

From: [Stephen Griswold](#)
To: [Allison Seoane](#)
Subject: ACR CDDP25-03020
Date: Tuesday, September 23, 2025 8:39:39 AM
Attachments: [Outlook-fplep0z5.png](#)

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Good morning Allison,

The Town of Discovery Bay MAC reviewed CDDP25-03020 at our September 3rd Board of Directors meeting at the board unanimously agreed that they had no comments on this application.

Please let me know if you need anything else!

Regards,

Stephen Griswold III, MPA
Assistant General Manager
Town of Discovery Bay CSD
1800 Willow Lake Road, Discovery Bay, CA 94505
Office: (925) 634-1131
Email: sgriswold@todb.ca.gov





AGENCY COMMENT REQUEST

Date 08/06/2025

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

<p>DISTRIBUTION</p> <p>INTERNAL</p> <p><input checked="" type="checkbox"/> Building Inspection Grading Inspection</p> <p><input type="checkbox"/> Advance Planning Housing Programs</p> <p><input type="checkbox"/> Trans. Planning Telecom Planner</p> <p><input type="checkbox"/> ALUC Staff <input checked="" type="checkbox"/> HCP/NCCP Staff</p> <p><input type="checkbox"/> County Geologist</p> <p>HEALTH SERVICES DEPARTMENT</p> <p><input checked="" type="checkbox"/> Environmental Health Hazardous Materials</p> <p>PUBLIC WORKS DEPARTMENT</p> <p><input checked="" type="checkbox"/> Engineering Services Special Districts</p> <p><input checked="" type="checkbox"/> Traffic</p> <p>Flood Control (Full-size)</p> <p>LOCAL</p> <p><input checked="" type="checkbox"/> Fire District <u>CONTRA COSTA</u></p> <p>San Ramon Valley – (email) rwendel@srvfire.ca.gov</p> <p><input checked="" type="checkbox"/> Consolidated – (email) fire@cccfpd.org</p> <p><input checked="" type="checkbox"/> Sanitary District <u>TOWN OF DISCOVERY BAY CSD</u></p> <p><input checked="" type="checkbox"/> Water District <u>TOWN OF DISCOVERY BAY CSD</u></p> <p>City of _____</p> <p>School District(s) _____</p> <p>LAFCO</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District</p> <p><input checked="" type="checkbox"/> Diablo/Discovery Bay/Crockett CSD</p> <p>MAC/TAC _____</p> <p>Improvement/Community Association</p> <p><input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email) _____</p> <p>OTHERS/NON-LOCAL</p> <p>CHRIS (email only: nwic@sonoma.edu)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p>ADDITIONAL RECIPIENTS</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Allison Seoane</u></p> <p>Phone # <u>925-655-2871</u></p> <p>E-mail <u>allison.seoane@dcd.cccounty.us</u></p> <p>County File # <u>CDDP25-03020</u></p> <p>Prior to <u>09/05/2025</u></p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Landslide</td> <td style="width: 50%;">Active Fault Zone (A-P)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Liquefaction</td> <td>Flood Hazard Area</td> </tr> <tr> <td colspan="2">60-dBA Noise Control</td> </tr> <tr> <td colspan="2">CA EPA Hazardous Waste Site</td> </tr> <tr> <td colspan="2">High or Very High FHSZ</td> </tr> </table> <p style="text-align: center;">* * * * *</p> <p>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.</p> <p>Comments: None Below Attached</p> <p>Print Name _____</p> <p></p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>	Landslide	Active Fault Zone (A-P)	<input checked="" type="checkbox"/> Liquefaction	Flood Hazard Area	60-dBA Noise Control		CA EPA Hazardous Waste Site		High or Very High FHSZ	
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60-dBA Noise Control											
CA EPA Hazardous Waste Site											
High or Very High FHSZ											

From: [Joanne Chiu](#)
To: [Allison Seoane](#)
Subject: RE: Cherie Adriano shared the folder "CDDP25-03020" with you
Date: Monday, August 11, 2025 1:57:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image007.png](#)

Hi Allison,

I've reviewed and want to let you know that the project is not subject to the County's HCP/NCCP Ordinance. Therefore, no HCP/NCCP conditions are required.

Joanne

Joanne Chiu (she/her)

Principal Planner

[East Contra Costa County Habitat Conservancy](#)

Contra Costa County, Department of Conservation and Development

(925) 655-2906 | www.cocohcp.org



CONTRA COSTA
HEALTH

2120 Diamond Blvd. Suite 100 | Concord, CA 94520
Phone: 925-608-5500 | Fax: 925-608-5502
cchealth.org

8/15/2025

CC DCD

Attn: SEOANE, ALLISON

30 MUIR RD

MARTINEZ, CA94553

RE: CDDP2503020
0 FALLMAN BLVD
APN: 011 241 012
Service Request #: SR0024943

Dear SEOANE, ALLISON :

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.

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 waste 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.
- CCEH is designated by the California Department of Resources Recycling and Recovery (CalRecycle) as the Local Enforcement Agency (LEA) for solid waste facilities, including but not limited to landfills, transfer/processing stations, composting facilities, chipping and grinding facilities, and waste tire generators and haulers. The prospective operators of such facilities should be directed to contact CCEH for information regarding requirements.
- If any recycling facilities are proposed, please include the LEA in the review process to ensure that all solid waste regulations are met. For example, if the recycling facility does not meet the definition described in the California Code of Regulations, Title 14, Section 17402.5(d), "Recycling Center," then the facility is required to obtain a solid waste facility permit as a transfer station/operation from the LEA. This may require a California Environmental Quality Act (CEQA) review prior to the issuance of a solid waste facility permit, . Recycling facilities are subject to periodic inspection by the LEA to ensure they meet the criteria described above.
- Substantial construction and demolition (C & D) waste could result from this project. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.
- If the proposed project is on or adjacent to an active/former landfill, CCEH must approve post-closure uses on or near a landfill. Please note that landfills are monitored for the migration of leachate and landfill gasses (e.g., methane), which may pose a health or safety risk to neighboring properties.
- Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.
- Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

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".

Kristian Lucas, REHS
Director of Environmental Health



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO Hwy, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

September 8, 2025

Contra Costa County
Department of Conservation and Development
Attn: Allison Seoane
30 Muir Rd
Martinez, CA 94553
(925) 655-2871
allison.seoane@dcd.cccounty.us

Subject: The Lakes New Guardhouse
0 Fallman Rd, Discovery Bay, CA 94505
CDDP25-03020
CCCFPD #P-2025-002795PLN

We have reviewed the **preliminary Development Plan Minor Modification** application to establish the **construction of a replacement guardhouse and drive isle canopy structure**, at the subject location. The following is required for Fire District approval in accordance with the current, adopted edition of the California Fire Code (CFC), as amended, California Building Code (CBC), as amended, Local Ordinances, and adopted standards.

1. ***The existing emergency apparatus access shall be maintained throughout demolition and construction of the proposed structure.***
2. **Land Development Permit Required.** A land development permit is required for access and water supply review and approval prior to submitting building construction plans. Plans submittal instructions are located at the end of this letter.

The developer shall submit scaled site improvement plans indicating:

- Fire apparatus access road to include width and road surface
- Elevations of the structure
- Size of structure and type of construction
- Gates, fences, retaining walls, bio-retention basins, any obstructions to access
- Striping and signage plan to include "NO PARKING-FIRE LANE" markings

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

3. **Fire Apparatus Access Roads.** Apparatus access roads shall comply with the following Fire District requirements:
 1. All-weather (paved) driving surfaces

2. Not less than **20-feet** unobstructed width, and not less than **13 feet 6 inches of vertical clearance**.
 - **Exception:** Properties with a combination vehicle entrance and exit that is divided by a median shall have an unobstructed roadway width of no less than **14 feet** on each side of the entrance/exit median (CCCFPD Standard)
3. Access shall have a minimum inside turning radius of **25 feet** and 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, nor shall the cross slope exceed 8%. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC
4. **Fire Lane Identification.** 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

Fire Safety and Site Maintenance during Construction

5. **FCL Requirements.** 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
6. **Portable Generators.** Portable generators used at construction sites shall comply with Section 1204. (3309) CFC
7. **Abatement Maintenance.** 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
8. **Portable Fire Extinguishers Required.** All homes under construction shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels, every storage shed, and next to any portable generator or energy system on site.
9. **Fire Access during Construction.** Fire apparatus access to the site shall be maintained at all times of grading and construction.
 1. Vehicles shall not block fire apparatus access.
 2. Trash/Rubbish shall no accumulate within the homes and shall be removed from buildings at the end of each shift of work. (3305.2.1-3305.2.2).
 3. Trash/Rubbish containers shall not be placed in a location that blocks fire apparatus access roads.
 4. **Smoking shall be prohibited** except in approved areas. **Signs shall be posted** in accordance with Section 310. In approved areas where smoking is permitted, approved ashtrays shall be provided in accordance with Section 310. (3305.1) CFC
 5. **Site Safety Director.** In accordance with Chapter 33 the owner or on-site general contractor project manager, shall establish a fire prevention program that is applicable throughout all phases of construction. The developer shall provide the following information on the site safety director:
 - Name and contact information of the project manager/site safety director.

- Procedures for reporting emergencies.
- Smoking and cooking policies, designated areas to be used where approved, and signage locations in accordance with Section 3305.8.
- Location and safety considerations for temporary heating equipment.
- Hot work permit plans (if applicable).
- Plans for control of combustible waste material.
- Locations and methods for storage and use of flammable and combustible liquids.
- Location of the building material during the phases of subdivision construction.
- Provisions for site security.

6. Failure to comply with Chapter 33 of the California Fire Code will result in violations and possible fees.

10. **New Construction Permit.** The developer proposes to demolish the existing structure and building a new structure. The developer shall submit building construction plans and specifications for the subject project to the Fire District for review and approval. Plan submittal instructions are located at the end of this letter.

All projects 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

Our preliminary review comments shall not be construed to encompass the complete project.
Additional plans and specifications may be required after further review.

FIRE DISTRICT PLAN SUBMITTAL INSTRUCTIONS

ALL plan submittals and applications shall be submitted to the Fire District, by one of the following ways:

- 1) In person, with a minimum of two (2) sets of to-scale plans
- 2) Electronically, through the Fire District Citizen Portal Website:
<https://confire.vision33cloud.com/citizenportal/app/landing>

All submittals shall be accompanied by the correct application (found on our website: www.cccfpd.org).

For questions about submitting plans, Fire District standards, or general information, contact the Fire District Permit Technicians by emailing permittech@cccfpd.org or call the main office at (925) 941-3300.

Reviewed By: Danielle Thomas, Fire Inspector

Date