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.pnq 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 and 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 approvel 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

Public Works Direct: 925.313.2016 | Office: 925.313.2000

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



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

Fax: (925) 313-2021

Email: <u>bob.hendry@pw.cccounty.us</u> Website: <u>www.cccpublicworks.org</u>



CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

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

> ROGER S. BAILEY General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG Secretary of the District

January 28, 2025

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

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.

<u>Development Information</u>: (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	PROPOS	SAL TO	PROVIDE WATER SE	RVIC	ES	
The technical data supplied herein is based on p	oreliminary		ation, is subject to revision	on an	d is to be used for planning purpose	
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					OWNER: Kimberly Sowers 100 Valley Oaks Drive	
Alamo, CA 94507				Alamo, CA 94507		
	DEVI	ELOPN	IENT 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						
	WATE	R SER	VICES 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 Location of Main(s):R/W 2470 & Valley Oaks Dr			None from main extens			
PRESSURE ZONE SERVICE ELEVATION RANGE				ERVICE ELEVATION RANGE		
F3A 250-450			FRESSURE ZUINE		SERVICE ELEVATION KANGE	
·		00151	IENTS			

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

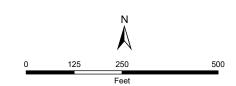


Potable Distribution System

- ---- 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

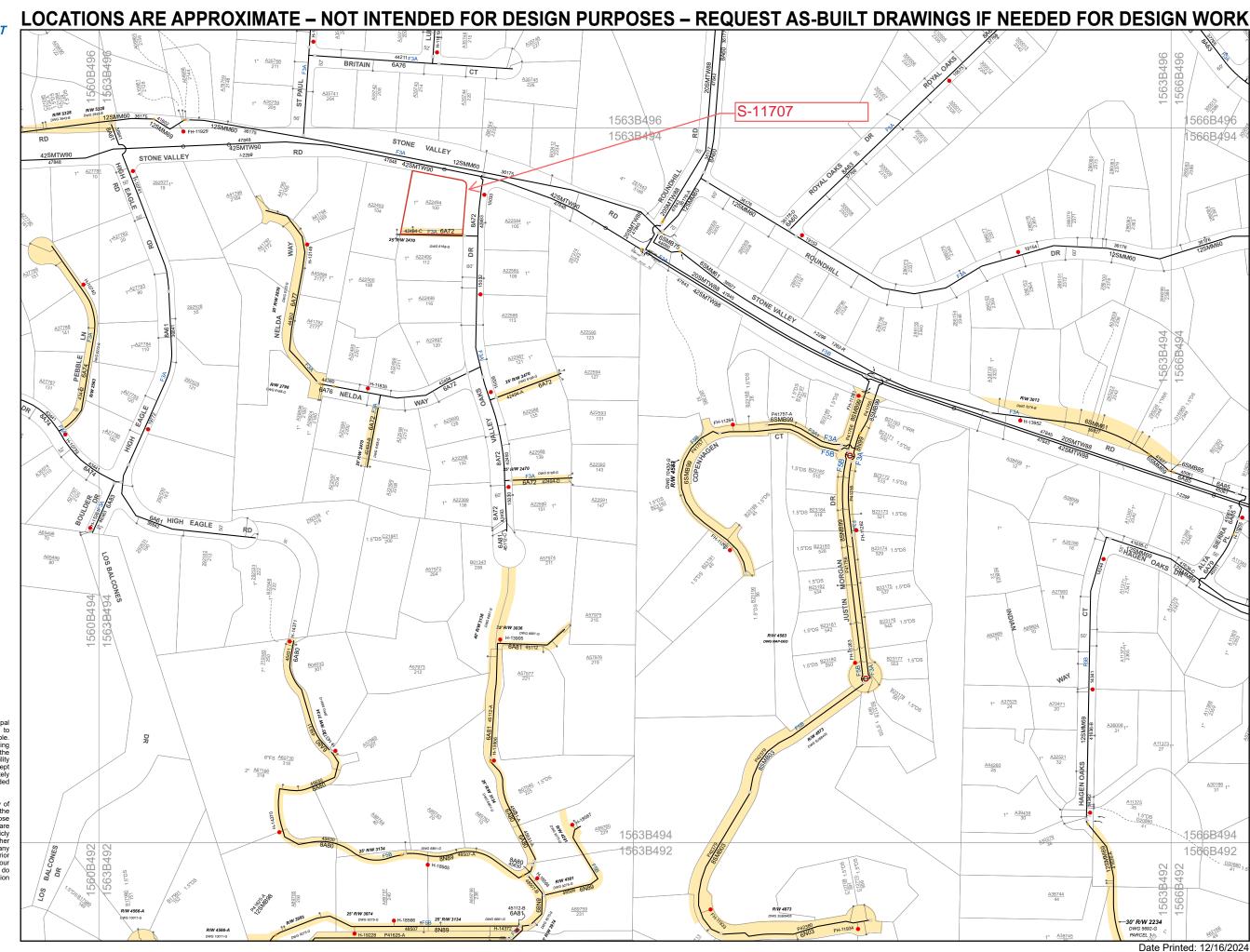
EBMUD Right of Way



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



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

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 <u>prior</u> 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 <u>prior</u> 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,

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

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

Dear Grant,

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

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