

From: [Planning.review](#)
To: [Dulce Reckmeyer-Walton](#)
Cc: [Planning.review](#); [Cherie Adriano](#)
Subject: CDVR25-01045 - 37 TERRA BELLA DR, WALNUT CREEK
Date: Friday, September 12, 2025 12:16:45 PM
Attachments: [image001.png](#)

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Dear Dulce,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

[Amy Wen](#) | Sr Administrative Clerk
Water Distribution Planning Division





9/23/2025

CC DCD

Attn: DULCE RECKMEYER-WALTON

30 MUIR RD

MARTINEZ, CA94553

RECEIVED on 9/23/2025 **CDVR25-01045**
By Contra Costa County
Department of Conservation and Development

RE: CDVR25-01045
37 TERRA BELLA DR
APN: 180 310 014
Service Request #: SR0025080

Dear DULCE RECKMEYER-WALTON :

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", with a stylized flourish at the end.

Kristian Lucas, REHS
Director of Environmental Health



CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

PHONE: (925) 228-9500

FAX: (925) 228-4624

www.centalsan.org

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

RECEIVED on 10/8/2025 CDVR25-01045
By Contra Costa County
Department of Conservation and Development

October 8, 2025

Dulce Reckmeyer-Walton
Project Planner

925-655-2854

Dulce.reckmeyer-walton@dcd.cccounty.us

SUBJECT: 37 Terra Bella Dr., Walnut Creek
APN: 180-310-014, Central San Response

Dear Dulce Reckmeyer-Walton,

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 to allow a 3-foot side yard (where 10 feet is the minimum required) to construct a 350-square-foot carport

Site-Specific Development Conditions:

- Any proposed improvements that will impact the existing exterior side sewer or the related appurtenances will require a Central San Permit prior to alteration.
- Prior to receiving a building permit, 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. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant



RECEIVED on 10/15/2025 CDVR25-01045
By Contra Costa County
Department of Conservation and Development

AGENCY COMMENT REQUEST

Date _____

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
 ___ Consolidated – (email) fire@cccfdpd.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 _____
Phone # _____
E-mail _____
County File # _____
Prior to _____

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 _____

Signature _____ DATE _____

Agency phone # _____