



12/1/2025

CCC DCD

Attn: DIANA LECCA

30 MUIR RD

MARTINEZ, CA94553

RE: CDDP25-03032
210 AMHERST AVE
APN: 570 050 004
Service Request #: SR0025433

Dear DIANA LECCA :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
- Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
- If this project is not served by sanitary sewer and an onsite wastewater disposal system (septic system) is needed for this project, a permit from CCEH is required prior to installation. The new septic system, including disposal field replacement area must comply with current standards. Holding tanks for sewage disposal are prohibited unless these are owned and maintained by a public entity.
- For proposed subdivisions/minor subdivisions served by onsite wastewater disposal systems (septic systems). It must be demonstrated that each lot can accommodate a septic system meeting current standards, including disposal field replacement area.
- For proposed subdivisions/minor subdivisions served by onsite private water wells. It must be demonstrated that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water

supply.

- If the project will require a small public water system, these systems must operate under permit from CCEH. The water supply (e.g. well) must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- If the proposed lot line adjustment involves properties served by an onsite waster disposal system (septic system). The new lot configurations must accommodate the septic system(s), including the disposal field replacement area(s), without conflicting with current standards (e.g., setbacks to property lines).
- If the proposed lot line adjustment involves properties served by an onsite water well. The new lot configurations must not conflict with current standards (e.g., setbacks to property lines).
- Horse boarding facilities are subject to the requirements of the Contra Costa County Cleanwater Program, including routine inspections. The applicant can contact CCEH for details.
- It is recommended that the project be served by public sewer and public water wherever possible.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

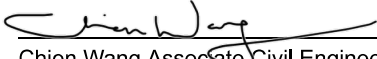
Sincerely,

A handwritten signature in black ink, appearing to read "Kristian Lucas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kristian Lucas, REHS
Director of Environmental Health



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: 12/11/2025	EBMUD MAP(S): 1485B516	EBMUD FILE:S-11846								
AGENCY: Department of Conservation and Development Attn: Diana Lecca 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDDP25-03032	FILE TYPE: Development Plan								
APPLICANT: Greg VanMechelen 732 Gilman Street Kensington , CA 94710		OWNER: KEN & JULIE KURTZMAN 134 BRAEBURN DR NEW CANAAN, CA 06840								
DEVELOPMENT DATA										
ADDRESS/LOCATION: 210 Amherst Avenue City:KENSINGTON Zip Code: 94708										
ZONING:Residential PREVIOUS LAND USE: Residential										
DESCRIPTION: ADU addition and remodel on residential parcel.		TOTAL ACREAGE:0.12 ac.								
TYPE OF DEVELOPMENT: Single Family Residential:2 Units										
WATER SERVICES DATA										
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 552-560	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 552-560								
All of development must be served from existing main(s) Location of Main(s):Amherst Avenue										
<table border="1"><thead><tr><th>PRESSURE ZONE</th><th>SERVICE ELEVATION RANGE</th></tr></thead><tbody><tr><td>A5A</td><td>500-700</td></tr></tbody></table>		PRESSURE ZONE	SERVICE ELEVATION RANGE	A5A	500-700	<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
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COMMENTS										
The construction of new accessory dwelling units may require additional water services and payment of associated fees. 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.										
 Chien Wang, Associate Civil Engineer; DATE WATER SERVICE PLANNING SECTION										

From: [Robert Rogers](#)
Subject: KMAC Meeting report for December 10
Date: Thursday, December 11, 2025 12:37:55 PM

Good afternoon KMAC leaders,

Thanks for a great meeting last night.

Members in attendance Dec. 10: Barry, Novickas, Peterson, Brydon

Member absent (excused): Frydman

Business completed:

1. KMAC approved September 24 meeting minutes
2. KMAC **approved CDDP25-03032 210 Amherst Ave.** The applicant requested approval of a Development Plan and Kensington Design Review for a residential addition yielding a gross floor area of 3,877 SF where 2,500 square feet is the gross floor area threshold for a public hearing. The project also includes a Variance for rear setback of 5-foot 10-inches (where 15 feet is the minimum) for the rear portion of the addition. **KMAC Approved 3-0-1 with Peterson Abstaining**

Video Here: https://youtu.be/gE4pimcVaZ4?si=bOwVOZ_gdVzHsj6u

Our next meeting is set for January 28, 2026.

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