

AGENCY COMMENTS

Jan 8/15/16
 (6)



AGENCY COMMENT REQUEST

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

Date 8/15/16

DISTRIBUTION

Internal

- Building Inspection
- Advance Planning
- Trans. Planning
- ALUC Staff
- APC Floodplain Tech
- Grading Inspection
- Housing Programs
- Telecom Planner
- HCP/NCCP Staff
- County Geologist

Health Services Department

- Environmental Health
- Hazardous Materials

Public Works Department

- Engineering Services (Full-size)
- Flood Control (Full-size)
- Traffic
- Special Districts

Local

- Fire District Contra Costa
- Sanitary District Mt View Sanitary
- Water District Contra Costa Water
- City of Martinez

- School District(s)
- LAFCO
- Reclamation District #
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- MAC/TAC
- Improvement/Community Association

Others/Non-local

- CHRIS - Sonoma State
- CA Fish and Wildlife, Region 3 - Bay Delta
- Native American Tribes

Additional Recipients

Please submit your comments to:

Project Planner Jaelyn Isip
 Phone # 925-674-7815
 E-mail Jaelyn.isip @dcd.cccounty.us
 County File # DPI6-3037

Prior to Sept. 6, 2016

We have found the following special programs apply to this application:

- Active Fault Zone (Alquist-Priolo)
- Flood Hazard Area, Panel #
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site

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

1. COMPLIANCE WITH CURRENT BUILDING CODES WILL BE REQUIRED.

Print Name ABED CHAUDHRY

Signature Abed Chaudhry DATE 8/23/16

Agency phone # 674-7740

WILLIAM B. WALKER, M.D.
HEALTH SERVICES DIRECTOR

RANDALL L. SAWYER
CHIEF ENVIRONMENTAL HEALTH & HAZMAT OFFICER

MARILYN C. UNDERWOOD, PH.D. REHS
DIRECTOR OF ENVIRONMENTAL HEALTH



CONTRA COSTA
ENVIRONMENTAL HEALTH

2120 Diamond Blvd., Suite 200
Concord, California 94520
Ph (925) 692-2500
Fax (925) 692-2502
www.cchealth.org/eh/

September 13, 2016

Jaclyn Isip
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

RE: DP16-3037 (Proposed single-family residence)
Sierra Ave., Martinez
APN 375-054-014

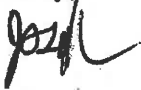
Dear Ms. Isip:

The Contra Costa Environmental Health Division (CCEHD) has received a request for agency comments for the above referenced project. The following are our comments if the property is connected to public sewer and public water:

1. A permit from CCEHD is required for any well or soil boring prior to commencing drilling activities, including those associated with environmental investigation and cleanup, and geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEHD. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these should be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 692-2535.

Sincerely,



Joseph G. Doser, REHS
Supervising Environmental Health Specialist

JGD:tf



Jaclyn Isip

From: Jocelyn LaRocque <jocelyn.larocque@pw.cccounty.us>
Sent: Wednesday, January 04, 2017 2:05 PM
To: Jaclyn Isip
Subject: RE: Agency Comment for DP16-3037 (Sierra Avenue)

Jaclyn,

Quickly looking over the application, given scope of the project to demolish exiting garage and construct a sing-family residential structure, and considering that the item is an appeal to the County Planning Commission below are comments.

- Applicant should be permitted access at the locations shown on the approved site/development plan (i.e. one access point/one driveway).
- Applicant will need to obtain an encroachment permit from the Application and Permit Center for construction of the driveway or other improvements within the right-of-way of Sierra Avenue per Title 10.
- Applicant shall provide sight distance at the intersection of the private driveway with Sierra Avenue 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.
- The applicant is required to collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code. Given the project scope involves lot drainage, grading would be the one to review the lot drainage plan.
- The new utility distribution services should be installed underground.

My comments are pretty much standard and what is already required per County Ordinance Code. Also, I don't plan to attend CPC on January 11 unless you need me to. Let me know if you need anything else on this project.

Jocelyn A. Bolibol LaRocque, PE, CFM
Senior Civil Engineer

Contra Costa County Public Works Department • Engineering Services Division
255 Glacier Drive • Martinez, CA 94553-4825
(925) 313-2000 Main Office • (925) 313-2315 Direct • (925) 313-2333 Fax
e-mail: jocelyn.larocque@pw.cccounty.us • website: www.cccpublicworks.org
"Accredited by the American Public Works Association"

From: Jaclyn Isip [mailto:Jaclyn.Isip@dcd.cccounty.us]
Sent: Wednesday, January 04, 2017 9:35 AM

CONTRA COSTA COUNTY
 DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 30 Muir Road
 Martinez, CA 94553-4601
 Phone: 925-674-7205
 Fax: 925-674-7258

*Done
8/15/16
(6)*



AGENCY COMMENT REQUEST

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

Date 8/15/16

DISTRIBUTION	
<u>Internal</u>	
<input checked="" type="checkbox"/> Building Inspection	<input type="checkbox"/> Grading Inspection
<input type="checkbox"/> Advance Planning	<input type="checkbox"/> Housing Programs
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff
<input type="checkbox"/> APC Floodplain Tech	<input type="checkbox"/> County Geologist
<u>Health Services Department</u>	
<input checked="" type="checkbox"/> Environmental Health	<input type="checkbox"/> Hazardous Materials
<u>Public Works Department</u>	
<input type="checkbox"/> Engineering Services (Full-size)	<input type="checkbox"/> Traffic
<input type="checkbox"/> Flood Control (Full-size)	<input type="checkbox"/> Special Districts
<u>Local</u> www.cocostpd.org	
<input checked="" type="checkbox"/> Fire District	<u>Contra Costa</u>
<input checked="" type="checkbox"/> Sanitary District	<u>Mt View Sanitary</u>
<input checked="" type="checkbox"/> Water District	<u>Contra Costa Water</u>
<input checked="" type="checkbox"/> City of	<u>Martinez</u>
<input type="checkbox"/> School District(s)	
<input type="checkbox"/> LAFCO	
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<input type="checkbox"/> Native American Tribes	
<u>Additional Recipients</u>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Please submit your comments to:
 Project Planner Jaclyn Isip
 Phone # 925-674-7815
 E-mail Jaclyn.Isip@dod.cocounty.us
 County File # DP16-3037
 Prior to Sept. 6, 2016

We have found the following special programs apply to this application:

- Active Fault Zone (Alquist-Priolo)
- Flood Hazard Area, Panel # _____
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site

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

RECEIVED
 AUG 19 2016

CONTRA COSTA FIRE DISTRICT
 Print Name Todd Schiess
Todd Schiess 9/12/16
 Signature DATE
 Agency phone # 925-941-3300

REVISED 8/26/2016. TO PRINT MORE COPIES: G:\Current Planning\APCA\PC Form\CURRENT FORMS\PLANNING\Agency Comment Request.doc

P-2016-04850 PLN

Contra Costa County



Fire Protection District

9/12/16

MS. Isip
30 Muir Rd
Martinez, Ca 94553

Subject: Single family home
0 Sierra Av, Martinez, Ca
#DP16-3037
CCCFPD Project No.: P-2016-04850

Dear Ms. Isip:

We have reviewed the development plan application to establish single family residence at the subject location. The following is required for Fire District approval in accordance with the 2013 California Fire Code (CFC), the 2013 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. The home as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (R313.3) CRC, Contra Costa County Ordinance 2013-22
2. The owner/contractor is responsible for contacting the water district to determine if the existing domestic service (meter) is adequate for a dual service application.

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,

A handwritten signature in black ink, appearing to read "Todd Schiess".

Todd Schiess
Fire Inspector

cc: Tambri Heyden
1731 First Av
Walnut Creek, Ca 94597

File: 0 SIERRA AV-PLN-P-2016-04850

RECEIVED

AUG 17 2016

Sum 8/15/16
6



RECEIVED
AUG 19 2016

COPY
AGENCY COMMENT REQUEST

LCC, INC.

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

Date 8/15/16

DISTRIBUTION

Internal

- Building Inspection
- Advance Planning
- Trans. Planning
- ALUC Staff
- APC Floodplain Tech
- Grading Inspection
- Housing Programs
- Telecom Planner
- HCP/NCCP Staff
- County Geologist

Health Services Department

- Environmental Health
- Hazardous Materials

Public Works Department

- Engineering Services (Full-size)
- Flood Control (Full-size)
- Traffic
- Special Districts

Local fire@cccfd.org

- Fire District Contra Costa
- Sanitary District Mt View Sanitary
- Water District Contra Costa Water
- City of Martinez

School District(s)

LAFCO

Reclamation District #

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

MAC/TAC

Improvement/Community Association

Others/Non-local

CHRIS - Sonoma State

CA Fish and Wildlife, Region 3 - Bay Delta

Native American Tribes

Additional Recipients

Please submit your comments to:

Project Planner Jaclyn Isip

Phone # 925-674-7815

E-mail Jaclyn.isip@ded.cccounty.us

County File # DPI6-3037

Prior to Sept. 6, 2016

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel #

60-dBA Noise Control

CA EPA Hazardous Waste Site

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

PROPERTY HAS AN 8" SEWER MAIN LOCATED SIERRA AVE WHICH WILL REQ A NEW LATERAL CONNECTION & BUILDING SEWER W/ CLEANOUT & CHECK VALVE. COMPLETE PLANS WILL NEED TO BE SUBMITTED TO MUSD FOR REVIEW, PLUS FEES.

Print Name Peter J. Wellman

Peter J. Wellman 9-6-16
Signature MVSD DATE

Agency phone # 925/228-4212

Jaclyn Isip

From: Mark Seedall <mseedall@ccwater.com>
Sent: Wednesday, October 12, 2016 9:19 AM
To: Jaclyn Isip
Cc: Colleen Knutson
Subject: RE: Agency Comments - APN 375-054-014

This project will be served by City of Martinez and they do not have the same requirement for a secondary meter that CCWD has. CCWD has no comments on this project.

*Mark A. Seedall
Principal Planner
Contra Costa Water District
P.O. Box H2O
Concord, CA 94524*

925 688-8119

From: Jaclyn Isip [<mailto:Jaclyn.Isip@dcd.cccounty.us>]
Sent: Tuesday, October 11, 2016 4:00 PM
To: Mark Seedall <mseedall@ccwater.com>
Subject: RE: Agency Comments - APN 375-054-014

Attached you will find a copy of the Agency Comment Request packet. This application included demolishing an existing garage and constructing a new two-story single family residence. Thanks,

Jaclyn

From: Mark Seedall [<mailto:mseedall@ccwater.com>]
Sent: Tuesday, October 11, 2016 3:56 PM
To: Jaclyn Isip
Subject: RE: Agency Comments - APN 375-054-014

What was the project?

From: Jaclyn Isip [<mailto:Jaclyn.Isip@dcd.cccounty.us>]
Sent: Tuesday, October 11, 2016 3:52 PM
To: Mark Seedall <mseedall@ccwater.com>
Subject: RE: Agency Comments - APN 375-054-014

Hi Mark,

There is no address but the parcel number is 375-054-014 and is located on Sierra Avenue in Martinez. Thanks,

Jaclyn

From: Mark Seedall [mailto:mseedall@ccwater.com]
Sent: Tuesday, October 11, 2016 3:42 PM
To: Jaclyn Isip
Subject: RE: Agency Comments - APN 375-054-014

Can you tell me the address of the project site?

From: Jaclyn Isip [mailto:Jaclyn.Isip@dcd.cccounty.us]
Sent: Tuesday, October 11, 2016 2:39 PM
To: Mark Seedall <mseedall@ccwater.com>
Subject: FW: Agency Comments - APN 375-054-014

Good afternoon Mark,

I was wondering if you could respond in writing to the agency comment for this. I did not receive any comments besides the one below. Thank you for your help! I really appreciate it.

Jaclyn Isip
Planner
Department of Conservation and Development
30 Muir Rd. Martinez, CA 94553
925-674-7815



From: Cindy Sweeney [mailto:csweeney@ccwater.com]
Sent: Friday, September 30, 2016 8:34 AM
To: Jaclyn Isip
Subject: Agency Comments - APN 375-054-014

Hi Jaclyn,

Mark Seedall is the one who handles the comments. Per our conversation, I had indicated that there were no comments for this project. Mark is on vacation and will be returning on Monday. I will check with him to see if we can't put something together for you that states that we have no comments.

Thanks,

Cindy Sweeney
Senior Clerk – Engineering Department



City of Martinez

525 Henrietta Street, Martinez, CA 94553-2394

October 17, 2016

Jaclyn Isip
Contra Costa County
Department of Conservation & Development
30 Muir Road
Martinez, CA. 94553

Subject: Comments on the Proposed New Residence on Sierra Ave. in Martinez
Contra Costa County DP 16-3037 (APN 375-054-014)

Dear Ms. Isip:

As requested, the following are comments on the subject project:

General:

The property is within the City of Martinez Sphere of Influence (SOI), and within the City's water service area.

Water service to the property:

(a) Background:

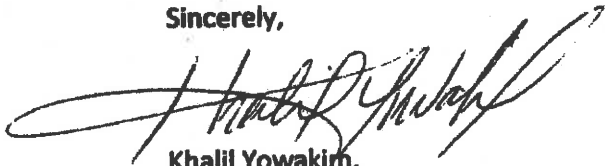
1. On June 3, 2016, the City submitted an Out-of-Agency Service application to LAFCO to provide the subject property with water from the City's water system on Sierra Ave (LAFCO's Application # 16-09).
2. On July 13, 2016, LAFCO's Commission approved the City's request with certain conditions as stated in the LAFCO's July 18, 2016 letter (copy attached).
3. A Notice of Exemption for providing water to the property was filed by the City on May 24, 2016 (copy attached).
4. For sites outside the City limits, and within the City's water service area, the owner(s) is required to sign a Differed Annexation Agreement. This agreement was signed by the owners and recorded on May 24, 2016 (copy attached).
5. No water main extension (or major infrastructure) will be required to serve the property with water. It can be served from the existing water main on Sierra Avenue in front of the property. There is adequate water supply to provide the project with water for domestic and fire use.
6. All adjacent lots in the areas are served from the City's water system.
7. A typical water service, for a new home, will include a one-inch water service lateral from the water main, a 1-inch water meter, and a backflow prevention device.

(a) Conditions for providing water to the property:

1. The owner(s) shall comply with the requirements stated in the attached LAFCO's July 18, 2016 letter.
2. Prior to providing the property with water, the owner(s) shall also sign an agreement to extend water service to property located outside the City limits.
3. The owner(s) shall submit an application for water service, and pay for installing the water service lateral, and the applicable water connection fees at the time of payment (including the Contra Costa Water District facility reserve charge).

If you have any questions regarding the above, please contact me at 372-3569.

Sincerely,



**Khalil Yowakim,
Senior Civil Engineer**

cc: Tim Tucker, City Engineer

Attachments

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
AUTHORIZING THE CITY OF MARTINEZ TO PROVIDE OUT-OF-AGENCY WATER SERVICE
TO APN 375-054-014 (SIERRA AVENUE)**

WHEREAS, the above-referenced request has been filed with the Executive Officer of the Contra Costa Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the time and in the manner required by law the Executive Officer has given notice of the Commission's consideration of this request; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to this request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, out of agency service approval is needed in order to provide water services to the properties in anticipation of a future annexation; and

WHEREAS, the City of Martinez and the property owners have entered into a Deferred Annexation Agreement in support of the future annexation of the property to the City of Martinez.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Contra Costa Local Agency Formation Commission as follows:

- A. Find that the project is exempt pursuant to section 15303 of the CEQA Guidelines, consistent with the determination of the City of Martinez.
- B. Authorize the City of Martinez to extend water service outside its jurisdictional boundary to APN 375-054-014, located on Sierra Avenue in unincorporated Contra Costa County subject to the following terms and conditions:
 - 1. Water infrastructure and service is limited to one single family dwelling unit on the parcel,
 - 2. The City of Martinez has delivered to LAFCO an executed indemnification agreement providing for the City to indemnify LAFCO against any expenses arising from any legal actions to challenging the out of agency service,
 - 3. The City of Martinez and the property owner(s) have signed the deferred annexation agreement (DAA), and the DAA was recorded as prescribed by law and runs with the land so that future landowners have constructive notice that their property is encumbered by the DAA, and
 - 4. An application to annex the subject parcel to the City of Martinez, along with the applicable annexation fees, be submitted to LAFCO by January 13, 2017.
- C. Approval to extend City of Martinez services beyond those specifically noted herein is withheld and is subject to future LAFCO review.

* * * * *

PASSED AND ADOPTED AS REVISED THIS 13th day of July 2016, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MARY N. PIEPHO, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: July 13, 2016

Lou Ann Texeira, Executive Officer



CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
651 Pine Street, Sixth Floor • Martinez, CA 94553-1229
e-mail: LTexte@lafco.cccounty.us
(925) 335-1094 • (925) 646-1228 FAX

NOTICE OF RECEIPT OF APPLICATION MATERIALS

January 18, 2017

This notice will inform you that the Contra Costa Local Agency Formation Commission has received the following application:

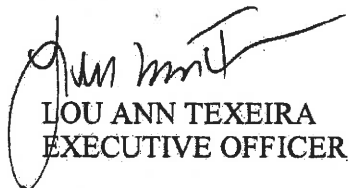
Proposal No. LAFCO 17-01
Short Title Heyden-Montalbo Annexation to City of Martinez
Location Approximately 0.12± acres on Sierra Avenue in unincorporated Martinez.
APNs 375-054-014

Government Code Section 56658 (b) requires that this notice be given to all interested, affected and subject agencies, the County Committee on School District Organization and superintendent of each school district that overlies the proposal area.

The LAFCO staff has made no determinations about the accuracy or completeness of the application. Government Code Section 56658(e) requires that no application be accepted for filing for at least twenty (20) days after this notice is issued.

For further information about the application received please contact the LAFCO office.

Sincerely,



LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Each Member of the Commission
 Tambri Heyden, landowner
 David Montalbo, landowner
 Tim Tucker, City of Martinez
 Khalil Yowakim
 Distribution List

