

From: [Planning.review](#)
To: [Chloe Partain](#)
Cc: [Planning.review](#); [Cherie Adriano](#)
Subject: CDDP26-03002 - 6418 CLAREMONT AVE, RICHMOND
Date: Wednesday, January 21, 2026 01:43:47 PM
Attachments: [image001.png](#)

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Dear Chloe,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

Amy Wen | Sr Administrative Clerk
Water Distribution Planning Division





CONTRA COSTA
HEALTH

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

1/26/2026

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION

Attn: CHLOE PARTAIN

30 MUIR RD

MARTINEZ, CA94553

RECEIVED on 01/26/2026 CDDP26-03002
By Contra Costa County
Department of Conservation and Development

RE: CDDP2603002
6418 CLAREMONT AVE
APN: 521 170 011
Service Request #: SR0025755

Dear CHLOE PARTAIN :

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 black ink, appearing to read "Kristian Lucas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kristian Lucas, REHS
Director of Environmental Health



January 28, 2026

Chloe Partain
Contra Costa County
Community Development Division
30 Muir Road
Martinez, CA 94553

RECEIVED on 01/28/2026 **CDDP26-03002**
By Contra Costa County
Department of Conservation and Development

Subject: CDDP26-03002
6418 Claremont Avenue, Richmond, CA 94805
APN: 521-170-011

Dear Chloe,

West County Wastewater (WCW) appreciates this opportunity to comment on CDDP26-03002 located at 6418 Claremont Avenue, Richmond, California. The applicant is requesting approval of a Small Lot Design Review Development Plan to install a 288 square-foot pre-fab detached garage (Public Hearing Requested under CDSL25-00116).

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

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

1. Provide a plot plan, to scale, showing the following information:
 - a. Site Address
 - b. Assessor's Parcel Number(s) (APNs)
 - c. Easement(s), if applicable
 - d. Location(s) of the structure(s) in relation to the parcel(s)
 - e. Location(s) of the parcel(s) in relation to the street(s)
 - f. Location(s) of the sewer lateral(s) and connection(s) to the sewer main(s) if sewer lateral construction is necessary or proposed (construction of a new sewer lateral, modification of an existing sewer lateral, etc.)
 - g. Location(s) of the room(s)/area(s)/drainage fixture units in relation to the structure(s) if modification is necessary or proposed
 - h. North arrow for each plan view



- i. Sidewalk(s)
 - j. Street name(s)
 - k. Street address(es)
 - l. Full name(s), company name(s) (if applicable), phone number(s) and email address(es) of the property owner as well as all consultants and contractors associated with the work
 - m. Current use vs. proposed use in narrative/written form in the scope of work section
 - n. Current water meter size vs. proposed water meter size in narrative/written form in the scope of work section
2. Submit the plot plan directly to: permits@wcmd.org for WCW review and approval.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]



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

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

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

Sincerely,

Armondo Hodge

Armondo Hodge

Phone: (510) 222-6700, Option 3

Email: permits@wcwd.org

Attachment(s):

1. WCW Schedule of Fees
2. GIS Map

WEST COUNTY WASTEWATER DISTRICT
 Schedule of User Fees
 Effective July 1, 2025

Sewer Service Charge Rates			
USER TYPE			
A.) SINGLE FAMILY RESIDENTIAL			
1 Flat Rate		\$	815.00
B.) MULTI- FAMILY RESIDENTIAL			
1 Flat Rate		\$	711.00
C.) MOBILE HOME RESIDENTIAL			
1 Flat rate		\$	711.00
D.) COMMERCIAL DOMESTIC STRENGTH			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	8.73
4 BOD Charge			N/A
5 SS Charge			N/A
E.) COMMERCIAL HIGH STRENGTH			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	14.70
4 BOD Charge			N/A
5 SS Charge			N/A
F.) INDUSTRIAL			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	5.61
4 BOD Charge		\$	0.58
5 SS Charge		\$	0.68
ANNEXATION FEES			
Annexation Fees (1-10 Parcels)		\$	5,801.00
Annexation Fees Greater than 10		\$	11,601.00
PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION			
USER TYPE			
A.) SINGLE FAMILY RESIDENTIAL			
1 Plan Approval	(Per Building)	\$	387.00
2 Permit		\$	387.00
3 Additional Inspection		\$	193.00
B.) MULTI FAMILY, TRAILER COURTS, GUEST DWELLINGS, CONDOMINIUMS			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	773.00
3 Additional Inspection		\$	193.00
C.) SCHOOL BUILDINGS OR CHURCHES			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	1,934.00
3 Additional Inspection		\$	193.00
D.) COMMERCIAL INSTALLATIONS			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	773.00
3 Additional Inspection		\$	193.00
E.) INDUSTRIAL INSTALLATIONS			
1 Contributing Domestic Flow Only - Plan Approval		\$	1,547.00
2 Contributing Domestic Flow Only - Permit		\$	387.00
3 Contributing Industrial Waste - Plan Approval		\$	2,320.00
4 Contributing Industrial Waste - Permit		\$	387.00
5 Additional Inspection		\$	193.00

WEST COUNTY WASTEWATER DISTRICT
 Schedule of User Fees
 Effective July 1, 2025

F.) MISCELLANEOUS INSTALLATIONS		
1 Plan Approval	\$	387.00
2 Permit	\$	387.00
3 Additional Inspection	\$	193.00
G.) CLEANOUT, CHECK VALVE, OR BACKWATER OVERFLOW DEVICE INSTALLATION		
1 Permit	\$	387.00
2 Additional Inspection	\$	193.00
H.) MINOR REPAIRS, ALTERATIONS AND DEMOLITION		
1 Plan Approval	\$	387.00
2 Permit	\$	387.00
3 Additional Inspection	\$	193.00
TENTATIVE MAP REVIEW (Based on the number of parcels in the Subdivision)		
1 20 lots and Under	\$	1,934.00
2 21 + lots	\$	3,094.00
SEWER MAIN CONSTRUCTION PERMIT FEES		
1 Permit - District Maintained (per 1,500 l.f. or fraction thereof)	\$	7,734.00
2 Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)	\$	5,801.00
3 Per Manhole (applies to all SME projects): Manhole Cover	Actual Costs	
4 Per Manhole (applies to all SME projects): Installation and Inspection	\$	387.00
5 Per Manhole (applies to all SME projects): Pump Inspection for Installation or Modification	\$	773.00
6 Per Manhole (applies to all SME projects): Additional Inspection	\$	193.00
OTHER FEES		
1 Sphere of Influence Adjustment	\$	1,934.00
2 Video Inspection Review	\$	290.00
CAPACITY CHARGES		
A.) Single Family Residential		
1 Water meter size: 5/8"	\$	2,381.00
2 Water meter size: 3/4"	\$	3,572.00
3 Water meter size: 1"	\$	5,953.00
4 Water meter size: 1.5"	\$	11,905.00
5 Water meter size: 2"	\$	19,048.00
6 Meters above 2" are individually assessed		
B.) Multi Family per unit		
	\$	2,381.00
C.) Commercial Domestic Strength		
1 Water meter size: 5/8"	\$	2,344.00
2 Water meter size: 3/4"	\$	3,517.00
3 Water meter size: 1"	\$	5,861.00
4 Water meter size: 1.5"	\$	11,722.00
5 Water meter size: 2"	\$	18,755.00
6 Meters above 2" are individually assessed		
D.) Commercial High Strength		
1 Water meter size: 5/8"	\$	5,506.00
2 Water meter size: 3/4"	\$	8,259.00
3 Water meter size: 1"	\$	13,756.00
4 Water meter size: 1.5"	\$	27,531.00
5 Water meter size: 2"	\$	44,049.00
6 Meters above 2" are individually assessed		
ENVIRONMENTAL COMPLIANCE INSPECTIONS		
Business Type		
1 Class 1: Food Service Establishment With Grease Control Device	\$	309.00
2 Class 2: Food Service Establishment Without Grease Control Device	\$	464.00
3 Dental Facility Inspection (Per Inspection)	\$	309.00
Dental Facility Compliance Report (Per Report)	\$	155.00
4 Vehicle Service Facility Sampling: Labor Costs	\$	550.00
5 Vehicle Service Facility Sampling: Laboratory Costs (Per Sample Event) Per Sample Event	Actual Costs	
6 Permit Application Review and Initial Inspection: New Facility	\$	5,567.00
7 Permit Application Review and Initial Inspection: Existing Facility	\$	3,712.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2025

8 Permit Application Review and Issuance: Class 1: Categorical Industrial Users	\$	2,784.00
9 Permit Application Review and Issuance: Class 2: Significant Industrial Users	\$	2,784.00
10 Permit Application Review and Issuance: Class 3: Non-Significant Industrial Users (including zero discharge CIU's)	\$	1,237.00
11 Permit Application Review and Issuance: Class 4: Other Industrial Users	\$	1,546.00
12 Permit Application Review and Issuance: Class 5: Trucked Waste Haulers	\$	619.00
13 Permit Amendment	\$	619.00
14 Permit Application Review and Renewal: Class 1: Categorical Industrial Users	\$	773.00
15 Permit Application Review and Renewal: Class 2: Significant Industrial Users Permit Application Review and Renewal: Class 3: Non-Significant Industrial Users (including zero discharge CIU's)	\$	464.00
16 Permit Application Review and Renewal: Class 4: Other Industrial Users	\$	309.00
17 Permit Application Review and Renewal: Class 5: Trucked Waste Haulers	\$	464.00
18 Routine Inspection: Class 1: Categorical Industrial Users	\$	1,856.00
20 Routine Inspection: Class 2: Significant Industrial Users	\$	1,546.00
21 Routine Inspection: Class 3: Other Industrial Users	\$	1,237.00
22 Routine Inspection: Routine Follow-Up Inspection	\$	619.00
23 Enforcement Follow-Up Inspection: Class 1: Categorical Industrial Users	\$	928.00
24 Enforcement Follow-Up Inspection: Class 2: Significant Industrial Users	\$	928.00
25 Enforcement Follow-Up Inspection: Class 3: Other Industrial Users	\$	619.00
26 Enforcement Follow-Up Sample: Composite Sample: Labor Costs	\$	1,856.00
27 Enforcement Follow-Up Sample: Composite Sample: Laboratory Costs (Per Sample Event) (Per Sample Event)		Actual Costs
28 Enforcement Follow-Up Sample: Grab Sample: Labor Costs	\$	928.00
29 Enforcement Follow-Up Sample: Grab Sample: Laboratory Costs (Per Sample Event) (Per Sample Event)		Actual Costs
30 Violation Notice: Verbal (Per Enforcement Action)	\$	155.00
31 Violation Notice: Formal (Per Enforcement Action)	\$	309.00
32 Sampling: Class 1: Categorical Industrial Users: Labor Costs	\$	3,712.00
33 Sampling: Class 1: Categorical Industrial Users: Laboratory Costs (Per Sample Event)		Actual Costs
34 Sampling: Class 2: Significant Industrial Users: Labor Costs	\$	2,784.00
35 Sampling: Class 2: Significant Industrial Users: Laboratory Costs (Per Sample Event)		Actual Costs
36 Sampling: Class 3: Other Industrial Users: Labor Costs	\$	2,784.00
37 Sampling: Class 3: Other Industrial Users: Laboratory Costs (Per Sample Event)		Actual Costs
38 Compliance Meeting	\$	1,237.00
39 Show Cause Hearing		Actual Costs

TEMPORARY DISCHARGE PERMIT & OTHER FEES

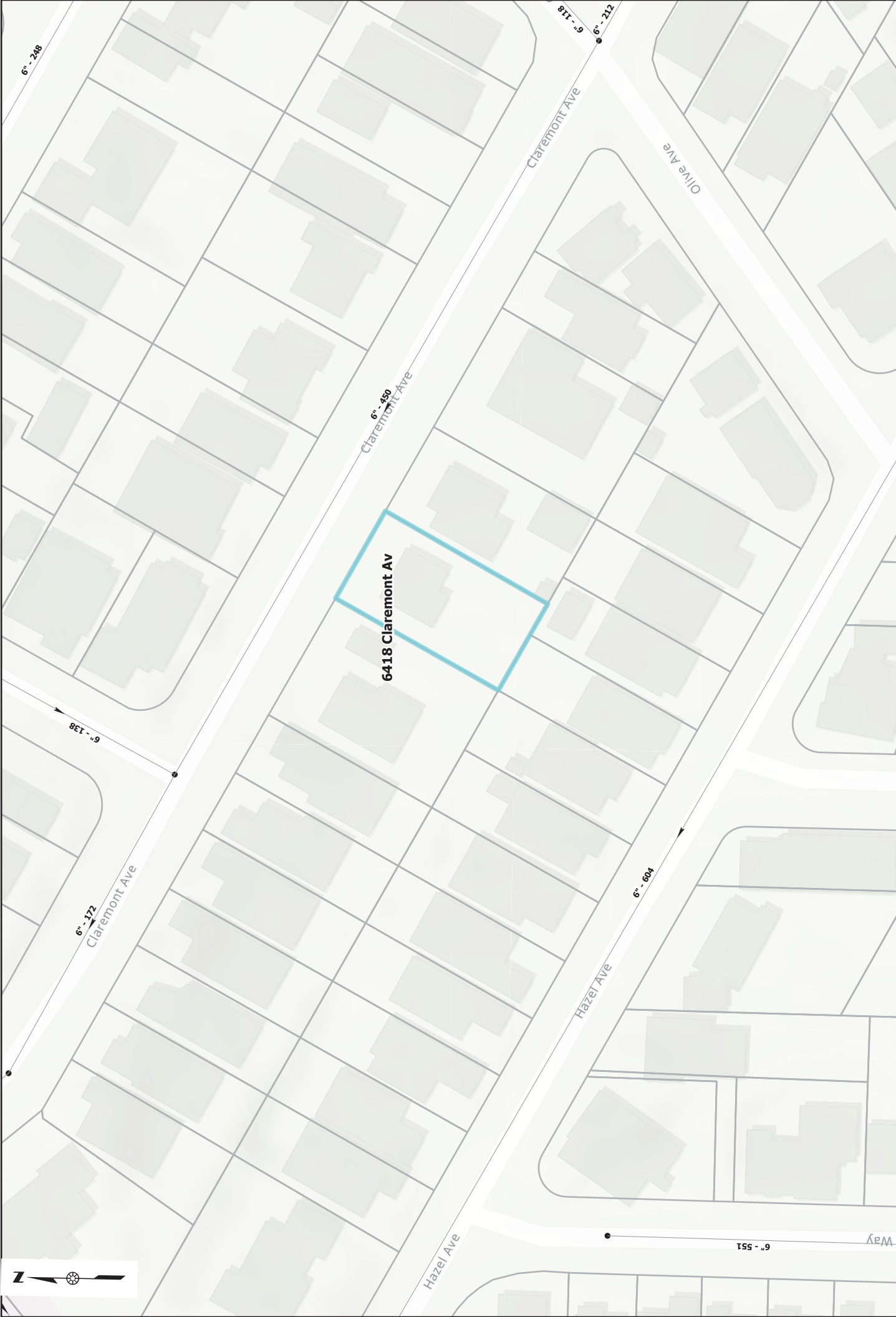
Temporary Discharge Permit	\$	773.00
Dishonored Check Fee (First)	\$	25.00
Dishonored Check Fee (Each Additional)	\$	35.00
Agreement (Per agreement)	\$	5,801.00
Collection Fee	\$	1,160.00
Variances (Per Application)	\$	9,668.00
Credit Card Processing Fee		Actual Costs (-3.5%)
Sewer GIS Map Request	\$	2,900.00
For Services Otherwise Not Listed: Environmental Programs Staff	\$	309.00
For Services Otherwise Not Listed: Planning and Support Services Staff	\$	387.00

Note:

AUTHORITY: FEES AND CHARGES ORDINANCE OF WEST COUNTY WASTEWATER DISTRICT 4.10, 4.20, 4.25 of WCW ordinance

See Title 4 Fees & Charges: <https://www.codepublishing.com/CA/WCWD/#!/westcowastewater04/westcowastewater0410.html#4.10>

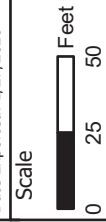
The District shall refund sewer services fees or capacity charges only as provided in the District's Fees and Charges Ordinance.



6418 Claremont Av / Richmond / 94805 / APN: 521-170-011

This West County Wastewater ("WCW") Geographic Information System ("GIS") data was created for WCW use only and was not intended to be used by third parties. WCW is furnishing the attached GIS data, including any shapefiles, pursuant to the California Public Records Act, and expressly disclaims the accuracy of the data or its fitness for any particular purpose.

Prepared By: Mohammad Ghoury
Date Exported: 1/27/2026



- Sewer Gravity Main
- Sewer Force Main
- Sewer Main Reference
- Sewer Manhole Reference
- Cleanout
- Lamp Hole
- Manholes
- Easement
- Parcels
- WCW Boundary



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE. 250 • CONCORD, CA 94520 • PHONE 925-941-3300 | WWW.CCCFPD.ORG

RECEIVED on 02/23/2026 **CDDP26-03002**
By Contra Costa County
Department of Conservation and Development

February 23, 2026

Contra Costa County
Community Development Division
Attn: Chloe Partain
30 Muir Road
Martinez, CA 94553
(925) 655-2857
Chloe.partain@dcd.cccounty.us

Subject: New Pre-Fab Detached Garage
6418 Claremont Ave, Richmond, CA 94805
CDDP26-03002
CCCFPD #P-2026-000327PLN

We have reviewed the **preliminary Small Lot Design Review Development Plan application** to install a 288 square-foot pre-fabricated detached garage, at the subject location. The following is required for Fire District approval in accordance with the current, adopted editions of the California Fire Code (CFC), as amended, California Building Code (CBC), as amended, Local Ordinances, and adopted standards.

This letter is NOT an approval or denial letter from the Fire District. The purpose of this letter is to provide preliminary comments, prior to official review by the Fire District.

1. **Fire Hazard Severity Zone.** **The project is located in a Local Responsibility Area (LRA) High Fire Hazard Severity Zone.**
 - a) **Building Construction Requirements.** Buildings within an LRA, High Fire Hazard Severity Zone, shall be built with the intent to mitigate wildfire exposure and comply with the building requirements set forth by Chapter 5 of the 2025 California Wildland-Urban Interface Code. (501.1) CWUIC

All territory within the Contra Costa County Fire Protection District that has classified as a Local Responsibility Area (Moderate, High, or Very High Fire Hazard Severity Zone) and all structures in a State Responsibility Area located with CCCFPD, shall maintain compliance with Contra Costa County Ordinance 2023-07.

2. **Fire District Plan Submittal not Required.** The proposed project does not include a new R-3-occupancy, nor is the main home equipped with a fire sprinkler system. Per CCCFPD Ordinance §105.6.27, the applicant is not required to submit plans 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.

For questions, or general information, contact the Fire District Permit Technicians by emailing permittech@cccfpd.org or call the main office at (925) 941-3300.



Digitally signed by
Danielle Thomas

02/23/2026

Reviewed By

Danielle Thomas

Fire Inspector II

(925) 941-3300 ext. 1531

dthom@cccfpd.org

Date

From: [Jinwei Zhang](#)
To: [Chloe Partain](#); [Ronnie Mills](#); [Joann Pavlinec](#)
Subject: CDDP26-03002 - 6418 CLAREMONT Ave
Date: Wednesday, March 18, 2026 06:06:27 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Chloe,

The East Richmond Heights Land Use Committee held a meeting on February 24, 2026, at 6:00 PM to review application CDDP26-03002 for 6418 Claremont Ave, Richmond, CA 94805.

The Committee recommends approval of the project, with the condition that the garage be painted and the driveway be paved.

Thank you very much.

Best regards,

--


Jinwei Zhang



RECEIVED on 04/01/2026 CDDP26-03002
By Contra Costa County
Department of Conservation and Development

Memo

Date: April 1, 2026

TO: Chloe Partain, Planner, Department of Conservation and Development
FROM: Larry Theis, Consultant Civil Engineer, Engineering Services Division 
**SUBJECT: DEVELOPMENT PERMIT DP26-03002
30-DAY COMMENTS – COMPLETE**
(Hassan Bagherzadehazar 6418 Claremont Avenue – Richmond; Pre-Fabricated Detached Garage in rear of lot, APN 521-170-011)
FILE: DP26-03002

We have reviewed the application for DP26-03002 received by your office on March 11, 2026 and submit the following comments:

Background

The subject property is located within a residential (R-6) neighborhood in the unincorporated East Richmond area (APN 521-170-011). The applicant is proposing to install a prefabricated detached garage (288 SF) in the rear northwest corner of the lot. The new garage will be accessed via a new driveway that will be installed between the northern parcel line and the existing home.

Frontage Improvements

The applicant will be required, via conditions of approval, to obtain an encroachment permit from the Public Works Department to remove the existing driveway depression along its frontage of Claremont Avenue near the southeast corner of the subject lot and for the installation of a new driveway depression near the northeast corner. The new driveway shall be designed in accordance with County Standard Plan CA72 or a modified/custom design that meets all ADA requirements. The existing flowline in the gutter fronting the property shall not be altered.

Drainage Area Fee

The subject parcel is located within the currently unformed Drainage Area 51. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

The submitted application should be considered complete.

Should you have any questions, please contact Larry Theis at (925) 890-9732.

LT:
G:\engsvc\Land Dev\DP\DP26-03002\DP26-03002 PW 30-day Comments 2026-04-01

cc: J. LaRocque Engineering Services