

From: [Larry Gossett](#)
To: [Bob Hendry](#)
Cc: [Kellen O'Connor](#); [Maria Lara-Lemus](#)
Subject: RE: Khanlai Chanthavee shared "Agency Comment Packet" with you
Date: Thursday, January 16, 2025 2:16:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Bob,

You are correct. The proposed building lies within a FEMA designated Regulatory Floodway. No construction can occur within a floodway unless the proponent can verify that the encroachment into the floodway will not cause a rise in the FEMA determined Base Flood Elevation. The only reasonable option would be for the applicant to provide a topographic survey of the property in the area where the building is proposed and see if the proposed building site is above the Base Flood Elevation, without placing any fill to raise the ground elevation. This will require an Elevation Certificate prepared by a licensed surveyor and supporting documentation as to how the base flood elevation was determined relative to the building site. In comparing our LIDAR against the FIRM, this might be do-able but no guarantees. This could be a condition of approval for the Variance application, if they are hell-bent in trying to proceed.

This documentation would be the basis for the Floodplain Permit that would also be required.

I'm copying the Planner on this as well.

Larry



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

Contra Costa County Public Works Department, Engineering Services Division
255 Glacier Drive, Martinez, CA 94553
Direct: 925.313.2016 | Office: 925.313.2000

larry.gossett@pw.cccounty.us

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

"Accredited by the American Public Works Association"

From: Bob Hendry <bob.hendry@pw.cccounty.us>
Sent: Tuesday, January 14, 2025 2:01 PM
To: Larry Gossett <Larry.Gossett@pw.cccounty.us>
Cc: Kellen O'Connor <Kellen.O'Connor@pw.cccounty.us>
Subject: FW: Khanlai Chanthavee shared "Agency Comment Packet" with you

Larry,

Please see the attached Agency Comment Packet. It appears the location of the project is in a regulatory floodway.

Robert B. Hendry III
Senior Engineering Technician



Application and Permit Center
255 Glacier Drive
Martinez, CA 94553-4825
Phone: (925) 374-2136
Fax: (925) 313-2021

Email: bob.hendry@pw.cccounty.us
Website: www.cccpublicworks.org



CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

January 28, 2025

Maria Lara-Lemus
Project Planner
925-655-2904
maria.lara-lemus@dcd.cccounty.us

PHONE: (925) 228-9500
FAX: (925) 228-4624
www.centalsan.org

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

SUBJECT: 100 Valley Oaks Drive, Alamo
APN: 197-301-002, Central San Response

Dear Mrs. Lara-Lemus,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and is currently receiving sewer service.

Development Information: (Based on the information provided)

- **Existing Use:** Single-Family Residential
- **Planned Project Description:** The applicant requests approval of a variance to allow for an approximate 300 sq ft accessory building at a 6'-6" front setback from Valley Oaks Drive (where 25 ft is the minimum).

Site-Specific Development Conditions:

- No existing or future improvements that constitute an encroachment as defined by District Code may reside within Central San's easements.
- The sewer line connecting the proposed sink into the existing side sewer will need to be shown on the plans. A Central San permit will be required for any exterior sewer work.

General Development Conditions:

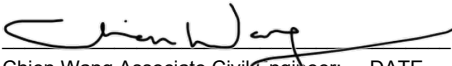
- The applicant should promptly submit full-size improvement plans for Central San Permit staff to review and pay all applicable fees prior to receiving a building permit. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant



REVIEW OF AGENCY PLANNING APPLICATION

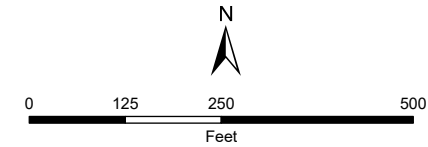
THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES		
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY		
DATE: 02/07/2025	EBMUD MAP(S): 1563B494	EBMUD FILE:S-11707
AGENCY: Department of Conservation and Development Attn: Maria Lara-Lemus 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDVR25-01004	FILE TYPE: Development Plan
APPLICANT: Kimberly Sowers 100 Valley Oaks Drive Alamo, CA 94507		OWNER: Kimberly Sowers 100 Valley Oaks Drive Alamo, CA 94507
DEVELOPMENT DATA		
ADDRESS/LOCATION: 100 Valley Oaks Drive City:ALAMO Zip Code: 94507		
ZONING:R-20 PREVIOUS LAND USE:		
DESCRIPTION: Variance to allow setback for a 300 SF accessory building for an existing SF home with pool. The building is an outdoor shade structure next to the backyard pool with 1 sink.		TOTAL ACREAGE:0 ac.
TYPE OF DEVELOPMENT: Single Family Residential:1 Units		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 347-383	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 344-382
All of development may be served from existing main(s) Location of Main(s):R/W 2470 & Valley Oaks Drive		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE SERVICE ELEVATION RANGE
F3A	250-450	
COMMENTS		
If additional water service is needed (e.g., domestic service, private fire service, and/or public fire hydrants), the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing additional water service to the development. Engineering and installation of water 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. EBMUD owns and operates a 6-inch water distribution pipeline in an EBMUD right of way (R/W #2470) located within the boundary of this property. This pipeline provides water service to the existing (type commercial, residential, etc.) property. The integrity of this pipeline needs to be maintained at all times. Any proposed construction activity within the right of way would need to be coordinated with EBMUD and may require relocation of the pipeline and/or right of way, at the project sponsor's expense. No buildings or structures shall be constructed in EBMUD's right of way unless specific approval is given by EBMUD. KTL		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
1/28/2025  Chien Wang, Associate Civil Engineer; DATE WATER SERVICE PLANNING SECTION		

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

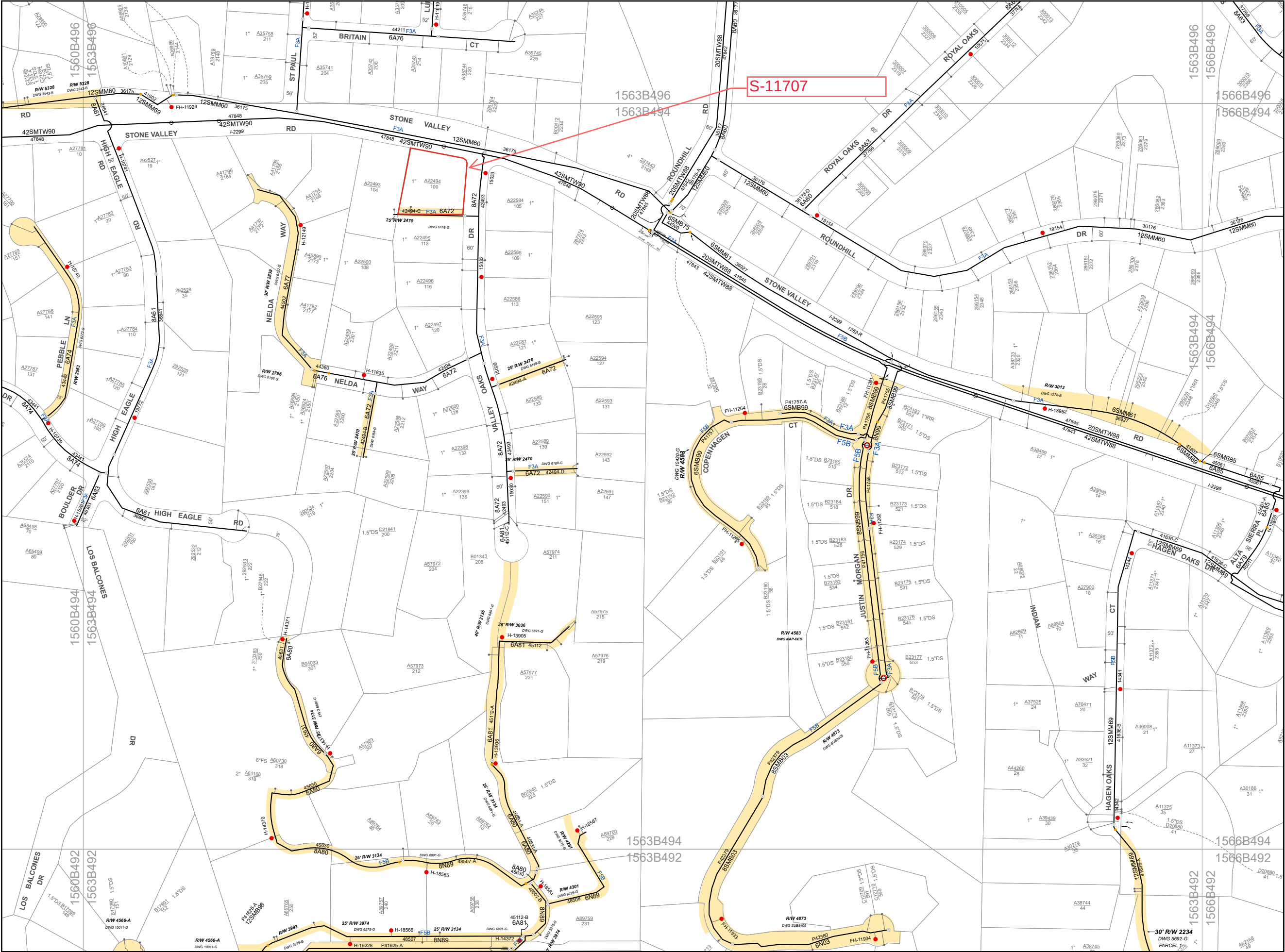


This information is furnished as a public service by East Bay Municipal Utility District (District). The District makes every reasonable effort to produce and publish the most current and accurate information possible. However, the District makes no warranty express or implied, concerning this information's accuracy, completeness, reliability, or suitability for the recipient's intended use. Furthermore, the District assumes no liability associated with the use or misuse of this information. If you do not accept these terms, you must refrain from using the information and immediately return it. Please notify the District if discrepancies in the provided information are found.

By receiving the requested information, you agree that you, and any of your representatives authorized by the District to possess the information, will use the information only for the authorized purpose for which you requested it. If you obtained the information to prepare construction documents, you may make the information publicly available only to the extent necessary for safe construction. In all other circumstances, you may not provide any of the information, or any copy of it, to any other person or entity without the District's prior written approval. When you no longer require the information for your use, you must return or destroy all copies of the information. If you do not accept these terms, you must refrain from using the information and immediately return it.

1563B494

LOCATIONS ARE APPROXIMATE – NOT INTENDED FOR DESIGN PURPOSES – REQUEST AS-BUILT DRAWINGS IF NEEDED FOR DESIGN WORK





CONTRA COSTA
HEALTH

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

RECEIVED on 1/31/2025 VR25-01004
By Contra Costa County
Department of Conservation and Development

1/31/2025

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION

Attn: MARIA LARA LEMUS

30 MUIR RD

MARTINEZ, CA94553

RE: CDVR2501004
100 VALLEY OAKS DR
APN: 197 301 002
Service Request #: SR0023959

Dear MARIA LARA LEMUS :

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

Alamo Municipal Advisory Council

Heather Chaput, Chair
Michaela Straznicka, Vice Chair
Anne Struthers
Cecily Barclay
Robert Brannan
Robert Mowat
Sharon Burke
Michelle Parkinson, Alternate



Candace Andersen, Supervisor

Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925.655.2300

supervisorandersen@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the Department of Conservation and Development.

September 3, 2025

Department of Conservation & Development
Attention: Maria Lara-Lemus
30 Muir Road
Martinez, CA 94553

RECEIVED on 9/3/2025 **CDVR25-01004**
By Contra Costa County
Department of Conservation and Development

Re: CDVR25-01004
3160 Danville Blvd.
Alamo, CA

Dear Grant,

The Alamo Municipal Advisory Council (MAC) heard application CDVR25-01004 at their Tuesday, September 2 meeting. The applicant is requesting a variance for a seven-foot three-inch secondary-front-yard setback (where 20 feet is the minimum required) for an existing 300 square-foot accessory building.

The application was considered by the Alamo Municipal Advisory Council (MAC) Land Use Subcommittee and the entire Alamo MAC on Tuesday, September 2. The applicant and adjacent property owners were notified of the MAC meeting. There was no public comment given. The Alamo MAC **recommends approval** of the application.

Thank you for the opportunity to review this application. Please feel free to contact Alamo MAC Heather Chaput with any questions.

Sincerely,

Heather Chaput

Heather Chaput
Alamo MAC Chair