



## 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: 12/30/2024	EBMUD MAP(S): 1485B514	EBMUD FILE:S-11694
AGENCY: Department of Conservation and Development Attn: Diana Lecca 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDDP24-03059	FILE TYPE: Development Plan
APPLICANT: Debbie Chernoff Jack Backus Architects 1057 Hubert Road Oakland, CA 94610	OWNER: Timothy & Cathe Lo 20 Eagle Hill Road Kensington, CA 94707-1408	

### DEVELOPMENT DATA

ADDRESS/LOCATION: 18 Eagle Hill Road	City:KENSINGTON	Zip Code: 94707
ZONING:Residential	PREVIOUS LAND USE: Vacant	
DESCRIPTION: Development Plan to construct a new 2-story 3,570 sq.ft. single-family residence on a vacant lot.	TOTAL ACREAGE:0.15 ac.	
TYPE OF DEVELOPMENT:	Single Family Residential:1 Units	

### WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 450-460	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 460-500
All of development may be served from existing main(s) Location of Main(s):Edgecroft Road		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	
A4BB	400-500	
PRESSURE ZONE	SERVICE ELEVATION RANGE	

### COMMENTS

The property currently does not have water service. 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 water service to the development. Engineering and installation of water mains and 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.

CHARGES & OTHER REQUIREMENTS FOR SERVICE:  
Contact the EBMUD New Business Office at (510)287-1008.

 1/6/25

Chien Wang, Associate Civil Engineer; DATE  
WATER SERVICE PLANNING SECTION

**From:** [Robert Rogers](#)  
**To:** [Diana Lecca](#)  
**Subject:** Re: CDDP24-03059 Application  
**Date:** Tuesday, April 1, 2025 5:22:15 PM

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Hi Diana,

Yes!

Here is our report for you:

Meeting on March 26, 2025:

Members in attendance: Brydon, Barry, Novickas, Peterson, Frydman

Member remote: Cooke

Business completed:

1. KMAC approved Feb. 26 meeting minutes
2. KMAC approved 03060 re: 279 Colusa Ave. following applicant and neighbors reaching some compromises
3. KMAC received Sup. Gioia's presentation on KMAC serving as an arbitration board for the local tree view ordinance
4. KMAC approved 03059 re: 20 Eagle Hill Rd. following applicant and neighbors reaching some compromises with story poles

Video Here: [https://youtu.be/CU\\_Gi9YSC80?si=tf6Seg8rplm9NJ0w](https://youtu.be/CU_Gi9YSC80?si=tf6Seg8rplm9NJ0w)

As of today, we have no pending items for the April 30 meeting.

Best,  
Robert

Robert Rogers  
District Coordinator  
Office of County Supervisor John Gioia  
11780 San Pablo Ave., Suite D  
El Cerrito, CA, 94530  
510.942.2224  
[www.cocobos.org/gioia](http://www.cocobos.org/gioia)

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**From:** [Lawrence Theis](#)  
**To:** [Diana Lecca](#)  
**Subject:** Re: CDDP24-03059 Drainage Plan  
**Date:** Friday, August 15, 2025 11:09:41 AM

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Hi Diana - I have not seen this before. I took a quick look at site drainage only (not for lot legality, creation or frontage).

My feedback is that the applicant is addressing collect and convey requirements - they are collecting stormwater on side of the home and directing toward the rear of the lot (downhill) and dissipating onsite to then naturally run downhill to the a curb and gutter on Edgcroft Rd. I think the applicant is approaching the drainage reasonably. I believe it is sufficient and makes sure to avoid running off stormwater onto neighboring properties which is usually the biggest issue that comes up.

Hope this is what you are looking for. I would not anticipate any specific PW COAs related to design; the property is probably subject to drainage area fees and annexation to districts.

LT

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