




Memo

April 27, 2026

TO: Syd Sotoodeh, Planner, Department of Conservation and Development
FROM: Alex Vazquez, Senior Civil Engineer, Engineering Services Division 
SUBJECT: **VARIANCE VR22-1062**
REVISED STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Ryan Bosworth/58 Canyon Lake Dr/Port Costa/APN 368-145-024)
FILE: **VR22-1062**

We have reviewed the revised application for **variance permit VR22-1062** received by your office on **April 24, 2026**, as an update to the original application from **November 3, 2022**. The attached recommended conditions of approval, based on the site plan, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background

The applicant requests a variance to allow for the construction of a new, two story, single-family residence with variances to allow a 1'-10" side yard (where 5 feet is required) and a 10'-6" aggregate side yard (where 15 feet is required), and variances to allow a 17'-6" front setback (where 20 feet is required) and 0' side yard setback (where 5 feet is required) for a retaining wall, and to allow a 0' side yard, and parking in tandem, for the two required off-street parking spaces.

The property is located at 58 Canyon Lake Drive in Port Costa. Based on existing records, a 4-foot-wide box culvert runs beneath the property. The revised submittal confirms that the culvert width is 5 feet from outside edge to outside edge. Prospect Avenue is to the north of the property, at a high elevation relative to the parcel's concrete slab. The property faces the County maintained road, Canyon Lake Drive, and slopes south towards that road. To the east and west of the property are other residential parcels.

A Variance Permit by the same applicant (VP19-1051) was previously approved on this site.

Traffic and Circulation

The site is north of and gains access from Canyon Lake Drive, a County maintained road. The frontage features a sidewalk separated from the roadway by a drainage ditch. There is no curb present in the vicinity of the project and the driveway is not presently connected to Canyon Lake Drive by a concrete slab, requiring vehicles accessing the driveway to drive through the roadside drainage ditch. There are no proposed frontage improvements shown on project plans.

Canyon Lake Drive is approximately 30 feet wide within an existing 60-foot road right-of-way. The County General Plan shows Canyon Lakes Drive to be a collector, and as such no additional easement width or pavement widening is necessary. There appears to be adequate onsite parking with two proposed parking spaces beside the residence. The proposed project has no direct impact to County roads. Any future changes to the driveway within the public right-of-way will require a separate encroachment permit.

Drainage

The site generally drains southeasterly to an earthen ditch adjacent to Canyon Lake Drive. The proposed improvements will not add or alter the drainage from what previously existing on. Building Inspection will oversee compliance with Building Code requirements relative to the residential improvements.

Updated design drawings provided by the applicant indicate that the box culvert for Bull Valley Creek located beneath the north side of the property is 5 feet wide (measured outside edge to outside edge), rather than the 4-foot width previously identified. The applicant has proposed a 11-foot-wide drainage easement over this culvert. A drainage easement in favor of the adjacent upstream property owner will need to be dedicated prior to final occupancy of the building

The proposed building and wading pool comply with the easement setback requirement. The project engineer has submitted a memo stating that construction proposed as part of this project is not anticipated to affect the integrity of the culvert.

Stormwater Management and Discharge Control

In compliance with the County's Stormwater Management and Discharge Control Ordinance, it has been determined that the applicant is not required to submit a Stormwater Control Plan (SWCP) for this project. New or redeveloped impervious surface area totals are less than 10,000 square feet, which is the threshold requirement for submitting a SWCP for a single-family home project.

Floodplain Management

The property lies within a Special Flood Hazard Area (100-year flood plain) Zone A as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The applicant should be aware that a floodplain permit from Public Works will be required.

Lighting District Annexation

The subject parcel is already annexed into the L-100 lighting district and will require no further annexation.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit, as adopted by the Board of Supervisors. The fees shall be paid prior to issuance of building permits.

Drainage Area Fee

The property is located within unformed Drainage Area 122A. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Alex Vazquez at (925) 313-2117 or alex.vazquez@pw.cccounty.us.

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**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT VR22-1062**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on March 12, 2026.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE STATED.

Miscellaneous Drainage Requirements:

- A private storm drain easement in favor of the immediate upstream property owner, 11 feet in width shall be dedicated over the 5-foot-wide Bull Valley Creek cobbled culvert traversing the site. This dedication shall be recorded prior to final occupancy.

Floodplain Management

- The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.