



April 22, 2021

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

Subject: Schofield Duplex
0 Howe Rd. Martinez
Project # CDDP21-03007
CCCFPD Project No.: 2021-02156

Dear Mr. Veliz:

We have reviewed the development plan application to construct a single story duplex at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. Access from Almond Street to the building is not shown.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 16-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC
2. The project as proposed shall require the installation of an approved Fire District turnaround. Dead-end emergency apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for the turning around of Fire District apparatus. See CCCFPD Ordinance 2019-37 for information. (503.2.5) CFC
3. Access gates, if installed for Fire District apparatus shall be a minimum of 16-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.
4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
5. The developer shall provide 1 hydrant of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. (C103.1) CFC
6. The developer shall submit three (3) copies of site improvement plans indicating the proposed hydrant location and fire apparatus access, building square footage and type of

construction for review and approval prior to obtaining a building permit. **Final placement of hydrant shall be determined by this office.** (501.3) CFC

7. Emergency apparatus access roadway and hydrant shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

Note: The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D or Section R313.3 of the 2019 California Residential Code. Submit three (3) sets of plans to this office for review and approval prior to installation. (R313.3) CRC.

8. The owner/contractor is responsible for contacting the water district to determine if the existing domestic service (meter) is adequate for a dual service application.
9. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

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,



Todd Schiess
Fire Inspector I

cc: Clif Schofield
158 Wellington Ave.
Clyde, CA 94520
clifschofield@yahoo.com

File:.0 HOWE AND ALMOND ST-PLN-P-2021-02156



City of Martinez Engineering Department

525 Henrietta Street, Martinez, CA. 94553-2394

Phone: (925) 372-3569 Fax: (925) 372-0257

April 19, 2021

Adrian Veliz
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553-4601

Subject: Comments on proposed development
Contra Costa County Project #: **CDDP21-03007 (APN 375-257-003)**.

Dear Mr. Veliz:

The following are comments on the proposed development of the subject project.

1. The site is within the City of Martinez Sphere of Influence (SOI), and within the City's water service area.
2. Providing water to the site from the City's water system is subject to LAFCO's approval to extend water service to property located outside the City limits. The applicant shall be responsible for all costs necessary to obtain LAFCO's approval. The subject property is abutting City of Martinez City the limit lines. No water will be provided to the site without LAFCO's approval. LAFCO may require annexation of the property as a condition for providing water to the site.
3. There is adequate water supply in the vicinity of the project to provide the project with water for domestic and fire use.
4. In accordance with Chapter 12.30 of the City of Martinez Municipal Code, frontage improvement on Howe Road should be required. Frontage improvement includes but not limited to: Curb, gutter, sidewalk, pavement widening and pavement repair to center line of the street to the satisfaction of the City Engineer. All improvement on Howe Road shall be subject to the review and approval of the City Engineer of the City of Martinez. The roadway section shall be per the City Standard Details and specifications for a collector street. The street width shall not be less than that of the existing fully developed section of Howe Road north of the project.
5. Storm water Control Plan: The project should comply with the C.3 requirements of the Municipal Regional Permit issued by SFRWQCB.

If you have any questions, please call me at (925) 372-3569.

Sincerely,

Khalil Yowakim,
Senior Civil Engineer

cc: Randy Leptien, City Engineer
Victoria Walker



Public Works Department

525 Henrietta Street, Martinez, CA 94553-2394

Date: April 9, 2026

Subject: Engineering Comments on "Schonfeld Residences" Project located at 3150 Almond Street in Contra Costa County (APN 378-257-003)

By: Khalil Yowakim, Senior Civil Engineer, Phone: (925) 372-3569

Comments:

1. Proposed storm drainage pipe outfall:
 - a. The drainage pipe outfall to the existing ditch on Howe Road is acceptable to the city.
 - b. Rock rip rap protection is required.

2. Encroachment Permit is required from the city for work within Howe Rd. right-of-way:
 - a. The applicant should submit the permit application with three sets of improvement plans to the city for review, pay the applicable fees and deposit.
 - b. All improvements shall be designed and constructed in accordance with City and/or County standards, and subject to the approval of the City Engineer.
 - c. The permit application is available online at the City's website.
 - d. Provide a copy of the executed stormwater control plan O&M agreement (with the County).

3. Permit Fees:
 - a. Standard Encroachment Permit fees include: plan check fee, inspection fee and \$500 security deposit.
 - b. Preliminary review fee (as of today): **\$980** (staff: 4 hours at \$245/hr.)
This amount to be collected, in addition to the standard encroachment permit fees, prior to the issuance of the encroachment permit.

4. Water supply:
 - a. LAFCO'S out-of-agency water service application approval is required prior to providing water to site outside the City limits.
 - b. This application should be submitted to LAFCO by the city. The applicant shall be responsible for the application fees.
 - c. Information needed for submitting LAFCO's Out-of-Agency water service application:
 - City's fee: **\$3,250** (\$3,200+\$50 for filing NOE)- The check should be payable to the City of Martinez.
 - LAFCO's fee: **\$3,400** – The check should be payable to Contra Costa LAFCO.
 - A recent copy of the title report for the property.

- *A signed and notarized deferred annexation agreement by the property owner (provided earlier to the owner).*
- d. *Water service application(s) is required.*
- e. *The water service(s) to be provided from the existing water main on Santa Fee Ave. The water meters to be located within the public right of way on Santa Fee Ave. The private line(s) from the meter(s) to the site shall be constructed at the owner's sole expense.*

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 30 Muir Road
 Martinez, CA 94553-4601
 Phone: 925-674-7205
 Fax: 925-674-7258



AGENCY COMMENT REQUEST

Date _____

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Trans. Planning <input type="checkbox"/> ALUC Staff <input checked="" type="checkbox"/> APC PW Staff </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Grading Inspection <input type="checkbox"/> Housing Programs <input type="checkbox"/> Telecom Planner <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> County Geologist </td> </tr> </table> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <input checked="" type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials <p><u>PUBLIC WORKS DEPARTMENT</u></p> <input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts <p><u>LOCAL</u></p> <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>MT. VIEW SANITARY</u> <input checked="" type="checkbox"/> Water District <u>CCWD; MARTINEZ WATER</u> <input checked="" type="checkbox"/> City of <u>MARTINEZ</u> School District(s) _____ LAFCO Reclamation District # _____ East Bay Regional Park District Diablo/Discovery Bay/Crockett CSD MAC/TAC _____ Improvement/Community Association <input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email) <p><u>OTHERS/NON-LOCAL</u></p> <input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu) <input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta <input type="checkbox"/> Native American Tribes <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Trans. Planning <input type="checkbox"/> ALUC Staff <input checked="" type="checkbox"/> APC PW Staff	<input type="checkbox"/> Grading Inspection <input type="checkbox"/> Housing Programs <input type="checkbox"/> Telecom Planner <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> County Geologist	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Adrian Veliz</u></p> <p>Phone # <u>925-674-7798</u></p> <p>E-mail <u>adrian.veliz@dcd.cccounty.us</u></p> <p>County File # <u>CDDP21-03007</u></p> <p>Prior to <u>April 23, 2021</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Active Fault Zone (Alquist-Priolo)</p> <p><input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p style="padding-left: 40px;"><input type="checkbox"/> 60-dBA Noise Control</p> <p style="padding-left: 40px;"><input type="checkbox"/> CA EPA Hazardous Waste Site</p> <p style="text-align: center;">*****</p> <p>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.</p> <p>Comments: None Below Attached</p> <div style="text-align: center; margin-top: 20px;"> </div> <p>Print Name <u>Todd Schress</u></p> <p><u>Todd Schress</u> <u>4/22/21</u></p> <p>Signature DATE</p> <p>Agency phone # <u>925-941-3302</u></p>
<input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Trans. Planning <input type="checkbox"/> ALUC Staff <input checked="" type="checkbox"/> APC PW Staff	<input type="checkbox"/> Grading Inspection <input type="checkbox"/> Housing Programs <input type="checkbox"/> Telecom Planner <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> County Geologist		

P2021-02156 PLAN



Planning Application
 Department of Conservation and Development
 Community Development Division

30 Muir Road
 Martinez, CA 94553
 (925) 674-7200
 www.cccounty.us

PROJECT DATA

Total Parcel Size: _____
 Proposed Number of Units: _____
 Proposed Square Footage: _____
 Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW
(former Redevelopment Area) | <input type="checkbox"/> LAND USE PERMIT | <input checked="" type="checkbox"/> TREE PERMIT |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE | <input type="checkbox"/> LOT LINE ADJUSTMENT | <input checked="" type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPLIANCE REVIEW | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS _____ |
| <input checked="" type="checkbox"/> DEVELOPMENT PLAN | <input checked="" type="checkbox"/> PLANNING CONSIDERATION | OTHER _____ |

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: CLIF SCHOFIELD
 ADDRESS: 158 W. WILMINGTON AV
 CITY, STATE: CLYDE CA ZIP: 94520
 PHONE #: 925 395 0062
 EMAIL: CLIF.SCHOFIELD@YAHOO.COM

APPLICANT (MAIN CONTACT INFORMATION)

NAME: CLIF SCHOFIELD
 ADDRESS: 158 W. WILMINGTON AV
 CITY, STATE: CLYDE CA ZIP: 94520
 PHONE #: 925 395 0062
 EMAIL: CLIF.SCHOFIELD@YAHOO.COM

I am the property owner and hereby authorize the filing of this application.
 SIGNATURE: [Signature]

Check here if billings are to be sent to applicant rather than owner.
 SIGNATURE: [Signature]

Project Description and Location:

NON DUPLEX ALMOND ST @ HOWE MARTINEZ

*****FOR OFFICE USE ONLY*****

Project Description:

The applicant requests approval of a Development Plan and Variances for substandard setback and side yards to allow the construction of a new duplex on a vacant lot; and a Tree Permit for the removal of one code-protected tree and work within the driplines of two code-protected trees.

Property Description:

A 9,634 sq. ft. lot; MARTINEZ CENTER LOT 6 POR 4 & 5 BLK 11 Housing Inventory Site

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 375-257-003
Area: <u>Martinez</u>	*CDD Base Fee/Deposit	\$ 5,000.00	S-	Site Address: <u>Howe Road & Almond Street</u>
Fire District: <u>CCC Consolidated</u>	*Additional CDD Base Fee/Deposit	\$	S-	Zoning District: <u>M-29</u>
Sphere of Influence: <u>Martinez</u>	*PW Base Fee/Deposit	\$	S-	General Plan: <u>MH</u>
Flood Zone: <u>B</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Census Tract: <u>3190</u>
x-ref Files:	Notification Fee	\$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisorial District: <u>5</u>
	Environmental Health Dept.	\$57.00	5884	Received By: <u>Syd Sotoodeh</u>
Concurrent Files:	TOTAL	\$ 5,162.00		Date Filed: <u>03/23/2021</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: <u>CDDP21-03007</u>

APPLICATION SUBMITTAL ON REVERSE



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

30 Muir Road
Martinez, CA 94553

Telephone: (925) 674-7209 **Fax:** (925) 674-7250

TO: Adrian Veliz, Project Planner
FROM: Robert Sarmiento, Transportation Planning Section (RS)
DATE: April 22, 2021
SUBJECT: Almond Street Duplex (DP21-03007)

The Transportation Planning Section has reviewed the subject project. Comments are below; in summary, the one major comment pertains to 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)¹, 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 Manual², 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.

Comments

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

Project Characteristics

- **Daily vehicle trips: 19** (based on ITE Category: "Single Family Detached Housing" land use (Code 210))

VMT Screening Criteria

- Projects that generate or attract **fewer than 110 daily vehicle trips**

¹ County Transportation Analysis Guidelines (TAG): [link](#)

² CCTA Technical Procedures:

https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf

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

Estimated Trip Generation

All Trips (based on ITE Category: “Single Family Detached Housing” land use (Code 210)): 76 Average Daily Trips, 1/2 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.

From the County’s TAG:

Applicants may be required to prepare a LOS operational analysis if any of the following apply to a proposed project... Development project that adds 50 or more net new peak hour vehicle trips to an intersection.

3. In accordance with the County’s EV Ordinance³, 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
Anna Battagello, DCD
Jerry Fahy, PWD
Jeff Valeros, PWD
Monish Sen, PWD

³ Section 420.13 – “Electric vehicle (EV) charging for new construction.” ([link](#))