planning for a higher density project, but the draft General Plan is still in draft format.

Print Name Daniel Barrios

Daniel Barrios      5/2/23  
Signature      DATE

Agency phone # 925-655-2901

Date: May 15, 2023

**Subject: County File #CDMS23-00003 – 0 2nd Street, Rodeo, CA 94572**

Dear Adrian,

The following is the Housing and Community Improvement Division's response to an Agency Comment Request for Minor Subdivision application #CDMS23-00003. The subject property (APN: 148-221-041) is located at 0 2<sup>nd</sup> Street in the Rodeo area of unincorporated Contra Costa County.

As indicated on the application taken in by CDD, planning has received a proposed Minor Subdivision application for 4 lots (Lot 1: 5,000 sf, Lot 2: 5,000 sf, Lot 3: 5,000 sf, Lot 4: 5,000 sf) and an 8,000-sf remainder. The parcel is vacant, and no development is proposed at this time. It is our understanding that CDD is reviewing this application as a housing development involving a four-lot residential subdivision.

Inclusionary Housing Ordinance

Pursuant to County Code Section 822-4.402(b), in a residential development of five through one hundred twenty-five for-sale units, at least fifteen percent of the for-sale units shall be developed and sold as inclusionary units under the terms and conditions of Section 822-4.410(b).

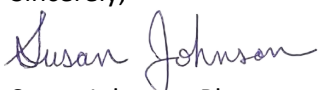
Since the housing development is for four residential lots, and there is no accompanying development proposal required by CDD for each new lot, this proposal is exempt from the Inclusionary Housing Ordinance.

Project Comments

Since the project is exempt from the Inclusionary Housing Ordinance, no Inclusionary Housing Plan is required.

Please feel free to contact me with any questions or comments.

Sincerely,



Susan Johnson, Planner

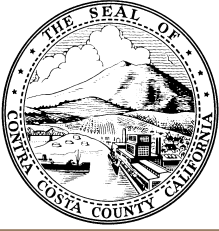
Contra Costa County

Department of Conservation & Development

Housing & Community Improvement Division

Phone: 925-655-2870

Email: [susan.johnson@dcd.cccounty.us](mailto:susan.johnson@dcd.cccounty.us)



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**CONTRA COSTA COUNTY**  
**DEPARTMENT OF CONSERVATION & DEVELOPMENT**

30 Muir Road

Martinez, CA 94553

**Telephone:** (925) 655-2709      **Fax:** (925) 655-2750

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**TO:** Adrian Veliz, Project Planner

**FROM:** Robert Sarmiento, Transportation Planning Section

(RS)

**DATE:** May 8, 2023

**SUBJECT: Rodeo Subdivision (MS23-0003)**

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The Transportation Planning Section has reviewed the subject project, located on Second Street near Sharon Avenue in Rodeo. Comments are below; in summary, they pertain to complete streets enhancements and electric vehicle (EV) charging infrastructure. Please let me know if you have any questions.

**Background**

The project is subject to the following policies:

**Vehicle Miles Traveled (VMT):** On June 23, 2020, in compliance with SB 743 (2013), the Board of Supervisors adopted Transportation Analysis Guidelines (TAG)<sup>1</sup>, which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review.

**Level of Service (LOS):** The County and the Contra Costa Transportation Authority (CCTA) require an LOS analysis in order to comply with the Growth Management Program. CCTA maintains the Technical Procedures Manual<sup>2</sup>, which defines the approach to analyzing LOS impacts from certain projects. While LOS is no longer considered an impact under CEQA, SB 743 does allow local jurisdictions to maintain LOS-based policies and standards.

**Contra Costa Complete Streets Policy<sup>3</sup>:** In July 2016, the County adopted the Complete Streets Policy, which ensures that the needs of travelers of all ages and abilities, in a wide variety of travel modes, are considered in all planning, programming, design, construction, operations, and maintenance activities.

**Comments**

1. The project will not require a VMT analysis, based on the following:

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<sup>1</sup> County Transportation Analysis Guidelines (TAG): [link](#)

<sup>2</sup> CCTA Technical Procedures:

[https://ccta.net/wp-content/uploads/2018/12/Final\\_Technical\\_Procedures\\_Full\\_Jan2013-1.pdf](https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf)

<sup>3</sup> Complete Streets Policy:

2016: Complete Streets Resolution [link](#), CS Policy Final Draft [link](#)

***Project Characteristics***

Number of proposed residential units: up to 7 residential units proposed

***VMT Screening Criteria***

Projects (consisting of) 20 residential units or less<sup>4</sup>

2. The project will not require an LOS review, based on the following:

***Estimated Trip Generation***

Peak-Hour Trips (based on ITE Category: “Single-Family Detached Housing” land use (Code 210)): 5/7 AM/PM Peak Hour Trips

***Threshold for Review***

From CCTA’s Technical Procedures:

*1.6 Traffic Impact Analysis: The analysis should be conducted for projects that exceed a trip generation threshold of 100 net new peak hour vehicle trips.*

3. Consistent with the County Complete Streets Policy, the project should include sidewalk infrastructure along Second Street.
4. In accordance with the County’s EV Ordinance, the project will be required to include EV charging infrastructure in each residential unit. According to Appendix A (“Electric Vehicle Charging Chart”) in the TAG, “for each dwelling unit, a listed raceway to accommodate a dedicated 208/240-volt branch circuit” is required to be installed in each single-family residential unit.

cc: John Cunningham, DCD  
Maureen Toms, DCD  
Jerry Fahy, PWD  
Jeff Valeros, PWD  
Monish Sen, PWD

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<sup>4</sup> Page 13 of the TAG ([link](#)): “VMT Screening Criteria”

ANNA M. ROTH, RN, MS, MPH  
HEALTH SERVICES DIRECTOR  
RANDALL L. SAWYER  
DEPUTY HEALTH DIRECTOR  
JOCELYN STORTZ, MS, REHS  
ENVIRONMENTAL HEALTH DIRECTOR



CONTRA COSTA  
ENVIRONMENTAL HEALTH

2120 Diamond Boulevard, Suite 100  
Concord, California 94520

Ph (925) 608-5500  
Fax (925) 608-5502  
[www.cchealth.org/eh/](http://www.cchealth.org/eh/)

May 1, 2023

Contra Costa Department of Conservation and Development  
Community Development Division  
Attn: Adrian Veliz  
30 Muir Road  
Martinez, CA 94553-4601

**RE:** CDMS23-00003 – Application For Subdivision Of Parcel To Create 4 Lots  
0 2<sup>nd</sup> Street, Rodeo, CA  
APN: 357-371-005  
Service Request #: SR0021063

Dear Mr. Veliz:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments [if the project is served by public sewer and public water]:

1. 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.
2. 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.
3. If the proposed subdivision/minor subdivision will be 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.
4. If the proposed subdivision/minor subdivision will be 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.



5. It is recommended that the project be served by public sewer and public water.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 608-5538.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Eric Fung', with a long horizontal flourish extending to the right.

W. Eric Fung, REHS  
Environmental Health Specialist II

WEF:tf



# Contra Costa County Public Works Department

Warren Lai, Director

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

## Memo

October 21, 2024

**TO:** Adrian Veliz, Planner, Department of Conservation and Development  
**FROM:** Larry Gossett, Senior Civil Engineer, Engineering Services Division  
By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division  
**SUBJECT: MINOR SUBDIVISION MS23-0003**  
**STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL**  
(Michael McGhee/2<sup>nd</sup> Street/Rodeo/APN 357-371-005)  
**FILE: MS23-0003**

We have reviewed the application for **minor subdivision MS23-0003** and tentative received by your office on **June 28, 2023**. Supplemental documents dated October 13, 2023, have also been reviewed and are considered.

The attached recommended conditions of approval, based on these documents, include road and drainage requirements. The applicant shall comply with the County Ordinance Code requirements as they pertain to this development. No exception requests from the Code have been received.

The following issues should be carefully considered with this project:

### Background

The subject property lies on several undeveloped lots and a street from the Map of Rodeo filed in 1891. The applicant requests approval of a Minor Subdivision application to allow a subdivision that will consolidate and result in 4 lots ranging in size from 5,175 square feet to 10,400 square feet. The parcels are in the Rodeo P-1 Old Town District.

### Traffic and Circulation

The project site is located on 2<sup>nd</sup> Street, a County-maintained road and includes a remnant of Sharon Avenue, an undeveloped "paper street." Two of the proposed parcels front 2<sup>nd</sup> Street although the applicant intends to use the proposed private road to provide access to all parcels.

The current road width of 2<sup>nd</sup> Street is 44 feet within a 60-foot right-of-way. The existing right-of-way is adequate. No additional dedication will be required. In accordance with the County Ordinance Code the applicant will be required to construct frontage improvements. Pavement widening and curb already exist along the project frontage. Sidewalk improvements will be required along with appurtenant drainage facilities, if necessary.

The private road is shown to be 20 feet within a private access and utility easement of equal width. Since this easement serves more than one lot, it is considered a private road and must be built to private road standards. This would require a minimum easement width of 25 feet. In conformance with the "complete streets" goals of the County General Plan, a sidewalk should be included along one side of the street.

A turnaround is required for 3 or more lots, or as directed by the Fire Marshal. The widened pavement area proposed at the end of the private street might not be sufficient to satisfy Fire Code requirements.

### **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.

The civil plans show water being directed from impervious surfaces into stormwater inlets around the site, which flow into one of several bioretention basins. Runoff drains from each of these facilities to be discharged through the curb into the gutter along 2<sup>nd</sup> street, where a valley gutter will intercept it and discharge into a depressed area that ultimately enlarges to a watercourse discharging to the Bay.

The applicant will need to demonstrate through calculation how the proposed drainage plan will meet the collect and convey requirement or request an exception. Such exceptions are considered on a case-by-case basis and will only be allowed if there are no existing drainage problems in the area, no concentrated runoff is being directed to adjacent parcels, and the existing drainage pattern is maintained. Otherwise, the applicant can pursue obtaining a drainage release from the downstream property owner(s).

### **Stormwater Management and Discharge Control**

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014), the County's Municipal Separate Storm Sewer System (MS4) and National Pollutant Discharge Elimination System (NPDES) Permit. Per the Stormwater Control Plan, runoff will drain into one of four bioretention areas around the site. The applicant submitted a SWCP that is deemed to be "preliminarily complete".

Provision C.10, Trash Load Reduction, of the County's NPDES Permit requires control of trash in local waterways. To prevent or remove trash loads from municipal storm drain systems, trash capture devices shall be installed in catch basins (excludes those located within a bioretention/stormwater treatment facility). Devices must meet the County's NPDES Permit, and their design and location must be approved by the Public Works Department.

### **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 parcel is 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 Hercules/Rodeo/Crocket, West Contra Costa Transportation Advisory Committee (WCCTAC) Transit/Pedestrian, and WCCTAC Bridges/Roads Areas of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

**Drainage Area Fee and Creek Mitigation**

The property is located within unformed Drainage Area 112. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Anthony DiSilvestre at extension (925) 313-2262 or [anthony.disilvestre@pw.cccounty.us](mailto:anthony.disilvestre@pw.cccounty.us), or Kellen O'Connor at extension (925) 313-2278 or [kellen.o'connor@pw.cccounty.us](mailto:kellen.o'connor@pw.cccounty.us).

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G:\engsvc\Land Dev\MS\MS 23-0003\Staff Report & COAs MS23-0003.docx

cc: J. LaRocque, Engineering Services  
K. O'Connor, Engineering Services  
A. DiSilvestre, Engineering Services  
Michael McGhee, *owner/applicant*  
507 Parker Avenue  
Rodeo, CA 94572

**PUBLIC WORKS RECOMMENDED  
CONDITIONS OF APPROVAL FOR PERMIT MS23-0003**

**COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.**

**General Requirements:**

- In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the vesting tentative map received by the Department of Conservation and Development, Community Development Division on June 28, 2023.
- 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 (2<sup>nd</sup> Street):**

- Applicant shall construct sidewalk matching the dimensions of the adjacent sidewalk to the east, necessary longitudinal and transverse drainage, and street lighting along the frontage of 2<sup>nd</sup> Street.
- A driveway type connection with the proposed private road will be allowed in lieu of a street type connection with 20-foot radii curb returns.

**Access to Adjoining Property:**

Proof of Access

- Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of 2<sup>nd</sup> Street.

**Abutter's Rights:**

- Applicant shall relinquish abutter's rights of access along 2<sup>nd</sup> Street with the exception of the proposed private road intersection.

### **Road Alignment/Intersection Design/Sight Distance:**

- Applicant shall provide sight distance at the intersection of the private driveway with 2<sup>nd</sup> 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.

### **Private Roads:**

- Applicant shall construct a paved turnaround at the end of the proposed private road subject to review and approval of the Fire Marshal.
- Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 20 feet within a minimum 25-foot access easement. A 4-foot-wide sidewalk (exclusive of curb width) is required along one side of the road.
- Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.

### **Parking:**

- Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. Signs and labels prohibiting parking shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

### **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.

### **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.

- A private storm drain easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be dedicated over the proposed storm drain line traversing the site.

### **National Pollutant Discharge Elimination System (NPDES):**

- The applicant shall be required to 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 developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall 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.
- Offer pavers for household driveways and/or walkways as an option to buyers.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Other alternatives comparable to the above as approved by the Public Works Department.

### **Stormwater Management and Discharge Control Ordinance:**

- The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.
- Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).
- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
- Prior to filing of the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County,

in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

- Prior to filing of the Parcel Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.
- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

#### **ADVISORY NOTES**

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Hercules/Rodeo/Crocket, West Contra Costa Transportation Advisory Committee (WCCTAC) Transit/Pedestrian, and WCCTAC Bridges/Roads Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

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



## AGENCY COMMENT REQUEST

Date April 24, 2023

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  
APC PW Staff      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 Rodeo Hercule Fire

San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)

Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)

East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)

☒ Sanitary District Rodeo Sanitary

☒ Water District EBMUD

City of \_\_\_\_\_

School District(s) \_\_\_\_\_

LAFCO

Reclamation District # \_\_\_\_\_

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Rodeo

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

☒ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Adrian Veliz

Phone # 925-655-2879

E-mail Adrian.Veliz@dcd.cccounty.us

County File # CDMS23-00003

Prior to May 16, 2023

\*\*\*\*\*

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

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # \_\_\_\_\_

☒ 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.

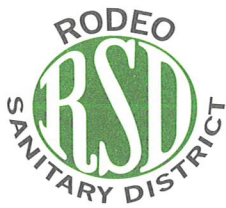
Comments:      None      Below      Attached

*No Comments for  
Contra Costa County.  
Attached letter will be  
sent to Owner.*

Print Name Steve Boerl

Signature [Signature] DATE 5/4/2023

Agency phone # 510 799 2970 x100



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# RODEO SANITARY DISTRICT

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800 SAN PABLO AVE. · RODEO, CA 94572-1232  
(510) 799-2970 · FAX (510) 799-5403

May 4, 2023

Michael McGhee  
507 Parker Ave  
Rodeo, Ca. 94572

Subject: Rodeo Sanitary District Comments for Parcels at 2<sup>nd</sup> and Sharon in Rodeo

Dear Mr. McGhee,

The District received a permit review request from Contra Costa County regarding lot boundary realignment. The District has no comments on the proposed realignment of the lots.

Please note that there is no sewer service in the vicinity of the proposed lots. The lots will not be able to flow by gravity to the Rodeo Sanitary District (RSD) Collection System in Sharon Ave. Each property will be required to pump into the RSD Collection System via a private lateral system. A multi-unit residential private pumping system may also be used. Prior to any construction, the District will require that you prepare a sewerage plan for all residential units for RSD approval.

Prior to construction, the District will also require that you pay all permit and capacity/connection fees for all residential units to be constructed.

If you have any questions, please do not hesitate to contact me at [bealls@rodeosan.org](mailto:bealls@rodeosan.org), or 510-799-2970 x100.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Beall", is written over a horizontal line.

Steven S. Beall, P.E.  
District Manager  
Rodeo Sanitary District



## REVIEW OF AGENCY PLANNING APPLICATION

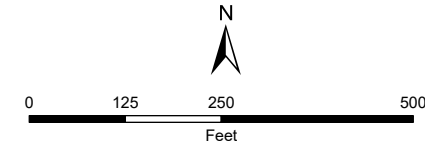
THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES		
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY		
DATE: 05/15/2023	EBMUD MAP(S): 1488B562	EBMUD FILE:S-11402
AGENCY: Department of Conservation and Development Attn: Adrian Veliz 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDMS23-00003	FILE TYPE: Development Plan
APPLICANT: Michael McGhee 507 Parker Avenue  Rodeo, CA 94572		OWNER: Same as applicant , CA
DEVELOPMENT DATA		
ADDRESS/LOCATION: 0 Second Street City:RODEO Zip Code: 94572		
ZONING:SH, P-1 PREVIOUS LAND USE: vacant		
DESCRIPTION: Request approval of a Minor Subdivision application to allow a subdivision that will result in in 4 lots (4-5000 SF lots) plus remainder. No development proposed at this time. Parcels located in Rodeo P-1 Old Town District.		TOTAL ACREAGE:0.65 ac.
TYPE OF DEVELOPMENT:		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 30-40	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 35-45
None from existing main(s) Location of Main(s):		All of development must be served from main extension(s) Location of Existing Main(s):Second Street, Sharon Ave
PRESSURE ZONE	SERVICE ELEVATION RANGE	
A0A	0-200	
COMMENTS		
<p>Once the property is subdivided, separate meters for each lot will be required. A main extension at the project sponsor's expense will be required to serve the proposed development. Please see the attached EBMUD documents for California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and 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.</p> <p>CW</p>		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
<div>Chien Wang,Associate Civil Engineer; DATE</div> <div>WATER SERVICE PLANNING SECTION</div>		

**Potable Distribution System**

- Potable Pipeline
- Service Lateral
- ⊙ System Valve (*OL = Opens Left*)
- ⊙ Check Valve
- ⊙ Zone Valve
- Change of Pipe ID
- ⊙ Rate Control Station
- ⊙ Regulator
- ⊙ Pressure Reducing Station
- ⊙ Flow Meter
- Manhole
- Service Connection
- Hydrant
- Facility
- Pumping Plant

**Landbase**

- EBMUD Right of Way



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.

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.

1488B562





## **Applicant Pipeline Design Criteria**

EBMUD values applicant pipeline projects and is committed to providing a thorough and efficient design. To ensure an efficient design process and to avoid significant delays the design criteria below should be adhered to when submitting improvement plans.

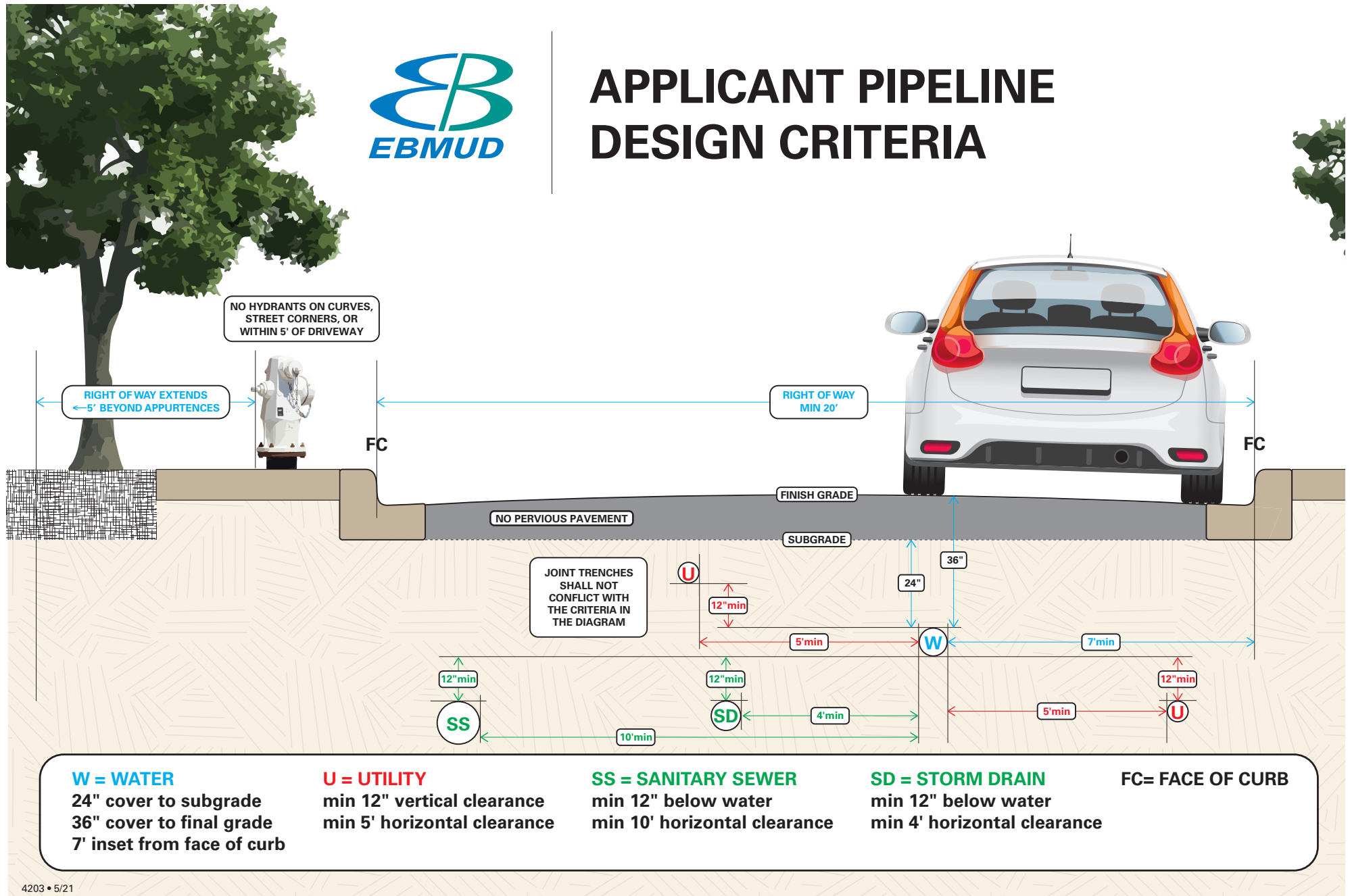
### Design Criteria

- Water mains shall be seven (7) feet from face of curb.
- Water mains shall maintain a minimum one (1) foot vertical and five (5) foot horizontal clearance from other utilities.
- Gas mains shall meet the one (1) foot vertical separation requirement by installing the gas main below the water main only.
- Water mains shall maintain a minimum ten (10) foot horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any sewer main. Title 22 CCR
- Water mains shall maintain a minimum four (4) feet horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any storm drain. Title 22 CCR
- Water mains shall have a 36-inch cover to final grade and 24-inch cover to pavement subgrade.
- Joint trenches that are in conflict with the criteria above may delay the project. Submit to EBMUD final joint trench plans (no intent plans) which include the size of the joint trench and the utilities located inside.
- Water mains shall not be installed under pervious pavement.
- Water mains installed under decorative pavement, pavers, or stamped concrete will require an additional paving agreement.
- Hydrants shall not be located on curved sections of street, street corners, or within five feet of a driveway.
- Right of ways for 6-inch and 8-inch water mains shall be a minimum of 20 feet wide and extend five (5) feet past the water main centerline.
- Right of ways for 12-inch to 24-inch water mains shall be a minimum of 20 feet wide and extend eight (8) feet past the water main centerline.

Please contact the New Business Office representative assigned to your project if there are any questions regarding the requirements listed above. Meeting this criteria will enable the most efficient design possible.



# APPLICANT PIPELINE DESIGN CRITERIA



**From:** [Brandon Evans](#)  
**To:** [Adrian Veliz](#)  
**Subject:** Confirmation of RMAC Recommendation for Project CDMS23-00003  
**Date:** Monday, February 24, 2025 4:10:03 PM

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Dear Adrian,

After conferring with Rodeo Municipal Advisory Council Chair Anthony Hodge, I am writing to confirm that on **January 24, 2024**, the **Rodeo Municipal Advisory Council (RMAC)** **recommended approval** of the project associated with file **#CDMS23-00003** without any additional conditions of approval.

Please let me know if you require any further information or documentation regarding this recommendation.

Best regards,

Brandon Evans



## AGENCY COMMENT REQUEST

Date April 24, 2023

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  
APC PW Staff      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 Rodeo Hercule Fire  
San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)  
East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)

☒ Sanitary District Rodeo Sanitary

☒ Water District EBMUD

City of \_\_\_\_\_

School District(s) \_\_\_\_\_

LAFCO

Reclamation District # \_\_\_\_\_

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Rodeo

Improvement/Community Association

☒ **CC Mosquito & Vector Control Dist (email)**

**OTHERS/NON-LOCAL**

☒ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

**ADDITIONAL RECIPIENTS**

Please submit your comments to:

Project Planner Adrian Veliz

Phone # 925-655-2879

E-mail Adrian.Veliz@dcd.cccounty.us

County File # CDMS23-00003

Prior to May 16, 2023

\*\*\*\*\*

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

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # \_\_\_\_\_

☒ 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 Jeremy Shannon

Jeremy Shannon 4/27/2023  
Signature DATE

Agency phone # 925-685-9301