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February 11, 2019

Contra Costa Department of Conservation and Development  
Community Development Division  
Attn: Adrian Veliz  
30 Muir Road  
Martinez, CA 94553-4601

**RE:** RZ18-3247 – Rezone of Parcel For Limit Office District For Use As Medical Professional Offices  
Corner of Center Ave and Aspen Drive, Pacheco, CA  
APN: 125-120-105  
Service Request #: SR0012430

Dear Mr. Veliz:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments [if the project is served by public sewer and public water]:

1. 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.
2. 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.
3. It is recommended that the project be served by public sewer and public water.
4. Medical waste generators include hospitals, clinics, doctors' offices, veterinarians, skilled nursing facilities, and laboratories. These facilities must register with CCEHD and meet the requirements of the Medical Waste Management Act.
5. 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.

6. 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.
7. All of the proposed tenancy of the building was not provided. If any tenancy is subject to regulation by CCEHD, the tenant must apply for the applicable health permit (e.g., retail food sales).

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) 692-2538.

Sincerely,



W. Eric Fung, KEHS  
Environmental Health Specialist II

WEF:tf

**Contra Costa County**



**Fire Protection District**

January 9, 2019

Adrian Veliz  
Department of Conservation and Development  
30 Muir Rd.  
Martinez, CA 94553

**Subject:** Medical and Dental Offices  
101 Aspen Dr. Pacheco, CA  
File # RZ18-3247  
CCCFPD Project No.: P-2018-06850

Adrian:

We have reviewed the rezoning application to allow a medical/dental office at the subject location. The following is required for Fire District approval in accordance with the 2016 California Fire Code (CFC), the 2016 California Building Code (CBC), the 2016 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. Access shall comply with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-foot 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

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. *Parking is permitted only on the side of the road that does not have hydrants.* (22500.1) CVC, (503.3) CFC

3. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the interior of the building. The building owner shall have the testing conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC
4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

5. Access and water supply for a new building at this location was approved under Fire District permit #P-2018-01432 on 4/30/18. Any changes to the original configuration of the building will require that the developer re-submit plans for access and water supply. (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 37 tons.
7. The developer shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project, including plans for any of the following required deferred submittals, to the Fire District for review and approval *prior to* construction 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.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Todd Schiess  
Fire Inspector I

cc: Scott and Tim Griffith  
101 Aspen Dr.  
Pacheco, CA 94553

File: 101 ASPEN DR-PLN-P-2018-06850

## Adrian Veliz

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**From:** Christine Schneider <cschneider@ccwater.com>  
**Sent:** Wednesday, December 19, 2018 11:47 AM  
**To:** Adrian Veliz  
**Cc:** Cindy Sweeney; Shawn Kelly; Colleen Knutson  
**Subject:** RE: Info needed for new project # LP-18-3247

Hi Adrian—thanks for this email. This project has been reviewed by the applicant and CCWD staff, so CCWD does not have further comments at this time.

Please keep us apprised of all future development applications within our Service Area.

Happy Holidays, Christine

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**From:** Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>  
**Sent:** Wednesday, December 19, 2018 10:38 AM  
**To:** Christine Schneider <cschneider@ccwater.com>  
**Cc:** Cindy Sweeney <csweeney@ccwater.com>; Shawn Kelly <skelly@ccwater.com>; Colleen Knutson <cknutson@ccwater.com>  
**Subject:** RE: Info needed for new project # LP-18-3247

Good morning Christine – County File #RZ18-3247 is a request to rezone 101 Aspen Drive from R-6 (Single Family Residential) to O-1 (Limited Office District). An existing two-story office building on site is currently limited to medical/dental office buildings. The proposed rezone would allow for a wider range of office uses (e.g. architect, accountant, etc.) than those currently allowed under existing entitlements.

Adrian Veliz, Project Planner  
Contra Costa County  
Department of Conservation and Development  
30 Muir Rd. Martinez, CA 94553  
(925)674-7798

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**From:** Christine Schneider <cschneider@ccwater.com>  
**Sent:** Wednesday, December 19, 2018 10:00 AM  
**To:** Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>  
**Cc:** Cindy Sweeney <csweeney@ccwater.com>; Shawn Kelly <skelly@ccwater.com>; Colleen Knutson <cknutson@ccwater.com>  
**Subject:** Info needed for new project # LP-18-3247

Hello Adrian—Happy Wednesday! The CCWD Planning Department is in receipt of the Agency Comment Request Form and plan set for County Project # LP-18-3247. However, there is no project description or plan set attached to this Request, so it is unclear if this project application is complete. I've looked on google maps, and it appears that the site is vacant and undeveloped.

The only clue that this is more than a Rezoning is the listing on items 9 and 10 of the Rezoning Application, which states the following:

Item 9. "Existing Uses of the Property: Medical and Dental Offices"

Item 10. "Proposed Use of the Property: Medical, Dental and Professional Offices"

Can you please send us at least a one-sentence project description and confirm that the site is currently vacant? We will route this Agency Comment Request to the appropriate CCWD staff once we get this information.

Thank you, Christine

Christine Schneider, MS, RLA  
Senior Planner  
Contra Costa Water District  
PO Box H20  
Concord, CA 94524  
(925) 688-8118  
[cschneider@ccwater.com](mailto:cschneider@ccwater.com)



## Adrian Veliz

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**From:** Lou Ann Texeira  
**Sent:** Wednesday, January 02, 2019 1:45 PM  
**To:** Adrian Veliz  
**Cc:** Kate Sibley  
**Subject:** RZ-18-3247

Hi Adrian,

Hope you enjoyed a wonderful holiday season.

Thanks for sending Contra Costa LAFCO the *Agency Comment Request* pertaining to the above-referenced document.

It appears that the project is within the boundaries of the Contra Costa County Fire Protection District, Contra Costa Water District and Central Contra Costa Sanitary District, and will not need LAFCO approval. If this is not the case, please let us know.

Thanks!

