



# Memo

July 18, 2023

**TO:** Francisco Avila, Planner, Department of Conservation and Development  
**FROM:** Kellen O'Connor, Associate Civil Engineer, Engineering Services Division *MR. O.*  
By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division  
**SUBJECT:** **SUBDIVISION SD22-09628**  
**STAFF REPORT & CONDITIONS OF APPROVAL**  
(LCA Architects/Pacheco Blvd./Martinez/APN 380-220-044)  
**FILE:** SD22-09628 (x-ref DP22-03036)

We have reviewed the revised tentative map for **subdivision SD22-09628** received by our office on **April 7, 2023**. 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 approval of a Vesting Tentative Map to allow a 33-unit multi-family (condo/townhome) residential subdivision with a private road on two existing lots with a gross area of 1.57 acres. The request is a revision of an approved vesting tentative map for 32 units under file SD06-09100. The site is located at the northwest corner of Pacheco Boulevard and Windhover Way in unincorporated Martinez.

No exceptions from Public Works related requirements of the County Ordinance Code have been submitted for consideration.

## Traffic and Circulation

Per the vesting tentative map, the site currently gains access from Windhover Way and proposes to add a second driveway to gain access from Pacheco Boulevard, both publicly maintained roads. Based on the applicant's Sight Distance Analysis dated April 4, 2023, there is inadequate sight distance with existing on-street parking southeast of the proposed driveway on Pacheco Boulevard. Additionally, there are potential turning movement conflicts due to the offset intersection on Pacheco Boulevard with Sodaro Drive. The sight distance issue may prohibit a portion or all of the on-street parking along the Pacheco Boulevard frontage. To alleviate potential turning movement conflicts with the Pacheco Boulevard driveway, access at that driveway will be restricted to right

turn ingress and egress only. Physical turning movement restrictions at that driveway and/or travel way will be considered.

Frontage improvements along Pacheco Boulevard were constructed by the County in 2015. Both Windhover Way and Pacheco Boulevard appear to be at their ultimate road right-of-way width at this location. No additional road widening or right-of-way dedication will be required as part of this subdivision.

The vesting tentative map provides typical cross sections of the proposed private road; ranging between 21 feet and 26 feet of pavement within a 26-foot private road easement.

### **Underground Utilities**

The County Ordinance Code requires all overhead utilities along the frontage of public streets to be removed and placed underground. Most of the major overhead utilities along Pacheco Boulevard in this area are located on the opposite side of the street and will not be required to be relocated. However, there appear to be some secondary utilities, presumably communications facilities, along the project frontage that will be required to be relocated underground.

### **Drainage**

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

Based on the provided stormwater infrastructure and grading plan, the site drains from south to north. A series of storm drain lines will direct runoff from the site to the stormwater treatment basins, ultimately discharging to an existing storm drain system in Windhover Way. The drainage analysis attempts to show the treatment basins have sufficient capacity to meter the stormwater runoff and satisfy the drainage requirements cited above. The joint use of treatment basins for flood control mitigation is only allowed if the basin volume required for stormwater management purposes is not included in the available storage volume for routing of runoff for flood protection. The analysis lacks a time-based routing of the 10-year design storm(s) across a spectrum of storm durations to verify their capacity to contain the runoff volume required for flood protection.

Note that there is no mandate in the Subdivision Ordinance that requires mitigation of the additional runoff created by the project, only that it be conveyed to adequate downstream "receiving waters" If the downstream facilities are adequate, detention is not necessary. If the downstream infrastructure is NOT adequate, off-site improvements and/or detention may be necessary for the project to comply with Code requirements. Note that Chapter 914-12 – "DETENTION BASINS" of the Ordinance Code requires basins to have a minimum capacity of 15-acre feet and be publicly maintained. An exception request for smaller, privately maintained basins would require an exception request from the Code requirements as provided for in Chapter 92-6 of said Code. If detention may be necessary or to meet the overall drainage requirements of the Code, an exception request should be considered so that option is available as the project proceeds through final design.

## **Stormwater Management and Discharge Control**

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This proposed project will create more than the threshold of 10,000 square feet of impervious area, requiring submittal of a SWCP. A plan has been submitted and has been accepted as "preliminarily complete" as to the stormwater treatment aspects of the proposed facilities. Any combined use of the facilities for reduction of stormwater runoff for flood protection is not approved at this time.

## **Floodplain Management**

The property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

## **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 Martinez Area of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

## **Drainage Area Fee and Creek Mitigation**

The applicant will be required to comply with the drainage fee requirements for Drainage Area 57 as adopted by the Board of Supervisors. This fee shall be paid prior to filing of a final map.

Should you have any questions, please contact Anthony DiSilvestre at extension 3-2262 or [anthony.disilvestre@pw.cccounty.us](mailto:anthony.disilvestre@pw.cccounty.us) or Kellen O'Connor at extension 3-2278 or [kellen.o'connor@pw.cccounty.us](mailto:kellen.o'connor@pw.cccounty.us).

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G:\engsvc\Land Dev\SD\SD 9628 (x-ref DP22-3036)\Resubmittal 4-6-23\Staff Report & COAs 07-18-23.docx

cc:      J. LaRocque, Engineering Services  
          L. Gossett, Engineering Services  
          K. O'Connor, Engineering Services  
          Mohammad and Zarin Ahmadieh, *owner*  
          11 Alamo Lane,  
          Alamo CA 94507  
          Carl Campos, *applicant*  
          LCA Architects  
          590 Ygnacio Valley Road, Suite 310  
          Walnut Creek, CA 94596

**PUBLIC WORKS RECOMMENDED  
CONDITIONS OF APPROVAL FOR PERMIT SD22-9628**

**UNLESS OTHERWISE SPECIFIED, COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE FINAL MAP.**

**General Requirements:**

- In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the vesting tentative map received by the Department of Conservation and Development, Community Development Division, on April 7, 2023.
- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

**Roadway Improvements (Pacheco Boulevard):**

- Driveway/private road access will be physically limited to right turn ingress and egress to Pacheco Boulevard. This may include channelization of the driveway or installation of a median or other improvements on Pacheco Boulevard, subject to the review and approval of Public Works.
- Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontage of Pacheco Boulevard. Concrete shall be saw cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doweled into existing improvements.

**Roadway Improvements (Windhover Way):**

- Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontage of Windhover Way. Concrete shall be saw cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doweled into existing improvements.

**Sight Distance:**

- Applicant shall provide sight distance at the intersection of the private roads/driveways with Pacheco Boulevard and Windhover Way in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions. Design speed standard relative to Pacheco Boulevard is 40 MPH, Windhover Way is 30 MPH.

**Private Roads:**

- Applicant shall construct an on-site private road to current County private road standards with a minimum traveled width of 20 feet.

**Utilities/Undergrounding:**

- Applicant shall underground all new and existing utility distribution facilities, including those along the frontage of Pacheco Boulevard. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

**Access to Adjoining Property:**Proof of Access

- Applicant shall furnish proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary, or permanent, public and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Application and Permit Center, if necessary, for construction of driveways or other improvements within the right-of-way of Pacheco Boulevard and Windhover Way.

Site Access

- Applicant shall only be permitted access at the locations shown on the approved site/development plan.

**Landscaping:**

- All landscaping to be maintained by the property owner(s) shall be submitted to the Zoning Administrator for review and approval.

**Parking:**

- On-street parking on Pacheco Boulevard and Windhover Way in conflict with the sight distance requirements as noted will be prohibited. "No Parking" signs shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

## **Bicycle - Pedestrian Facilities:**

### Pedestrian Access

- Applicant shall design all public and private pedestrian facilities for accessibility in accordance with Title 24. and the Americans with Disabilities Act. This shall include all sidewalks, paths, driveway depressions, and curb ramps.
- Curb ramps and driveways shall be designed and constructed in accordance with current County standards. A detectable warning surface (e.g. truncated domes) shall be installed on all curb ramps. Adequate right-of-way shall be dedicated at the curb returns to accommodate the returns and curb ramps; accommodate a minimum 4-foot landing on top of any curb ramp proposed.

## **Maintenance of Facilities:**

- The maintenance obligation of all common and open space areas, private roadways, any private street lights, public and private landscaped areas, perimeter walls/fences, and on-site drainage facilities shall be included in the covenants, conditions, and restrictions (CC&Rs). The language shall be submitted for the review and approval of the Zoning Administrator and Public Works Department at least 60 days prior to filing of the Final Map. The County will not accept these properties or facilities for ownership or maintenance.

## **Drainage Improvements:**

### Collect and Convey

- Applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to a natural watercourse, in accordance with Division 914 of the Ordinance Code. Applicant shall verify the adequacy at any downstream drainage facility accepting stormwater from this project prior to discharging runoff. If the downstream system(s) is inadequate to handle the existing and project condition for the required design storm event, applicant shall construct improvements to make the system adequate. Applicant shall obtain access rights to make any necessary improvements to off-site facilities.

## **Miscellaneous Drainage Requirements:**

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards. Joint use of stormwater management facilities for attenuation of design storm runoff rates will only be allowed if:
  - The storage volume to reduce flood waters is independent from the volume needed to meet the design criteria required for stormwater treatment.
  - Applicant is granted an exception from the County Ordinance Code by the Advisory Agency to allow small detention basins with private maintenance and funding.

- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

#### **National Pollutant Discharge Elimination System (NPDES):**

- The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II).

Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

- Minimize the amount of directly connected impervious surface area.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Other alternatives comparable to the above as approved by the Public Works Department.

#### **Stormwater Management and Discharge Control Ordinance:**

- The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Final Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.
- Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).
- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
- Prior to filing of the Final Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

- Prior to filing of the Final Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.
- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

**Drainage Area Fee Ordinance:**

- Applicant shall comply with the drainage fee requirements for Drainage Area 57 as adopted by the Board of Supervisors prior to initiation of the use requested with this application. This fee shall be paid prior to filing of the Final Map.

**ADVISORY NOTES**

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Martinez Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- Although the Stormwater Control Plan has been determined to be preliminarily complete, it remains subject to future revision, as necessary, during preparation of improvement plans in order to bring it into full compliance with C.3 stormwater requirements. Failure to update the SWCP to match any revisions made in the improvement plans may result in a substantial change to the County approval, and the project may be subject to additional public hearings. Revisions to California Environmental Quality Act (CEQA) documents may also be required. This may significantly increase the time and applicant's costs associated with approval of the application.

To: Francisco Avila, Principal Planner  
From: Melanie Erickson, Planner  
Date: May 3, 2023  
Subject: **County File #CDSD22-09628 & CDDP22-03036 – 3835 Pacheco Blvd. Martinez**

The following is the Housing and Community Improvement Division's response to revised Agency Comment Request dated April 12, 2023, for the Major Subdivision with Development Plan proposed under County File #CDSD22-09628 & #CDDP22-03036 located in unincorporated Rodeo, California, APN # 380-220-044 and #380-220-067.

No changes to the number of units, affordability, or development of Housing Element Sites Inventory units is proposed in the re-submission.

The development plan proposal is to construct 33 multifamily residential condos/townhomes in four buildings on two parcels, with one parcel being on the Housing Element Sites Inventory.

#### Inclusionary Housing

A residential development of five through one hundred twenty-five for sale units, at least fifteen percent of the for-sale units shall be developed and sold as inclusionary units under the terms and conditions of Section 822-4.410(b). At least twenty percent of the inclusionary units shall be sold at an affordable sales price to lower income households, and the remaining inclusionary units shall be sold at an affordable sales price to moderate income households. As an alternative to providing some or all of the inclusionary units required by this subsection, an in-lieu fee may be paid pursuant to Section 822-4.404.

33 units x 15% = 4.95 Inclusionary Units required

4.95 units x 20% = .99 lower-income unit(s) required

Estimated In-lieu fee for 33 unit for-sale housing project\* = \$217,802

\*Please know that this fee will be recalculated at the time building permits are approved by CDD or the recordation of the final map, whichever occurs first.

#### Housing Inventory Site

In addition to complying with the Inclusionary Housing Ordinance the project also needs to comply with the Housing Element Sites Inventory (Sites Inventory) no net loss rule as one of the parcels (APN: 380-220-044) is listed on the County's current Housing Element Sites Inventory.

The Sites Inventory is a separate requirement, distinct from the Inclusionary Housing ordinance. Parcels on the Sites Inventory are sites that have been evaluated and identified as suitable parcels for residential development to fulfill the County's share of regional housing needs as determined by the Association of Bay Area Governments (ABAG). Government Code Section 65863 requires the county to ensure that its sites inventory can accommodate its share of the regional housing need throughout the planning period.

Parcel, APN: 380-220-044 is listed in the current Housing Element Sites Inventory with a development potential for 22 low-income units. The application proposes to develop 33 units across two parcels, with 16 of the 33 units proposed on APN: 380-220-044. As is, the proposal does not

comply with the sites inventory no net loss rule since it proposes fewer units in both income category and density than the 22 low-income units anticipated for the parcel.

The State's Government Code mandates findings for all discretionary projects where a housing development does not propose the maximum density on the property or does not propose the number of units at the affordability levels indicated in the sites inventory. If the development of the number of units in a project is less than the density listed in the sites inventory, then a developer may be required to assist staff in identifying an alternative site or rezoning another site to make up the deficiency of units at the affordability levels identified in the sites inventory.

Please note that one way of showing compliance with providing naturally occurring affordable low income units may include the applicant providing estimated sales prices for the townhomes/condos that demonstrate they fall within the affordable sales price range for low-income households.

#### Housing Comments

- Current Planning Division will need to make findings in regard to the State's No Net Loss regulations under Government Code 65863 relating to the remaining capacity and density in the Housing Element Sites Inventory for low-income units. The findings will need to include the quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at the designated income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level. The County's total remaining low income RHNA is 277 units. The County has remaining capacity on other sites, including the Orbisonia Heights site which has 325 low-income units identified for the site.
- Pursuant to Government Code 65863(e), if the applicant's initial application would result in the remaining sites in the housing element to not be adequate to accommodate the county's share of the regional housing need, then the county may require the project applicant to comply with state law. The county may request the applicant assist in researching the undeveloped sites listed in the sites inventory to quantify and demonstrate that the county still has sufficient capacity by density and affordability to meet the county's remaining share of the regional housing needs, or to provide potential undeveloped or underdeveloped sites not listed in the sites inventory to rezone to accommodate the potential deficiency in density and affordability of units as a result of the project.
- The project shall be conditioned so that the developer/owner will be required to pay the in-lieu fee prior to CDD approval of building permits or the recordation of the final map, whichever occurs first.
- Please know that the requirements discussed above apply to any new applications or changes to the original application (as proposed). If you decide to move forward with the original approved application then these requirements do not apply.
- We reserve the ability to make further comments based on these documents after they are submitted. If you have any questions regarding our recommendations, we are available to discuss them with you.

Sincerely,

Melanie Erickson, Planner

Contra Costa County - Department of Conservation & Development  
Housing & Community Improvement Division  
Email: [melanie.erickson@dcd.cccounty.us](mailto:melanie.erickson@dcd.cccounty.us)

**From:** [Melanie Erickson](#)  
**To:** [Ben Johanson](#)  
**Cc:** [Francisco Avila](#); [Carl Campos](#); [Christine Louie](#)  
**Subject:** RE: County File #CDSD22-09628 & CDDP22-03036 – 3835 Pacheco Blvd. Martinez  
**Date:** Monday, June 5, 2023 4:53:08 PM  
**Attachments:** [image001.png](#)

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Hello Benjamin,

Thank you for your email.

- The developer's proposal to pay an in-lieu fee to comply with the Inclusionary Housing Ordinance has been accepted by DCD. No additional information is required.
- The project planner is required to make findings pursuant to the State's No Net Loss law, which relates to the County's Housing Element Sites Inventory's capacity. If additional information is needed for the project planner to make the required findings, then Francisco will reach out to the developer.

If you should have any questions, please contact your project planner Francisco.

Sincerely,  
Melanie Erickson,  
Planner  
Contra Costa County | Department of Conservation and Development  
30 Muir Rd., Martinez, CA 94553  
925-655-2894 | [Melanie.erickson@dcd.cccounty.us](mailto:Melanie.erickson@dcd.cccounty.us)  
\*\* As of 4/1/21, our department has new phone numbers

**What should Contra Costa County be and look like in 20 years?**  
**Check out [EnvisionContraCosta2040.org](#) and let us know!**



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**From:** Ben Johanson <[bjohanson@lca-architects.com](mailto:bjohanson@lca-architects.com)>  
**Sent:** Friday, June 2, 2023 11:04 AM  
**To:** Melanie Erickson <[Melanie.Erickson@dcd.cccounty.us](mailto:Melanie.Erickson@dcd.cccounty.us)>  
**Cc:** Francisco Avila <[Francisco.Avila@dcd.cccounty.us](mailto:Francisco.Avila@dcd.cccounty.us)>; Carl Campos <[ccampos@lca-architects.com](mailto:ccampos@lca-architects.com)>; Christine Louie <[Christine.Louie@dcd.cccounty.us](mailto:Christine.Louie@dcd.cccounty.us)>  
**Subject:** County File #CDSD22-09628 & CDDP22-03036 – 3835 Pacheco Blvd. Martinez

Melanie,

We have reviewed the attached comment letter related to the application for 3835 Pacheco Blvd.

There do not appear to be any additional items required as part of the completeness review described in this letter. Could you please confirm this conclusion or provide clarity on what still needs to be addressed?

Thanks,

**Benjamin L. Johanson** | Associate | Architect  
925.944.1626 | [bjohanson@lca-architects.com](mailto:bjohanson@lca-architects.com)

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590 Ygnacio Valley Road, Suite 310  
Walnut Creek, CA 94596



LCA Architects | 590 Ygnacio Valley Road, Suite 310, Walnut Creek, CA 94596  
[www.lca-architects.com](http://www.lca-architects.com) | (925) 944-1626 office

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December 13, 2023

Francisco Avila, Principal Planner  
Department of Conservation and Development  
Contra Costa County  
30 Muir Road  
Martinez, CA 94553

**Subject:** 3838 and 3835 Pacheco Blvd, Martinez – APN 380-220-044, -010 – Village at Pacheco (File Number: CDSD22-09628/CDDP22-03036)

Dear Francisco Avila:

The following are comments from the Contra Costa Water District (CCWD) on this proposed project, which is to construct a 33-unit multifamily residential development across four buildings on two lots. The project also consists of 78 on-site parking spaces, 4 bioretention basins, retaining walls, 2 fire hydrants, and landscaping improvements. The existing residences on both lots will be demolished before construction of the proposed development. The project site is located at 3838 and 3835 Pacheco Blvd, Martinez. The APNs of the project site are 380-220-044 and 380-220-010. The project site is within an area where CCWD serves treated water.

CCWD has reviewed the project plans and has the following comments:

1. Existing water infrastructure will need to be evaluated and any modifications will need to be designed and constructed at the Developer's/Owner's expense.
2. Each new premise to be provided domestic service will require its own 1-inch service connection, 1-inch meter, and 1-inch reduced pressure backflow prevention device (RPBPD) located above ground. Since the development is greater than 2 stories, booster pumps will also be required.
3. A separate meter for landscape irrigation may be required.
4. The water main in the street or right-of-way shall be located opposite the proposed meter locations, with sufficient capacity and pressure as determined by CCWD. Based on project plans, an 8-inch water main extension will be required through the proposed development that connects back to Windhover Way.
5. Project plans show 2 fire hydrants included in the proposed development. Fire hydrants may not be installed within bioretention areas.

Francisco Avila, Principal Planner  
Department of Conservation and Development  
Contra Costa County  
December 13, 2023  
Page 2

6. Relocation and/or abandonment of CCWD facilities may be required which will require a quitclaim of the existing easements. Easements for proposed facilities may also be required. Relocation of public facilities must be performed by CCWD.
7. Water service will require above ground backflow prevention devices, which, in some cases could reduce water pressure to below standard. All above ground backflow prevention devices must be located outside the footprint of the building either in the right-of-way or in an easement provided by applicant and must be enclosed in cages. A minimum of three-foot clearance is required around all above ground devices with no vertical impediment.
8. The State Water Resources Control Board (SWRCB) mandates certain separation requirements for water mains that are parallel to and/or crossing sewer and storm drains. Grading and/or utility plans should be developed to comply with all separation criteria mandated in SWRCB 64572.
9. The California Residential Code requires installation of an approved automatic fire sprinkler system in all new residential structures that are submitted to the Building Department after December 31, 2010. Appropriate backflow prevention devices are required for all services where sprinkler systems are installed.
10. CCWD recommends the Applicant submit an application for a “Shotgun” estimate for this project, so that CCWD can provide a more detailed analysis and review.

CCWD suggests that the applicant work with the CCWD’s Engineering Services Coordinator, Cindy Sweeney, for more details. She can be reached at 925-688-8014 or at [csweeney@ccwater.com](mailto:csweeney@ccwater.com).

Sincerely,



Cody Erickson  
Associate Planner

CE:ck



April 28, 2023

Mr. Francisco Avila  
Contra Costa County – Community Development Division  
30 Muir Rd  
Martinez, CA 94553

**Subject:** 33 Unit Multi Family - Update  
3835 Pacheco Blvd, Martinez  
Planning #: CDSD22-09628  
CCCFPD Project No.: P-2022-019075 – REV1

Dear Mr. Avila:

We have reviewed the vesting tentative map application to establish a 33-unit multi family (condo/townhome) residential subdivision with a private road on two lots at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

We received the updated planning materials including a sheet with details on Fire Access.

**1. Fire Access plan shows the Fire Access is met.**

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

**Aerial Fire Apparatus Access is shown to be met for all buildings except for Building 1 under current conditions. The overhead utility wires would need to be put underground on Pacheco.**

Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2019 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

3. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. This may include a new fire hydrant, refer to Appendix B and C of CFC. (507.1) CFC
4. **Provide emergency escape and rescue openings in Group R occupancies of type V construction.** Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Provide plans showing how ladder placement requirements are met.

**Ladder placement locations must be easily accessible and not behind yard fences without gate access.**

Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows.

5. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,  
Fire apparatus access to include slope and road surface  
Aerial fire apparatus access,  
Elevations of building,  
Size of building and type of construction,  
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.  
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,  
Striping and signage plan to include "NO PARKING-FIRE LANE" markings  
Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

**This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review.** (501.3) CFC

6. **Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.** (501.4) CFC

**Note:** A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

7. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2019-37.
8. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
9. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
10. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
11. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

12. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.
  - Private underground fire service water mains
  - Fire sprinklers
  - Standpipe
  - Fire alarm
  - Fire pump if required
  - High-pile storage
  - Photovoltaic if proposed

Plans shall be submitted to the Fire District for review and approval **prior to** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

**CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.**

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,



Michael Cameron  
Fire Inspector

File: 3835 PACHECO BLVD-PLN-P-2022-019075-REV1-LTR

**From:** [Will Nelson](#)  
**To:** [Francisco Avila](#)  
**Cc:** [Daniel Barrios](#)  
**Subject:** Advance Planning Comments on SD22-9628 and DP22-3036  
**Date:** Monday, September 26, 2022 4:12:13 PM  
**Attachments:** [image002.png](#)

---

Hi Francisco,

We've reviewed this project and have no comments.

Best,  
Will



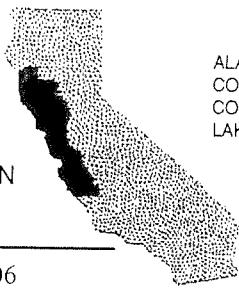
**William R. Nelson**  
Principal Planner  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553  
**Phone** (925) 655-2898  
**Web** [www.contracosta.ca.gov](http://www.contracosta.ca.gov)

We're planning for the future of Contra Costa County.  
Learn more and get involved at [envisioncontracosta2040.org](http://envisioncontracosta2040.org).



*This message was sent from a public e-mail system and may be subject to disclosure under the California Public Records Act.*

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SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOL

Northwest Information Center  
Sonoma State University  
1303 Maurice Avenue  
Rohnert Park, California 94928-3609  
Tel: 707.664.0880 • Fax: 707.664.0890  
E-mail: leigh.jordan@sonoma.edu

February 28, 2006

File No.: 05-CC-59

Lashun Cross, Project Planner  
Contra Costa County  
Community Development Department  
651 Pine Street  
4<sup>th</sup> Floor-North Wing  
Martinez, CA 94553

re: (SD0610000DP063014 / Pacheco Boulevard and Windhover Way/Loving & Campos Architects, Inc.)

Dear Ms. Cross,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

**Previous Studies:**

XX This office has no record of any previous cultural resource studies for the proposed project area.

**Archaeological and Native American Resources Recommendations:**

XX We recommend you contact the local Native American tribe(s) regarding traditional, cultural, and religious values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/653-4082.

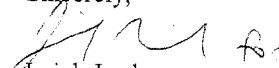
XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

**Built Environment Recommendations:**

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified architectural historian familiar with Contra Costa history conduct a formal CEQA evaluation.

If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 664-0880.

Sincerely,

  
Leigh Jordan  
Coordinator

cc: (Loving & Campos Architects, Inc., 245 Ygnacio Valley Road, Ste. 200, Walnut Creek, CA 94596)

**CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION  
30 Muir Road  
Martinez, CA 94553-4601  
Phone: 925-655-2700  
Fax: 925-655-2758**



## AGENCY COMMENT REQUEST

Date 9/12/22

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

<p><b>DISTRIBUTION</b></p> <p><b>INTERNAL</b></p> <p>✓ Building Inspection ✓ Grading Inspection</p> <p>✓ Advance Planning ✓ Housing Programs</p> <p>✓ Trans. Planning Telecom Planner</p> <p>ALUC Staff HCP/NCCP Staff</p> <p>APC PW Staff County Geologist</p> <p><b>HEALTH SERVICES DEPARTMENT</b></p> <p>✓ Environmental Health Hazardous Materials</p> <p><b>PUBLIC WORKS DEPARTMENT</b></p> <p>✓ Engineering Services (1 Full-size + 3 email Contacts)</p> <p>✓ Traffic</p> <p>Flood Control (Full-size) Special Districts</p> <p><b>LOCAL</b></p> <p>✓ Fire District _____</p> <p>San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a></p> <p>✓ Consolidated – (email) <a href="mailto:fire@cccfpd.org">fire@cccfpd.org</a></p> <p>East CCC – (email) <a href="mailto:brodriguez@eccfpd.org">brodriguez@eccfpd.org</a></p> <p>✓ Sanitary District <u>MT VIEW SANITARY</u></p> <p>✓ Water District <u>CONTRA COSTA WATER (CCWD)</u></p> <p>✓ City of <u>MARTINEZ</u></p> <p>✓ School District(s) <u>MARTINEZ UNIFIED</u></p> <p>LAFCO</p> <p>Reclamation District #_____</p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p>MAC/TAC _____</p> <p>Improvement/Community Association</p> <p>✓ CC Mosquito &amp; Vector Control Dist (email) <a href="mailto:">CC Mosquito &amp; Vector Control Dist (email)</a></p> <p><b>OTHERS/NON-LOCAL</b></p> <p>CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><b>ADDITIONAL RECIPIENTS</b></p> <p>District 5 - Supervisor Glover</p> <p>Solid Waste (D. Brockbank)</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Francisco Avila</u></p> <p>Phone # <u>925-655-2866</u></p> <p>E-mail <u>francisco.avila@cdccounty.us</u></p> <p>County File # <u>CDS22-09628 &amp; CDDP22-03036</u></p> <p>Prior to <u>October 7, 2022</u></p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p>✓ Active Fault Zone (Alquist-Priolo)</p> <p>✓ Flood Hazard Area, Panel #_____</p> <p>✓ 60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p>High or Very High FHSZ</p> <p style="text-align: center;">* * * * *</p> <p><b>AGENCIES:</b> 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.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>Print Name _____</p> <p><i>Jeremy Shannon</i> Signature _____ DATE _____</p> <p>Agency phone # _____</p>
--	--



# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number:** CDSD22-09628

**File Date:** 9/8/2022

**Applicant:**

Carl Campos / LCA Architects  
590 Ygnacio Valley Road, Suite 310  
Walnut Creek, CA 94596  
ccampos@lca-architects.com  
(925) 944-1626

**Property Owner:**

MOHAMMAD & ZARIN  
AHMADIEH 11 ALAMO LN  
ALAMO, CA 945071355  
mahmadieh@icloud.com  
(925) 872-9000

**Contact Person:**

Benjamin Johanson  
LCA Architects  
590 Ygnacio Valley Road  
Walnut Creek, CA 94596  
bjohanson@lca-architects.com  
925-944-1626

**Project Description:**

The applicant requests approval of a Vesting Tentative Map to allow a 33-unit multi-family (condo/townhome) residential subdivision with a private road on two lots with a gross 1.57-acre lot area. One lot is in the Housing Inventory. The request is a revision of an approved vesting tentative map for 32 units under file #CDSD06-09100.

**Project Location: (Address: 3835 PACHECO BLVD, MARTINEZ, CA 945532132), (APN: 380220044)**

**Additional APNs:** 380-220-067

**General Plan Designation(s):** MH

**Zoning District(s):** M-29

**Flood Hazard Areas:** X

**AP Fault Zone:** No

**60-dBA Noise Control:** Yes

**MAC/TAC:** None

**Sphere of Influence:** Martinez

**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** MT VIEW SANITARY

**Housing Inventory Site:** Yes - APN 380-220-044

**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
SDS0033	Tentative Subdivision Map Review Major	000350-9665-REV-000-5B0033	10000.00	10000.00
		<b>Total:</b>	<b>10162.00</b>	<b>10162.00</b>



**CONTRA COSTA COUNTY**  
**DEPARTMENT OF CONSERVATION & DEVELOPMENT**  
30 Muir Road  
Martinez, CA 94553  
**Telephone:** (925) 655-2709      **Fax:** (925) 655-2750

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**TO:** Francisco Avila, Project Planner

**FROM:** Robert Sarmiento, Transportation Planning Section 

**DATE:** September 29, 2022

**SUBJECT: Villages at Pacheco (DP22-03036)**

---

The Transportation Planning Section has reviewed the subject project. Comments are below; in summary, they pertain to vehicle miles traveled, bicycle parking, electric vehicle (EV) charging infrastructure, and a transportation demand management program. Please let me know if you have any questions.

**Background**

The project is subject to the following policies:

**Vehicle Miles Traveled (VMT):** On June 23, 2020, in compliance with SB 743 (2013), the Board of Supervisors adopted Transportation Analysis Guidelines (TAG)<sup>1</sup>, which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review.

**Level of Service (LOS):** The County and the Contra Costa Transportation Authority (CCTA) require an LOS analysis in order to comply with the Growth Management Program. CCTA maintains the Technical Procedures Manual<sup>2</sup>, which defines the approach to analyzing LOS impacts from certain projects. While LOS is no longer considered an impact under CEQA, SB 743 does allow local jurisdictions to maintain LOS-based policies and standards.

**Comments**

1. In accordance with SB 743 and the TAG, a VMT analysis will be required to be performed for this project.
2. The project will not require an LOS review, based on the following:

***Estimated Trip Generation***

Peak-Hour Trips (based on ITE Category: "Multifamily Housing (Low-Rise)" land use (Code 220)): **13/17 AM/PM Peak Hour Trips**

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<sup>1</sup> County Transportation Analysis Guidelines (TAG): [link](#)

<sup>2</sup> CCTA Technical Procedures:

[https://ccta.net/wp-content/uploads/2018/12/Final\\_Technical\\_Procedures\\_Full\\_Jan2013-1.pdf](https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf)

### **Threshold for Review**

From CCTA's Technical Procedures:

*1.6 Traffic Impact Analysis: The analysis should be conducted for projects that exceed a trip generation threshold of 100 net new peak hour vehicle trips.*

From the County's TAG:

*Applicants may be required to prepare a LOS operational analysis if any of the following apply to a proposed project... Development project that adds 50 or more net new peak hour vehicle trips to an intersection.*

3. Per the County's Off-Street Parking Ordinance, the project must include short-term bicycle parking spaces.<sup>3</sup>
4. In accordance with the County's EV Ordinance<sup>4</sup>, the project will be required to include EV charging infrastructure. Consistent with the CA Green Building Standards Code<sup>5</sup>, each dwelling unit should include a listed raceway to accommodate a dedicated 208/240-volt branch circuit.
5. Consistent with the County's Transportation Demand Management (TDM) Ordinance, which requires a residential project with 13 or more units to develop a TDM program<sup>6</sup>, a TDM Program<sup>7</sup> must be submitted to County staff for review prior to issuance of a building permit for the project.

cc: John Cunningham, DCD  
Maureen Toms, DCD  
Anna Battagello, DCD  
Jerry Fahy, PWD  
Jeff Valeros, PWD  
Monish Sen, PWD

---

<sup>3</sup> Please have the applicant refer to page 14 of the County Off-Street Parking Ordinance ([link](#)) for bicycle parking requirements.

<sup>4</sup> Section 74-4.006 ([link](#))

<sup>5</sup> Section 4.106.4.1 – “New one-and two-family dwellings and townhouses w/attached private garages” ([link](#))

<sup>6</sup> TDM Ordinance: [link](#)

<sup>7</sup> The County's TDM Ordinance Guide ([link](#)) provides guidance on developing a TDM program.

**From:** [Robert Sarmiento](#)  
**To:** [Francisco Avila](#)  
**Subject:** RE: CDSD22-09628 and CDDP22-03036 Re-Submittal Agency Comment Package.... 2nd 30-day Review....  
**Date:** Friday, May 12, 2023 11:15:49 AM  
**Attachments:** [image001.png](#)

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Hi Francisco,

I've reviewed the resubmittal and the applicant has addressed all the transportation planning-related comments. have no further comments.

***Robert Sarmiento***

Contra Costa County  
Department of Conservation and Development  
Transportation Planning Section  
(925) 655-2918  
[Robert.Sarmiento@dcd.cccounty.us](mailto:Robert.Sarmiento@dcd.cccounty.us)

**What should Contra Costa County be and look like in 20 years?**  
Check out [EnvisionContraCosta2040.org](http://EnvisionContraCosta2040.org) and let us know!



---

**From:** Robert Sarmiento  
**Sent:** Wednesday, May 10, 2023 8:37 AM  
**To:** Francisco Avila <[Francisco.Avila@dcd.cccounty.us](mailto:Francisco.Avila@dcd.cccounty.us)>  
**Subject:** RE: CDSD22-09628 and CDDP22-03036 Re-Submittal Agency Comment Package.... 2nd 30-day Review....

Hi Francisco,

I'm going to have an internal discussion today about some transportation aspects of your project, and then subsequently, I'll send over a comment letter later today or tomorrow at the latest.

***Robert Sarmiento***

Contra Costa County  
Department of Conservation and Development  
Transportation Planning Section  
(925) 655-2918 (\*\*New Phone Number\*\*)  
[Robert.Sarmiento@dcd.cccounty.us](mailto:Robert.Sarmiento@dcd.cccounty.us)

**What should Contra Costa County be and look like in 20 years?**  
Check out [EnvisionContraCosta2040.org](http://EnvisionContraCosta2040.org) and let us know!



**MT. VIEW SANITARY DISTRICT**  
3800 ARTHUR ROAD  
P.O. BOX 2757  
MARTINEZ, CA 94553  
TEL 925.228.5635  
FAX 925.228.7585  
WWW.MVSD.ORG

October 6, 2022

Francisco Avila, Project Planner  
Contra Costa County  
Department of Conservation and Development  
30 Muir Rd  
Martinez, CA 94553

Subject: Review of "Village at Pacheco" Application Package; MVSD Conditions of Approval

Dear Francisco,

Mt. View Sanitary District (District) has reviewed LCA Architects' application package for the proposed 33-unit "Village at Pacheco" development at 3835 and 3845 Pacheco Blvd., Martinez, APNs 380-220-067 and 380-220-044. The District's conditions of approval for this development are as follows:

The following submittals are required:

1. The Developer shall submit for District review sewer improvement plans prepared and stamped by a California Registered Civil Engineer for all new construction of gravity sewer mains and manholes, side sewers, or other sewer facilities. All sewer improvements shall meet or exceed the requirements of the District Code, as well as Central Contra Costa Sanitary District's Standard Specifications for Design and Construction and Approved Materials List – Latest Edition (Design Standards).

The following general requirements apply:

2. All multi-lot or multi-unit developments proposed within the District service area are subject to hydraulic modeling and analysis before final District approval. This work verifies the capacity of existing collection system facilities downstream of the proposed development, including but not limited to main sewers, trunk sewers, pump stations, and force mains. It is conducted by the District's hydraulic modeling consultant, and costs are passed on to developers accordingly. Should the hydraulic modeling and analysis find that the proposed development precipitates a capacity deficiency in any existing, downstream collection system facility, the developer shall upgrade that facility as part of the sewer improvements necessary for the development and shall do so in accordance with the other requirements of this letter.
3. Sewer mains shall be centrally located in streets, or if not centrally located, parking shall be restricted to the side of the street opposite the sewer mains so that parked vehicles will not cover District manholes.



MT. VIEW SANITARY DISTRICT  
3800 ARTHUR ROAD  
P.O. BOX 2757  
MARTINEZ, CA 94553  
TEL 925.228.5635  
FAX 925.228.7585  
WWW.MVSD.ORG

4. All sewer mains shall meet the vertical and horizontal utility separation criteria specified in the Design Standards.
5. Each dwelling unit shall be served with a separate side sewer that is fitted with an overflow protection device.
6. Exclusive subsurface easements complying with the width criteria per the Design Standards shall be dedicated to the District for all sewer facilities not located within public right-of-way. The Developer shall bear all easement procurement costs. Easements shall not be landscaped with trees or large shrubs.
7. Full maintenance access and truck turn-around capability shall be provided at all manholes, and particularly at street ends.

The following site-specific requirements apply:

8. On Sheet C1 of the application packet, under Property Information, please revise to indicate proposed use of 33 townhomes, instead of the 32 townhomes as shown on plan.
9. The minimum nominal size of proposed public gravity sewer shall be eight (8) inches in diameter as opposed to the 6" sewer mains as shown on plan.
10. Horizontal and vertical curves shall not be permitted.
11. There may be other old side sewers or stubs into the property which shall be located and then abandoned and capped. The developer shall obtain a separate abandonment permit from the District prior to demolition of existing buildings to be removed and abandonment of existing laterals at the sewer main.
12. The District will not be responsible for the replacement of decorative pavers if the District removes them to perform work on the sewer mains. The Owner's Certificate of the Final Map shall state that "When sewer repairs require excavations, MVSD will only be responsible for paving traffic area trenches with asphalt concrete or Portland cement concrete. Restoration of decorative pavements shall be the responsibility of the homeowners' association."

Additionally, please note the following procedural requirements:

13. The Developer shall submit a sewer permit application along with the sewer improvement plans required above, and shall pay all permit application and plan review fees before plan review commences.
14. The Developer shall do the following prior to final plan approval and sewer permit issuance for sewer main construction:
  - a. Submit one digital copy of sewer improvement plans stamped and signed by the Engineer of Record.
  - b. Submit one digital copy of the "recorded" subdivision map (Final Map).



MT. VIEW SANITARY DISTRICT  
3800 ARTHUR ROAD  
P.O. BOX 2757  
MARTINEZ, CA 94553  
TEL 925.228.5635  
FAX 925.228.7585  
WWW.MVSD.ORG

- c. Enter into the District's standard Owner's Sewer Improvement Agreement and Agreement for Sewer Improvement Security Bond (or post equivalent security).
- d. Pay any outstanding plan review fees, inspection and permitting fees for sewer main construction.
- e. Provide the deposit for corrective or emergency work.
- f. Provide insurance documentation.
- g. Provide copies of all necessary permits from other agencies (i.e., encroachment permit).

15. The Developer shall submit digital as-built plans for all sewer improvements and pay any outstanding inspection fees prior to the District's final acceptance of new sewer mains and any associated easements.

16. The Developer shall do the following prior to sewer permit issuance for all building sewer construction and connections:

- a. Plot plans shall be favorably reviewed by the District.
- b. Pay all inspection fees for building sewer construction and connections, interim use fees, and capacity fees.
- c. Building foundations shall have been constructed prior to connecting to the District's collection system.

17. All fees, as in effect at the time a sewer permit is issued, shall be charged pursuant to the District Code. Fees are subject to change by the District Board.

18. The Developer shall construct all sewer improvements necessary for the development at no cost to the District.

Thank you for providing the District with the opportunity to have continued input into this development process. Please feel free to contact me at (925) 228-5635 or [rvicencio@mvsd.org](mailto:rvicencio@mvsd.org) should you have any questions or need additional information.

Sincerely,

Mt. View Sanitary District

*Ruby Vicencio*

Ruby Vicencio, P.E.  
Associate Engineer