

Everett Louie

From: Russ Leavitt <RLeavitt@centralsan.org>
Sent: Monday, November 1, 2021 4:44 PM
To: Anne Nounou; Everett Louie
Cc: Melody LaBella
Subject: CDMS21-00012; commercial condominium conversion, 100 First Ave N, Pacheco CA 94553; 125-032-031; x2859

The property already receives Central Contra Costa Sanitary District (Central San) sanitary sewer service. The proposed conversion to commercial condominiums would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing, public facilities. The applicant must submit full-size building plans for Central San to review and pay all appropriate fees. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371. Thanks!



From: Anne Nounou [mailto:Anne.Nounou@dcd.cccounty.us]
Sent: Monday, November 1, 2021 2:11 PM
To: Bret Wickham <Bret.Wickham@dcd.cccounty.us>; Jamar Stamps <Jamar.Stamps@dcd.cccounty.us>; John Cunningham <John.Cunningham@dcd.cccounty.us>; Robert Sarmiento <Robert.Sarmiento@dcd.cccounty.us>; Eric Fung <eric.fung@cchealth.org>; Takeya Foster <TAKEYA.FOSTER@CCHEALTH.ORG>; Larry Gossett <Larry.Gossett@pw.cccounty.us>; Randolph.Sanders <Randolf.Sanders@pw.cccounty.us>; slava.gospodchikov <slava.gospodchikov@pw.cccounty.us>; Russ Leavitt <RLeavitt@centralsan.org>; Colleen Knutson <cknutson@ccwater.com>; Lynn Reichard <Lynn.Reichard@bos.cccounty.us>; Everett Louie <Everett.Louie@dcd.cccounty.us>; Angela.Pantera@cchealth.org; simone.saleh@pw.cccounty.us; jocelyn.larocque@pw.cccounty.us; monish.sen@pw.cccounty.us; jeff.valeros@pw.cccounty.us; mark.delao@pw.cccounty.us; fire@cccfd.org; tfujimoto@pleasanthillca.org
Subject: Anne Nounou shared "Agency Comment Packet CDMS21-00012" with you.



Anne Nounou shared a file with you

FILE NO CDMS21-00012 Agency Comment Request



Agency Comment Packet CDMS21-00012



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

Open



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Contra Costa County



Fire Protection District

Mr. Louie
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

Subject: Commercial Condominium
100 1st Ave. N, Pacheco
Project # CDMS21-00012
CCCFPD Project No.: P-2021-05542

Dear Mr. Louie,

We have reviewed the vesting tentative map application to establish 2 commercial condominiums at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

Any development of the property, changes of structure or change of occupancy or use will require a submittal to the Fire District for review and approval.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd Schiess".

Todd Schiess
Fire Inspector I

cc: Eric Girod, BKF Engineers
4670 Willow Rd. #250
Pleasanton, CA 94588
egirod@bkf.com
ronpatelvidge@gmail.com

File: 100 1ST AVE N-PLN-P-2021-05542

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 October 28, 2021

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

DISTRIBUTION	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
<input checked="" type="checkbox"/> Trans. Planning	Telecom Planner
<input checked="" type="checkbox"/> 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)	
<input checked="" type="checkbox"/> Traffic	
Flood Control (Full-size)	Special Districts
<u>LOCAL</u>	
<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>Central San</u>	
<input checked="" type="checkbox"/> Water District <u>CCWD</u>	
<input checked="" type="checkbox"/> City of <u>Pleasant Hill</u>	
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
<input checked="" type="checkbox"/> MAC/TAC <u>Pacheco MAC</u>	
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	
Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	

Please submit your comments to:

Project Planner Everett Louie

Phone # 925-655-2873

E-mail Everett.Louie@dcd.cccounty.us

County File # CDMS21-00012

Prior to November 18, 2021

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

- ☒ Active Fault Zone (Alquist-Priolo)
- ☒ Flood Hazard Area, Panel # AE, B
- ☒ 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

RECEIVED
NOV 03 2021
CONTRA COSTA FIRE DISTRICT

Print Name Todd Schiess

Signature Todd Schiess DATE 11/8/21

Agency phone # 925-941-3302

2021-05742 PLN



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDMS21-00012

File Date: 10/27/2021

Applicant:

Eric Girod BKF Engineers
4670 Willow Road #250
Pleasanton, CA 94588

egirod@bkf.com
(925) 396-7700

Property Owner:

Ron Elvidge
2411 Morrison Lane
Fairfield, CA 94534

ronpatelvidge@gmail.com
(925) 708-5252

Project Description:

The applicant requests approval of a one-parcel vesting tentative map with two commercial condominiums. There is an existing commercial building on the property and no proposed improvements or modifications to the site are proposed under this application.

Project Location: (Address: 100 1ST AVE N , PACHECO, CA 94553), (APN: 125032031)

Additional APNs: 125-032-033

General Plan Designation(s): CO

Flood Hazard Areas: AE, B

60-dBA Noise Control: Yes

Sphere of Influence: Pleasant Hill

Sanitary District: CENTRAL SANITARY

Zoning District(s): R-B

AP Fault Zone: No

MAC/TAC: Pacheco MAC

Fire District: CONSOLIDATED FIRE

Housing Inventory Site: No

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
MSS0034	Tentative Subdiv Map Rvw-Minor	000350-9665-000-000-5B0034	7500.00	7500.00
Total:			7662.00	7662.00

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1-112 PM.39840 10-22-84
2-POR. 161 PM.17 2-5-93 (REVERSION TO ACREAGE)

102-CARL E. THOMPSON

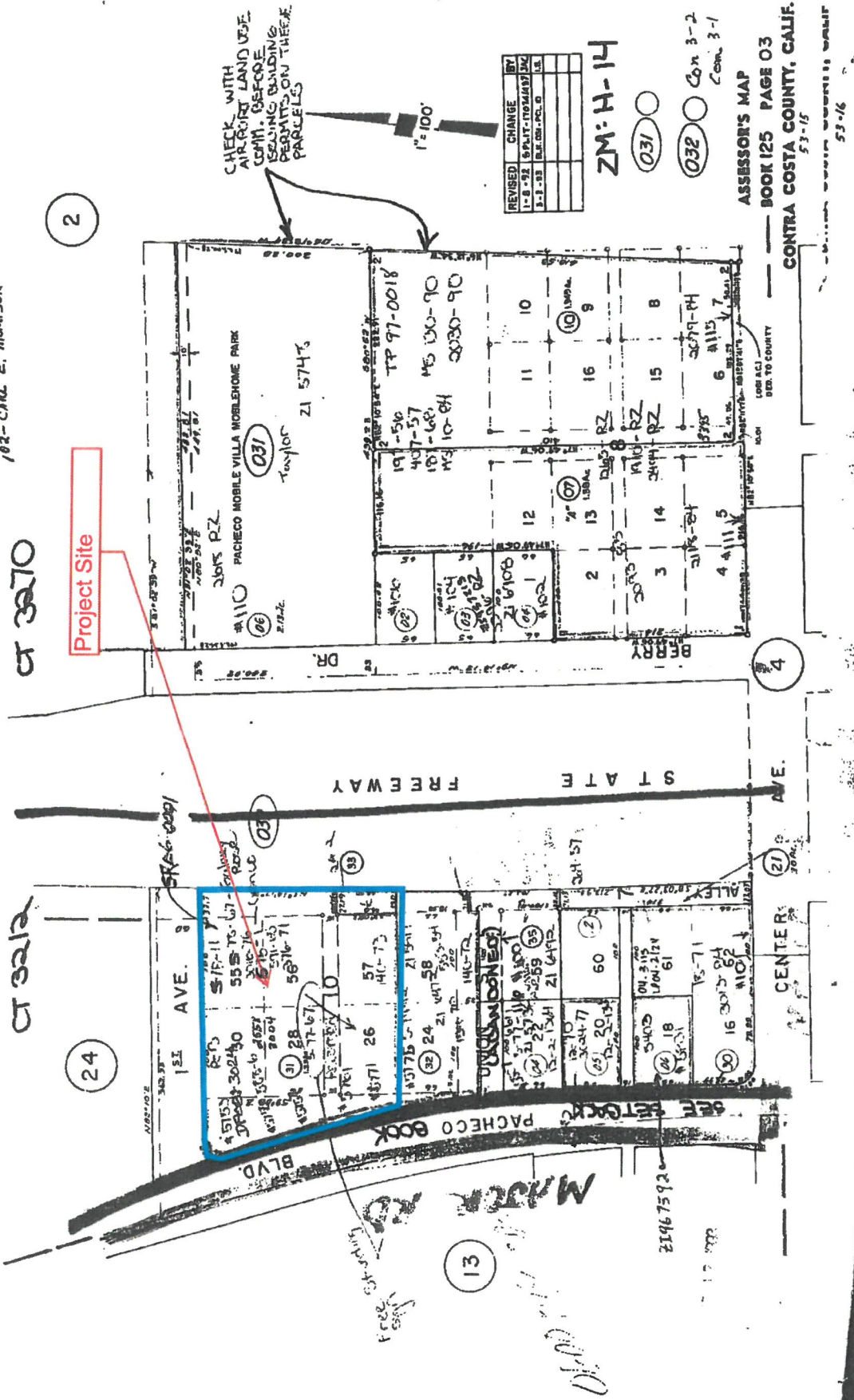
CT 3212

CT 3270

Project Site

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General Plan: CO



Legend

City Limits

Highways

Highways Bay Area

Streets

General Plan

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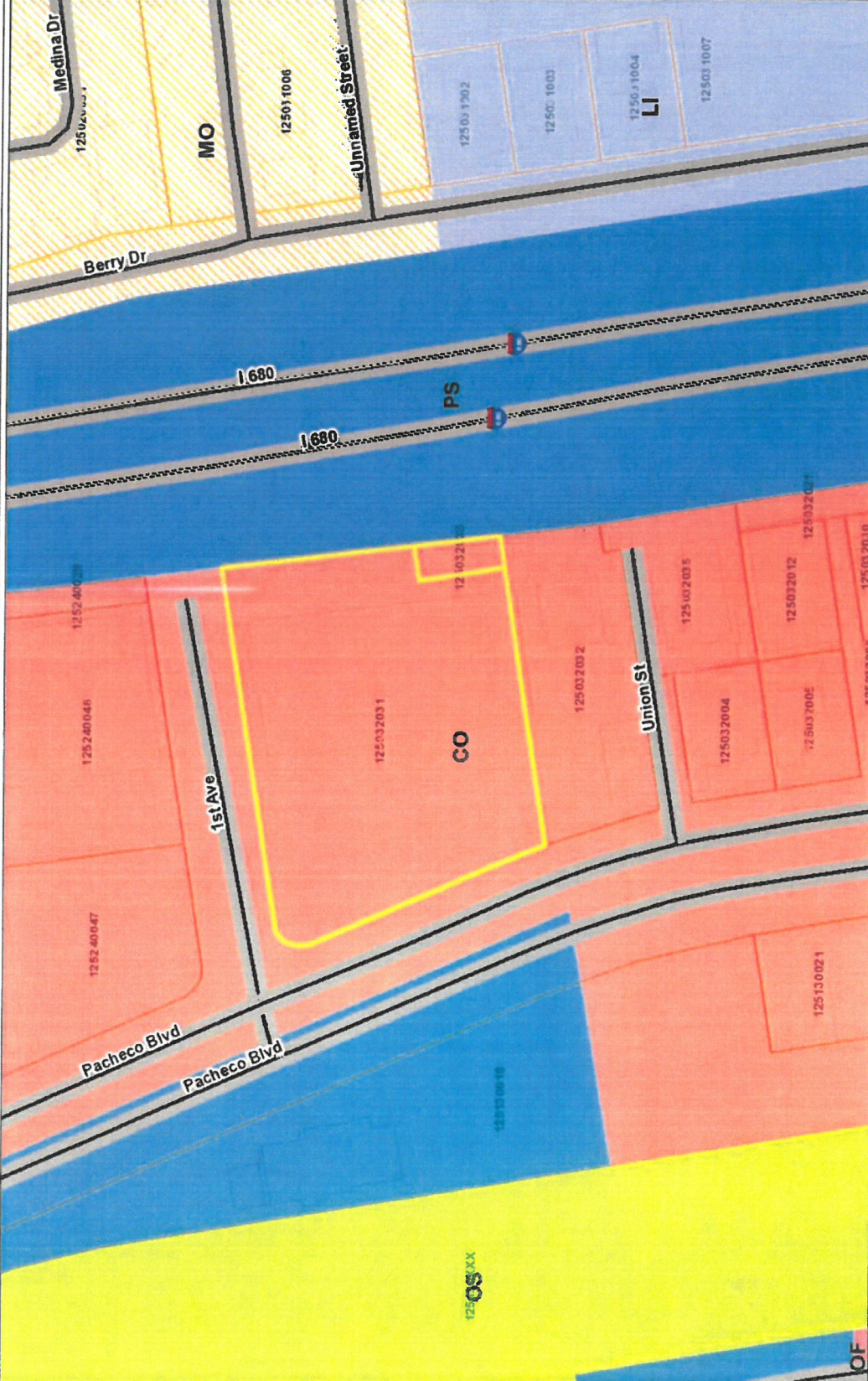
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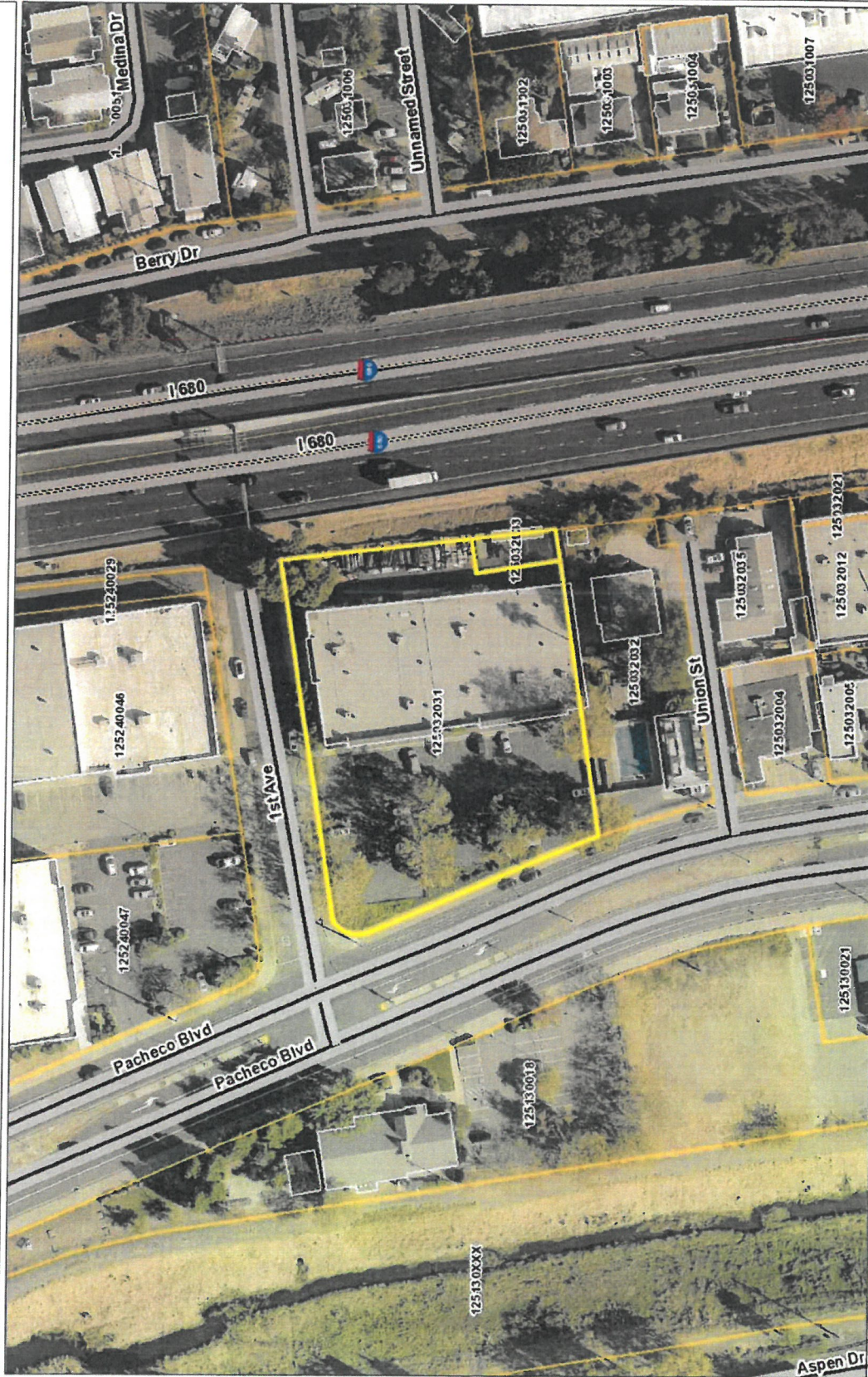
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Contra Costa County - DRAFT 05

Aerial



- Legend**
- City Limits
 - Highways
 - Highways Bay Area
 - Streets
 - County Boundary
 - Bay Area Counties
 - Building Outlines
 - Assessor Parcels
 - Aerials 2010
 - Parcel: Band_1
 - Parcel: Band_2
 - Parcel: Band_3
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Chattans

1: 1,128

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may not be accurate, reference only. Data layers that appear on this map may not be accurate, reference only. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Contra Costa County -DOT GIS

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**Pacheco
Municipal
Advisory
Council**



Shawn Garcia, Chair

Office of
Supervisor Federal D. Glover
1025 Escobar Street
Martinez, CA 94553
(925) 608-4200

Shawn Garcia, Chair
Vince Robb, Vice Chair
Nam Trinh, Secretary
David Joslin, Councilmember
Wayne Pope, Councilmember
Warren Ritter, Alternate



The Pacheco Municipal Advisory Committee serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agencies.

How to Submit Public Comments: All comments must be received by 5:00 p.m. the day before the meeting, which is Tuesday, February 20, 2024. Email your comments to Demnlus.Johnson@bos.cccounty.us. Comments will be read during the meeting.

A G E N D A – APRIL 10, 2024 – 6:30 p.m. (IN-PERSON)

Pacheco Community Center- Conference Room - 5800 Pacheco Blvd, Pacheco, CA 94553

1. Call to Order/Roll Call
2. Public Comment (3 minutes per speaker) - Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair, and the matter is subject to discussion and action by the MAC.
3. Approval of Agenda
4. Agency Reports
 - a. California Highway Patrol
 - b. Sheriff's Department
 - c. Pacheco Town Council
 - d. Supervisor Federal D. Glover's Office
5. Presentations:
 - a. Department of Conservation and Development (*Eric Girod BKF Engineers*)

MAC VOTED TO PROCEED WITH THE PROJECT AS PROPOSED

6. Consent Items: *All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.*

- a. Approval of the Record of Action (Minutes) for the March 13, 2023, meeting.

The Pacheco Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Glover's Office at least 72 hours before the meeting at (925) 608-4200.

Materials distributed for the meeting can be obtained by contacting Demnlus Johnson at (925) 608-4200 or by email at Demnlus.johnson@bos.cccounty.us

7. Items for Discussion and/or Action:
8. Correspondence/Announcements: *There are no Correspondence/Announcements*
9. Future Agenda Items:
 - a. Grant Proposal Brainstorm
10. Adjournment to the Next meeting: Next Meeting: **May 8, 2024 In-Person - PACHECO COMMUNITY CENTER**

The Pacheco Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Glover's Office at least 72 hours before the meeting at (925) 608-4200.

Materials distributed for the meeting can be obtained by contacting Demnlus Johnson at (925) 608-4200 or by email at Demnlus.johnson@bos.cccounty.us



Contra Costa County
**Public Works
Department**

Brian M. Balbas, Director

Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Warren Lai
Carrie Ricci
Joe Yee

Memo

July 20, 2023

TO: Everett Louie, Project Planner, Department of Conservation and Development

FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division

SUBJECT: **MINOR SUBDIVISION MS21-0012**
STSFF REPORT & CONDITIONS OF APPROVAL
(Ron Elvidge /Pacheco Boulevard/ Pacheco/ APN 125-032-031)

FILE: MS21-0012

We have reviewed the revised Tentative Map and supplemental documents for minor subdivision MS21-0012 received by your office on March 28, 2023, and submit the following comments:

Background

The applicant requests approval of a one parcel vesting tentative map with two commercial condominiums. The property appears to have been constructed circa 1977 and likely as part of land use permit LP73-0140 and development plan permit DP76-3016.

Traffic and Circulation

The site is located east of Pacheco Boulevard and south of First Avenue North, both are County maintained roads. Pacheco Boulevard is currently an 86-foot paved road within a 110-foot easement and First Avenue North is approximately 36 feet within a 60-foot easement. Frontage improvements are constructed along Pacheco Boulevard and First Avenue. Both roads are also constructed to their ultimate width. The applicant will not be required to further widen the roads or construct frontage improvements with this application.

The parking lot for the site gains access via driveways on Pacheco Avenue and First Avenue North. Per the tentative map, the parking lot does not appear to be modified, however, the applicant should be aware that no additional driveways will be allowed to be constructed with this subdivision.

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 site plan does not show any drainage features within the vicinity of the project site. Based upon County files, it appears the site collects onsite in drop inlets in the pavement area and connects to existing catch basins along First Avenue. This drainage is then picked up and conveyed to a 36-inch drainage line. The 36-inch drainage line appears to also be located behind the existing building to the east and is encumber by an existing offer of dedication (8099 OR 257). The applicant should include all drainage facilities and the offer of dedication on the tentative map.

The original constructed building under the land use permit LP73-0140 and development plan permit DP76-3016 constructed drainage improvements in accordance with County Code at the time. If there are known drainage issues and the site is not being modified in a manner to redirect flow, the site should be able to continue discharging to existing infrastructure as it appears to be adequate.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications to subdivide land where the resulting project may result in a total amount of impervious surface area exceeding 5,000 square feet. Per the proposed minor subdivision, the building and parking lot would not be modified, and the project will not be required to submit a SWCP. However, the project will need to observe minimal measures relative to ongoing or new on-site operations to prevent illicit discharges into the stormwater conveyance facilities.

Floodplain Management

A portion of the property lies within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The applicant shall be aware of the requirements of the National Flood Insurance Program and the County Floodplain Management Ordinance as they pertain to development and construction of any structures on this property. Applicant should revise the tentative map to include the base flood elevation(s) over the property.

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 Pacheco Area 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 60. There is currently no fee ordinance adopted by Board of Supervisors for this area.

LG:ss
G:\engsvc\Land Dev\MS\MS 21-0012\MS21-0012 Staff Report & COAs.docx

cc: J. LaRocque, Engineering Services
K. O'Connor, Engineering Services
Ron Elvidge, owner
2411 Morrison Lane
Fairfield, CA 94534
Eric Girod, BKF Engineers
4670 Willow Road #250
Pleasanton, CA 94588

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR SUBDIVISION MS21-0012**

**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 March 28, 2023.
- For Public Works review for compliance relative to this 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 relative to review and processing of 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 & 1st Avenue North Frontages):

- Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontages of Pacheco Boulevard and 1st Avenue North. 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.

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along Pacheco Boulevard and 1st Avenue North except for the existing driveway locations.

Access to Adjoining Property:

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Application and Permit Center, if necessary, for construction of driveways or other improvements within the right-of-way of Pacheco Boulevard and 1st Avenue North.
- Applicant shall only be permitted access at the locations shown on the approved site/development plan.

Road Alignment/Sight Distance:

- Applicant shall provide sight distance at the on-site driveway and Pacheco Boulevard for a design speed of 40 miles per hour. The applicant shall trim vegetation, as necessary, to provide sight distance at this driveway. Any new landscaping, signs, fencing, retaining walls, or other obstructions proposed at the driveway shall be setback to ensure that the sight lines are clear.
- Applicant shall provide sight distance at the intersection of the private driveway with 1st Avenue North 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.

Bicycle - Pedestrian Facilities:

Pedestrian Access

- Applicant shall design all public and private pedestrian facilities for accessibility in accordance with Title 24 and the Americans with Disabilities Act. This shall include all sidewalks, paths, driveway depressions, and curb ramps.

Maintenance of Facilities:

- The maintenance obligation of all common and open space areas, private roadways, any private streetlights, public and private landscaped areas, perimeter walls/fences, and on-site drainage facilities shall be included in the covenants, conditions, and restrictions (CC&Rs). The language shall be submitted for the review and approval of the Zoning Administrator and Public Works Department at least 60 days prior to filing of the Parcel Map for the first phase.

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 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 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.
- Filtering Inlets.
- Trash bins shall be sealed to prevent leakage, OR, shall be located within a covered enclosure.
- Other alternatives comparable to the above as approved by the Public Works Department.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Pacheco Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- 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.