

**From:** [Will Nelson](#)  
**To:** [Chloe Partain](#)  
**Cc:** [Daniel Barrios](#)  
**Subject:** CDSL25-03019  
**Date:** Monday, July 14, 2025 01:15:33 PM

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Hi Chloe,

Advance Planning has no comments on this application.

Best,  
Will



**William R. Nelson**  
Assistant Deputy Director  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553  
**Phone** (925) 655-2898  
**Web** [www.contracosta.ca.gov](http://www.contracosta.ca.gov)

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## AGENCY COMMENT REQUEST

Date 7/14/25

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

**DISTRIBUTION**

INTERNAL

☒ Building Inspection      Grading Inspection  
Advance Planning      Housing Programs  
Trans. Planning      Telecom Planner  
ALUC Staff      HCP/NCCP Staff  
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health      Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services      Special Districts  
Traffic  
Flood Control (Full-size)

LOCAL

☒ Fire District \_\_\_\_\_  
San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
☒ Consolidated – (email) [fire@cccfdpd.org](mailto:fire@cccfdpd.org)

☒ Sanitary District CENTRAL SANITARY  
☒ Water District EAST BAY MUD  
☒ City of Pleasant Hill  
School District(s) \_\_\_\_\_  
LAFCO  
Reclamation District # \_\_\_\_\_  
East Bay Regional Park District  
Diablo/Discovery Bay/Crockett CSD  
MAC/TAC \_\_\_\_\_  
Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
CA Fish and Wildlife, Region 3 – Bay Delta  
Native American Tribes

ADDITIONAL RECIPIENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Please submit your comments to:*

Project Planner Chloe Partain  
Phone # 925-655-2857  
E-mail chloe.partain@dcd.cccounty.us  
County File # CDDP25-03019  
Prior to Aug. 12, 2025

\*\*\*\*\*

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

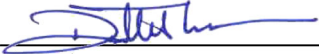
Landslide      Active Fault Zone (A-P)  
Liquefaction      Flood Hazard Area

☒ 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

Print Name Danielle Thomas  
      08/08/2025  
Signature      DATE  
Agency phone # 925-941-3300



# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDDP25-03019**

**File Date: 7/10/2025**

**Applicant:**

Christopher Mills  
4010 Wellington Place  
Lafayette, CA 945492270

cchesley55@gmail.com  
(925) 383-0981

**Property Owner:**

Christopher Mills  
4010 Wellington Place  
Lafayette, CA 945492270

cchesley55@gmail.com  
(925) 383-0981

**Project Description:**

Applicant requests a Development Plan application (as a result of a hearing request to CDSL25-00042) for a new 370-square foot pergola.

**Project Location: (Address: 4010 WELLINGTON PL, LAFAYETTE, CA 945492270), (APN: 169040036)**

**Additional APNs:**

**General Plan Designation(s):** RL

**Zoning District(s):** R-20

**Flood Hazard Areas:** X

**AP Fault Zone:**

**60-dBA Noise Control:**

**MAC/TAC:**

**Sphere of Influence:** Pleasant Hill

**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** CENTRAL SANITARY

**Housing Inventory Site:** NO

**Specific Plan:**

**Fees:**

| Fee Item      | Description                           | Account Code                          | Total Fee      | Paid           |
|---------------|---------------------------------------|---------------------------------------|----------------|----------------|
| 052B          | Notification Fee (\$30)               | 002606-9660-REV-000-5B052B            | 30.00          | 30.00          |
| HSDR          | Environmental Health Fee (\$57)       | 002606-9660-REV-000-5BHSDR <br>\$5.00 | 57.00          | 57.00          |
| SLS036B       | Small Lot Design Rvw - Public Hearing | 002606-9660-REV-000-5B036B            | 3000.00        | 3000.00        |
| <b>Total:</b> |                                       |                                       | <b>3087.00</b> | <b>3087.00</b> |

**From:** [ForwardPlanning](#)  
**To:** [Cherie Adriano](#)  
**Cc:** [Chloe Partain](#)  
**Subject:** RE: Cherie Adriano shared the folder "CDDP25-03019" with you  
**Date:** Wednesday, July 16, 2025 10:28:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)

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Good morning,

Central San has reviewed the below plans for the proposed project at 4010 Wellington PL., Lafayette and has no comments.

Thank you,

**Michelle Peon Del Valle**

**Engineering Assistant**

**Phone:** 925-229-7355

**Email:** [mpeondelvalle@centralsan.org](mailto:mpeondelvalle@centralsan.org)

5019 Imhoff Place, Martinez, CA 94553



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**From:** Cherie Adriano <cherie.adriano@dcd.cccounty.us>  
**Sent:** Monday, July 14, 2025 11:38 AM  
**To:** ForwardPlanning <forwardplanning@centralsan.org>  
**Subject:** Cherie Adriano shared the folder "CDDP25-03019" with you



**Cherie Adriano shared a folder with you**

File Number: CDDP25-03019  
AGENCY COMMENT REQUEST



[CDDP25-03019](#)



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Open

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**From:** [Planning.review](#)  
**To:** [Chloe Partain](#)  
**Cc:** [Cherie Adriano](#); [Planning.review](#)  
**Subject:** CDDP25-03019 - 4010 WELLINGTON PL, LAFAYETTE  
**Date:** Monday, July 14, 2025 12:56:54 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



**From:** [Planning.review](#)  
**To:** [Chloe Partain](#)  
**Cc:** [Cherie Adriano](#); [Planning.review](#)  
**Subject:** Recall: CDDP25-03019 - 4010 WELLINGTON PL, LAFAYETTE  
**Date:** Monday, July 14, 2025 12:58:17 PM

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Planning.review would like to recall the message, "CDDP25-03019 - 4010 WELLINGTON PL, LAFAYETTE".



## REVIEW OF AGENCY PLANNING APPLICATION

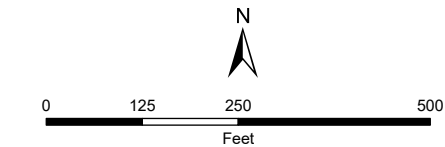
| THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------|
| The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                                                               |
| DATE: 08/12/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EBMUD MAP(S): 1542B522                  | EBMUD FILE:S-11790                                                            |
| AGENCY: Department of Conservation and Development<br>Attn: Chloe Partain<br>30 Muir Road<br>MARTINEZ, CA 94553                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | AGENCY FILE: CDDP25-03019               | FILE TYPE: Development Plan                                                   |
| APPLICANT: Christopher Mills<br>4010 Wellington Place<br>Lafayette, CA 94549-2270                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         | OWNER: Christopher Mills<br>4010 Wellington Place<br>Lafayette, CA 94549-2270 |
| DEVELOPMENT DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |                                                                               |
| ADDRESS/LOCATION: 4010 Wellington Place City:LAFAYETTE Zip Code: 94549-2270                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |                                                                               |
| ZONING:R-20 PREVIOUS LAND USE: Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                                                               |
| DESCRIPTION: Proposal to build a pergola in backyard of existing single-family residence. R/W present. 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         | TOTAL ACREAGE:0.48 ac.                                                        |
| TYPE OF DEVELOPMENT:<br>Single Family Residential:1 Units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |                                                                               |
| WATER SERVICES DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |                                                                               |
| PROPERTY: in EBMUD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ELEVATION RANGES OF STREETS:<br>176-176 | ELEVATION RANGE OF PROPERTY TO BE DEVELOPED:<br>176-176                       |
| All of development may be served from existing main(s)<br>Location of Main(s):Wellington Place                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                                                                               |
| None from main extension(s)<br>Location of Existing Main(s):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                         |                                                                               |
| PRESSURE ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SERVICE ELEVATION RANGE                 | PRESSURE ZONE SERVICE ELEVATION RANGE                                         |
| H1A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 50-250                                  |                                                                               |
| COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         |                                                                               |
| <p>EBMUD owns and operates a 2-inch water distribution pipeline in an EBMUD right of way (R/W 4107) located within the boundary of this property. This pipeline provides water service to the existing residential properties. 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.</p> <p>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.</p> <p>ARW</p> |                                         |                                                                               |
| CHARGES & OTHER REQUIREMENTS FOR SERVICE:<br>Contact the EBMUD New Business Office at (510)287-1008.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                               |
| <div style="text-align: right;">8/6/25</div> <div style="text-align: center;"><br/>Chien Wang, Associate Civil Engineer; DATE<br/>WATER SERVICE PLANNING SECTION</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                                                               |

**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



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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.

**1542B522**

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

