



CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

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

November 25, 2025

ROGER S. BAILEY
General Manager

Everett Louie
Project Planner
925-655-2873
Everett.louie@dcd.cccounty.us

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

SUBJECT: 2189 Hadden Rd., Walnut Creek
APN: 183-182-025, Central San Response

Dear Everett Louie,

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 application to allow for an approximately 192 sq ft detached shed at a 15 foot front setback (where 25 feet is required from Hadden road) and a 10 foot secondary frontage setback (where 20 feet is required from Ward drive. The project also includes small lot design review for the shed on a substandard size lot

Site-Specific Development Conditions:

- There is an existing 5-foot-wide sanitary sewer easement and active sewer pipeline along the southernly property line. In reviewing recent aerial imagery, it appears that this shed has been constructed within Central San's easement. No existing or proposed improvements that constitute an encroachment as defined by District Code may reside within Central San's easements.
- The applicant should promptly submit hard-copy, full-size improvement plans to Central San Permit Counter located at 5019 Imhoff Place, Martinez. Staff will review and advise on any applicable fees due and next steps. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant

Everett Louie

From: Planning.review <planning.review@ebmud.com>
Sent: Monday, October 27, 2025 9:51 AM
To: Everett Louie
Cc: Planning.review; Cherie Adriano
Subject: CDVR25-01053 - 2189 HADDEN RD, WALNUT CREEK

This Message Is From an External Sender

This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

[Report Suspicious](#)

Dear Everett,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

Amy Wen | Sr Administrative Clerk
Water Distribution Planning Division





CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

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

November 24, 2025

Contra Costa County
Dept. of Conservation and Development
Attn: Everett Louie
30 Muir Road
Martinez, CA 94553
(925) 655-2873
Everett.louie@dcd.cccounty.us

Subject: New Storage Shed
2189 Hadden Road, Walnut Creek, CA 94596
CDVR25-01053
CCCFPD #P-2025-003704PLN

We have reviewed the **preliminary Variance and Small Lot Design Review application** to allow for an approximately 192 square-foot detached shed at a 15-foot front setback and a 10-foot secondary frontage setback and the shed on a substandard size lot, at the subject location. The following is required for Fire District approval in accordance with the current, adopted editions of the California Fire Code (CFC), as amended, Local Ordinances, and adopted standards.

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

1. Land Development Permit. A land development permit is required for access and water supply review and approval prior to submitting building construction plans. Plan submittal instructions are located at the end of this comment letter.

The developer shall submit full size, scaled site improvement plans indicating:

- All existing or proposed hydrant locations
- Fire apparatus access roads to the public way to include slope and road surface
- Driveway- from the public road to the structure
- Size of building and type of construction
- Gates, fences, retaining walls, bio-retention basins, any obstructions to access

2. Fire Apparatus Access Roads. The proposed fire apparatus access roads appear to comply with Fire District requirements. (503) CFC

3. Vegetation Management. 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.*

FIRE DISTRICT PLAN SUBMITTAL INSTRUCTIONS

ALL plan submittals and applications shall be submitted to the Fire District, by one of the following ways:

- 1) In person, with a minimum of two (2) sets of to-scale plans
- 2) Electronically, through the Fire District Citizen Portal Website:
<https://confire.vision33cloud.com/citizenportal/app/landing>

All submittals shall be accompanied by the correct application (found on our website: www.cccfpd.org).

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

Reviewed By: Danielle Thomas, Fire Inspector

Date