

## Daniel Barrios

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**From:** Russ Leavitt <RLeavitt@centralsan.org>  
**Sent:** Tuesday, October 15, 2019 10:52 AM  
**To:** Daniel Barrios  
**Subject:** County File #MS18-0008/RZ19-3249 - Freitas Family Two-Lot Subdivision & Rezone Project;; 2350 Norris Canyon Rd, uninc. San Ramon  
**Attachments:** RUSSELL B LEAVITT.vcf

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and is currently receiving sanitary sewer service for one existing residence. Central San has no objection to a lot split. A potential, new residence on Parcel B could be served by the public sewer main at the Ashbourne Drive/Starcross Drive intersection on the east side of the parcel. The residence would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing facilities. If Parcel B is proposed for development, the applicant must submit full-size improvement plans for Central San Permit staff to review and pay all appropriate fees. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371. Thanks!



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**From:** Daniel Barrios [mailto:Daniel.Barrios@dcd.cccounty.us]  
**Sent:** Monday, October 14, 2019 4:30 PM  
**To:** Russ Leavitt <RLeavitt@centralsan.org>  
**Subject:** County File #MS18-0008/RZ19-3249 - Freitas Family Two-Lot Subdivision & Rezone Project

Hi Russ,

Thanks for reaching out. I've attached a copy of the initial study for MS18-0008/RZ19-3249, the Freitas Family Two-Lot Subdivision & Rezone Project. Please let me know if I can be of any further assistance.

Best,

Daniel Barrios, Planner II  
**CONTRA COSTA COUNTY**  
**Department of Conservation and Development**  
30 Muir Road | Martinez, CA 94553  
☎: (925) 674-7788 | Fax: (925) 674-7258

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



October 18, 2019

Daniel Barrios, Planner II  
Community Development Division  
Contra Costa County, Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

Re: Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration Report – Freitas Family Two-Lot Subdivision (County file #MS18-0008), San Ramon

Dear Mr. Barrios:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration (MND) for the Freitas Family Subdivision, a two-lot minor subdivision, located at 2350 Norris Canyon Road in San Ramon in unincorporated Contra Costa County (County). EBMUD has the following comments.

#### **WATER SERVICE**

Proposed Parcel A is located outside EBMUD's current service area and ultimate service area boundary (USB); therefore, water service to Parcel A from EBMUD is not available. Should plans to develop Parcel A emerge, the project sponsor will need to consider other water service options besides EBMUD.

EBMUD's Derby Pressure Zone, with a service elevation range between 650 and 850 feet, will serve proposed Parcel B of the development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to Parcel B. Depending on any future development, including any future subdivision of Parcel B, a water main extension, at the project sponsor's expense, may be required to serve the property depending on EBMUD's metering requirements and fire flow requirements set by the local fire department. Engineering and installation of water main and services require substantial lead time, which should be provided for in the project sponsor's development schedule.

A minimum 20-foot wide right-of-way is required for installation of new and replacement water mains. Utilities to be installed in the right-of-way with the water mains must be located such that the new water mains meet the minimum horizontal and vertical separation distances with other utilities as set forth in the California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and

EBMUD requirements for placement of water mains within a right-of-way. These minimum horizontal separation distance requirements include, but are not limited to, 10 feet between the water main and sewer, 5 feet between the water main and storm drain, 7 feet from the face of curb, and 5 feet from the edge of the right-of-way. In addition, water mains must be vertically located a minimum of one foot above sewers and storm drains.

## GENERAL

On page 44 of the MND, under Hydrology, b) ... Sufficient Water Supplies, please change the text to reflect that EBMUD does not use well water to provide water service; the text should be changed to read (*added text in bold italics*):

“The area of proposed Parcel A is not served by a water service provider, while proposed Parcel B *would be* is-served by East Bay Municipal Utility District (EBMUD). As no development is currently proposed, it is not anticipated that new water facilities will be required to accommodate the project, as there would be no increased requirements for water service. Although no development is proposed as part of this project, the project would have the potential to construct one additional residence on Parcel B subsequent to subdividing the subject property. *If such a subdivision were to occur and when development plans were finalized, the project sponsor would contact EBMUD’s New Business Office to request a water service estimate to determine costs and conditions for providing water service to the proposed development. Any future development would be required to be reviewed and approved by EBMUD to ensure existing and/or proposed well water facilities meet EBMUD standards. Meeting EBMUD requirements regarding well water would ensure that sufficient water supply exists for the proposed project.* Accordingly, the impact of providing water service to the proposed project would be less than significant.”

## GEOLOGY

On Page 20 of the MND, under Geology/Soils, a) section iv) landslides, states that landslides have been mapped within the development area. If or when the project sponsor applies for water service, they will need to provide EBMUD with any proposed landslide mitigation measures for the development so that no landslide impact hazard is posed to proposed water main extensions that may serve the development.

## WATER CONSERVATION

The proposed project presents an opportunity to incorporate water conservation measures. EBMUD requests that the County include in its conditions of approval, a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD’s Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the

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regulation are installed at the project sponsor's expense.

If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,



David J. Rehnstrom  
Manager of Water Distribution Planning

DJR:DWG:sjp  
sb19\_194 Freitas Family Two Lot Subdivision

cc: R. Ross Avedian  
P/A Design Resources, Inc.  
3021 Citrus Circle, Suite 150  
Walnut Creek, CA 94598