

Contra Costa County



Fire Protection District

December 10, 2020

Ms. Mitchell
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

Subject: Legalize and Convert an existing R occupancy in a commercial building
3449 San Pablo Dam Rd. El Sobrante
Project # DP20-3031
CCCFPD Project No.: P-2020-05176

Dear Ms. Mitchell,

We have reviewed the development plan to legalize and convert a commercial building to an R occupancy 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 appears comply with Fire District requirements.
2. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 500 GPM. Required flow must be delivered from not more than one (1) hydrant flowing for a duration of 30 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
3. The developer shall submit three (3) copies of site improvement plans indicating the existing hydrant location and fire apparatus access, existing and proposed floor plans, building square footage and type of construction for review and approval prior to obtaining a building permit. (501.3) CFC
4. The duplex 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.
5. 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.

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,

A handwritten signature in blue ink, appearing to read "Todd Schiess".

Todd Schiess
Fire Inspector I

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 12/07/20

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
APC PW Staff County Geologist

HEALTH SERVICES DEPARTMENT
☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT
☒ Engineering Services (1 Full-size + 3 email Contacts)
Traffic
Flood Control (Full-size) Special Districts

LOCAL
☒ Fire District _____
San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfd.org
East CCC – (email) brodriguez@cccfd.org
☒ Sanitary District West County Wastewater
☒ Water District EBMUD
☒ City of San Pablo
School District(s) _____
LAFCO
Reclamation District # _____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC El Sobrante MAC
Improvement/Community Association
CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL
CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS
El Sobrante Valley Planning and Zoning Advisory Committee

Please submit your comments to:

Project Planner Margaret Mitchell
Phone # 925-674-7804
E-mail margaret.mitchell@dcd.cccounty.us
County File # DP20-3031

Prior to Dec.31, 2020

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

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # _____

☒ 60-dBA Noise Control
CA EPA Hazardous Waste Site

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

No objection.

Print Name Thomas Lang, ESMAC Chair

Thomas Lang December 16, 2020
Signature DATE

Agency phone # 510-364-5131



AGENCY COMMENT REQUEST

Date 12/07/20

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

DISTRIBUTION

INTERNAL

- | | |
|---|--------------------|
| <input checked="" type="checkbox"/> Building Inspection | Grading Inspection |
| Advance Planning | Housing Programs |
| Trans. Planning | Telecom Planner |
| ALUC Staff | HCP/NCCP Staff |
| APC PW Staff | County Geologist |

HEALTH SERVICES DEPARTMENT

- ☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ☒ Engineering Services (1 Full-size + 3 email Contacts)
 Traffic
 Flood Control (Full-size) Special Districts

LOCAL

- ☒ Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfd.org

East CCC – (email) brodriguez@cccfd.org

- ☒ Sanitary District West County Wastewater

- ☒ Water District EBMUD

- ☒ City of San Pablo

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

- ☒ MAC/TAC El Sobrante MAC

Improvement/Community Association

CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

El Sobrante Valley Planning and Zoning Advisory Committee

Please submit your comments to:

Project Planner Margaret Mitchell

Phone # 925-674-7804

E-mail margaret.mitchell@dcd.cccounty.us

County File # DP20-3031

Prior to Dec.31, 2020

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

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # _____

- ☒ 60-dBA Noise Control

CA EPA Hazardous Waste Site

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

1. Compliance with applicable building codes is required.

2. Because a 2nd unit is being created by the addition of a kitchen on the 2nd story, fire rating of floor/ceiling, stair enclosure and load bearing walls is required per 2019 CRC. See further comments on sheet A1.2.

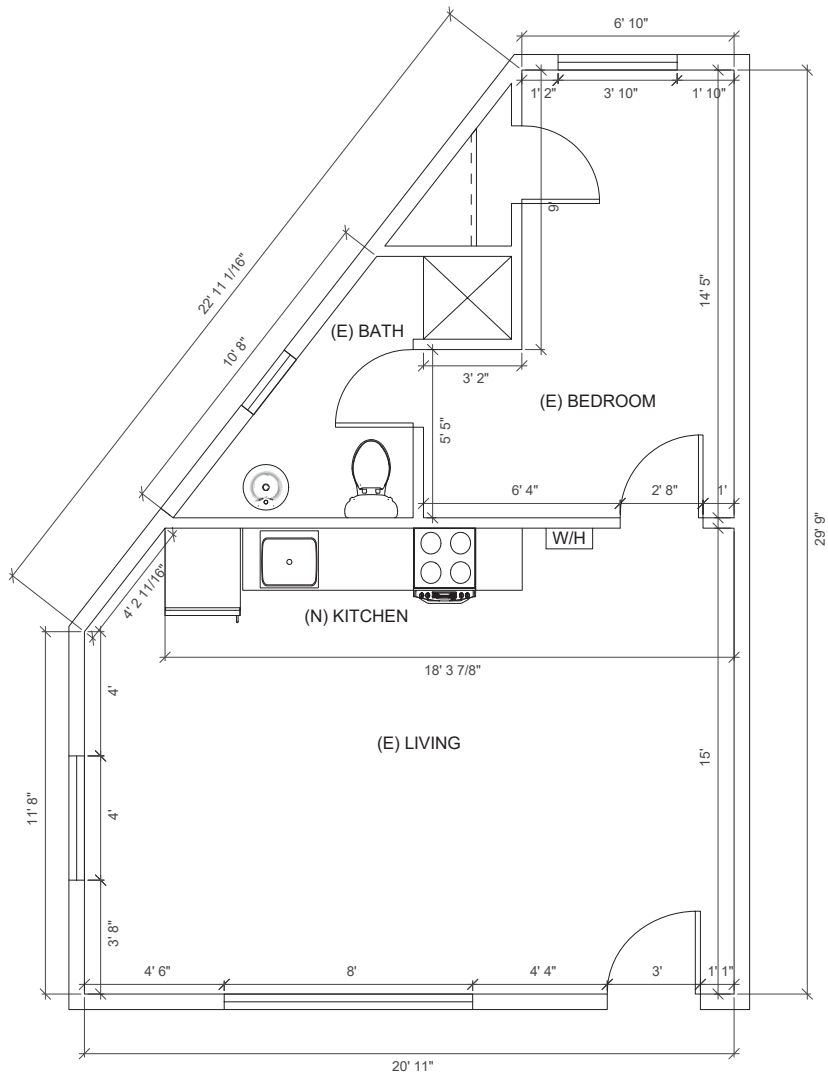
Print Name Abed Chowdhury

12/21/2020

Signature

DATE

Agency phone # 925-674-7740



2019 CRC, Section R302.3:
1. 1-hour fire rated floor/ceiling assembly is required.
2. Show existing stair. Note that the stair will have to be enclosed with a 1-hour fire rated assembly.
3. Load bearing walls supporting the floor framing shall be 1-hour fire rated.

1 UPPER UNIT 3451: PROPOSED FLOOR PLAN

DESIGNED BY:	
Joe Kidron	
PROJECT TITLE	
Kidron remodeling	
PROJECT DESCRIPTION	
- Add residential unit - Add kitchen	
PROJECT DIRECTORY	
OWNER: N/A	
DESIGNER: Joe Kidron	
REVISION DATES	
MARK	DATES DESCRIPTION
PROJECT NUMBER:	
DRAWN BY:	
SCALE BY: 1/4" : 1'-0"	
SHEET TITLE	
Unit 3451: Proposed Floor Plan	
Sheet: 04	A1.2



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: 12/24/2020	EBMUD MAP(S): 1473B538,1473B536	EBMUD FILE:S-10998								
AGENCY: Department of Conservation and Development Attn: Margaret Mitchell 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: DP20-3031	FILE TYPE: Development Plan								
APPLICANT: Yochai Kidron 3449 San Pablo Dam Road El Sobrante, CA 94803		OWNER: same								
DEVELOPMENT DATA										
ADDRESS/LOCATION: 3449 San Pablo Dam Road City:EL SOBRANTE Zip Code: 94803										
ZONING:R-B PREVIOUS LAND USE: Commercial										
DESCRIPTION: Requesting approval of a Developmental Plan application to legalize and convert the existing commercial building into a duplex with a variance to allow zero off-street parking spaces.		TOTAL ACREAGE:0.03 ac.								
TYPE OF DEVELOPMENT: Multi Family Residential:2 Units										
WATER SERVICES DATA										
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 120-120	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 120-120								
All of development may be served from existing main(s) Location of Main(s):San Pablo Dam Road										
<table border="1"><thead><tr><th>PRESSURE ZONE</th><th>SERVICE ELEVATION RANGE</th></tr></thead><tbody><tr><td>A1A</td><td>100-200</td></tr></tbody></table>		PRESSURE ZONE	SERVICE ELEVATION RANGE	A1A	100-200	<table border="1"><thead><tr><th colspan="2">None from main extension(s) Location of Existing Main(s):</th></tr><tr><th>PRESSURE ZONE</th><th>SERVICE ELEVATION RANGE</th></tr></thead><tbody></tbody></table>	None from main extension(s) Location of Existing Main(s):		PRESSURE ZONE	SERVICE ELEVATION RANGE
PRESSURE ZONE	SERVICE ELEVATION RANGE									
A1A	100-200									
None from main extension(s) Location of Existing Main(s):										
PRESSURE ZONE	SERVICE ELEVATION RANGE									
COMMENTS										
<p>The property is currently served by a single water meter. Separate water meters are required for each unit of the duplex. When the development plans are finalized, 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>JML</p>										
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.										
<div>Jennifer L McGregor, Senior Civil Engineer; DATE</div> <div>WATER SERVICE PLANNING SECTION</div>										



AGENCY COMMENT REQUEST

Date 10/08/24

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

<input checked="" type="checkbox"/> Engineering Services	Special Districts
Traffic	
Flood Control (Full-size)	

LOCAL

Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov

Consolidated – (email) fire@cccfd.org

Sanitary District _____

Water District _____

City of _____

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)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Grant Farrington

Phone # 925-655-2868

E-mail Grant.Farrington@dcd.cccounty.us

County File # CDDP20-03031

Prior to November 8, 2024

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

Based on the preliminary construction plans, the site will continue to drain to the adjacent watercourse in compliance with the drainage requirements of the County Ordinance Code. No special conditions are necessary. They will still be subject to applicable AOB fees and Drainage Area 73 fees. Any construction activities within the San Pablo Road right of way will require an Encroachment Permit from the City of San Pablo

Print Name Larry Gossett

Signature _____

12/10/24

DATE

Agency phone # 925-313-2016