



Planning Application Summary

County File Number: CDDP25-03023

File Date: 8/21/2025

Applicant:

Stone Valley JV, LLC A California Limited
Liability Company
550 Hartz Ave Suite 200
Danville, CA 94597

Sgriggs@blakegriggs.com
(925) 262-3632

Property Owner:

STONE VALLEY HOLDINGS , LLC
828 3rd Street
Miami, FL 33139 155

ldahlhausen@realfinity.io
(786) 224-7958

Project Description:

The applicant requests approval of a development plan for a 60-unit multi-family residential project on two adjacent residential lots within an HE-C Housing Element Consistency District. The scope of work also includes a tree permit for the removal of up to 42 trees. A concurrent lot line adjustment application is needed to merge the two adjacent residential lots (APN: 191-093-043 and 191-093-044) into a single parcel (x-ref CDLL25-00011).

Project Location: (Address: 3240 STONE VALLEY RD W , ALAMO, CA 94507 155), (APN: 191093043)

Additional APNs: 191093044

General Plan Designation(s): MUM

Zoning District(s): HE-C -CE

Flood Hazard Areas: X

AP Fault Zone: N/A

60-dBA Noise Control: YES

MAC/TAC: Alamo MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: YES

Specific Plan: N/A



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www.mslegal.com

Travis Brooks
travis.brooks@msrlegal.com

August 19, 2025

Current Planning Division
Contra Costa County
Planning and Zoning Department
30 Muir Road
Martinez, CA 94553

Re: **Formal Development Application for 60-Unit Housing Development Project at
3236 and 2340 Stone Valley Road West (APNs 191-093-043-5, 191-093-
044-3)**

To Whom it May Concern:

Our client, Blake Griggs Properties, LLC (“Applicant” or “Blake Griggs”), filed a Preliminary Application for its proposed 60-unit housing development Project on June 27, 2025. As required by Senate Bill 330, we hereby timely file a Formal Application for the project pursuant to Government Code section 65941.1(e), the provisions of the Planning and Zoning Laws generally, and in particular, Government Code sections 65940, 65941, and 65941.5. This Formal Application is also an application for a development permit under Government Code section 65943.

I. Project Description

As set out in the enclosed application documents, the project consists of 60 homes in three, three-story buildings, 122 garage parking spaces and 19 surface parking spaces, and associated improvements (“Project”) on approximately 1.88 acres at 3236 and 3240 Stone Valley Road West in the unincorporated County (APN 0191-093-043-5, 191-093-044-3) (“Project Site”).

The Project Site is currently occupied by two office buildings and designated in the General Plan as Mixed Use Medium Density, which allows for various housing types including townhouses, condominiums, apartments, studios, and live-work units in an objective density range of 30 to 75 units per net acre. The Site is zoned Housing Element Consistency District (HE-C), which, consistent with the County’s recently adopted Housing Element of its General Plan allows for a density range of 30 to 75 units per net acre. As designed, the Project is consistent with the Site’s applicable, objective General Plan and zoning provisions.

II. Housing Accountability Act

As a brief reminder to the County, the Project is protected by the Housing Accountability Act (Gov. Code § 65589.5; “HAA”), a housing production statute that seeks “to significantly increase the approval and construction of new housing for all economic segments of California’s communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects” (§ 65589.5(a)(2)(K)). Moreover, the HAA expresses the state’s policy that this statute “be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” (Gov. Code § 65589.5(a)(2)(L)).

As relevant here, subdivision (j) of the HAA directs that a decision to disapprove or reduce the density of a project that complies with “applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards” must be based on written findings supported by a preponderance of the evidence that (1) the project would have “a specific, adverse impact upon the public health or safety” and (2) that there is no feasible method to satisfactorily mitigate or avoid this adverse impact. (Gov’t Code § 65589.5(j)(1)). The HAA defines a “specific, adverse impact” to mean “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (Gov’t Code § 65589.5(j)(1)(A)).

Section 65589.5(j) requires cities to determine whether a project complies with the applicable, *objective* general plan, zoning, subdivision, and design standards. The HAA defines the term “objective” to mean “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” (Gov. Code § 65589.5(h)(9)). Cities must make this determination based on a “reasonable person” standard. (Gov. Code § 65589.5(f)(4)).

Accordingly, if a project complies with applicable, objective general plan, zoning, subdivision, and design standards in the eyes of a reasonable person, the project cannot be disapproved or conditioned on a lower density unless, based on a preponderance of the evidence in the record, it would have a “specific, adverse impact” upon public health or safety and there is no feasible way to mitigate that impact. If a city’s disapproval or conditional approval is challenged in court, the burden is on the County to prove its decision conformed to all the conditions specified in the HAA. (Gov. Code § 65589.6).

The courts have explained that the HAA’s findings constitute the “only” grounds for a lawful disapproval of a housing development project. (*North Pacifica, LLC v. City of Pacifica* (N.D.Cal. 2002) 234 F.Supp.2d 1053, 1059-60, disapproved on other grounds in *North Pacifica LLC v. City of Pacifica* (2008) 526 F.3d 478; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704,

715-16). Moreover, the HAA creates such a “substantial limitation” on the government’s discretion to deny a permit that it amounts to a constitutionally protected property interest. (*North Pacifica, LLC v. City of Pacifica, supra*, 234 F.Supp.2d at 1059).

III. Conclusion

Blake Griggs is excited to work in cooperation with the County in providing much needed housing to the community consistent with the applicable, objective provisions of the County’s General Plan and zoning ordinance, pursuant to critical state laws that are designed to facilitate housing production. We would be happy to discuss the Project or this Formal Application with you at any time.

Very truly yours,

MILLER STARR REGALIA



Travis Brooks

TZB:tz

Encl.

POR. RO. SAN RAMON

1960 ROLL- TRACT 2627 (RANCHO ROMERO) M.B. 75-36

1- RECORD OF SURVEY 43 L.S.M.10 6-9-66

2- 65PM18 4-26-78

3- 82PM14-17 10-26-79

4- 105PM47&48 5-23-83

5- 210PM40 2-16-16

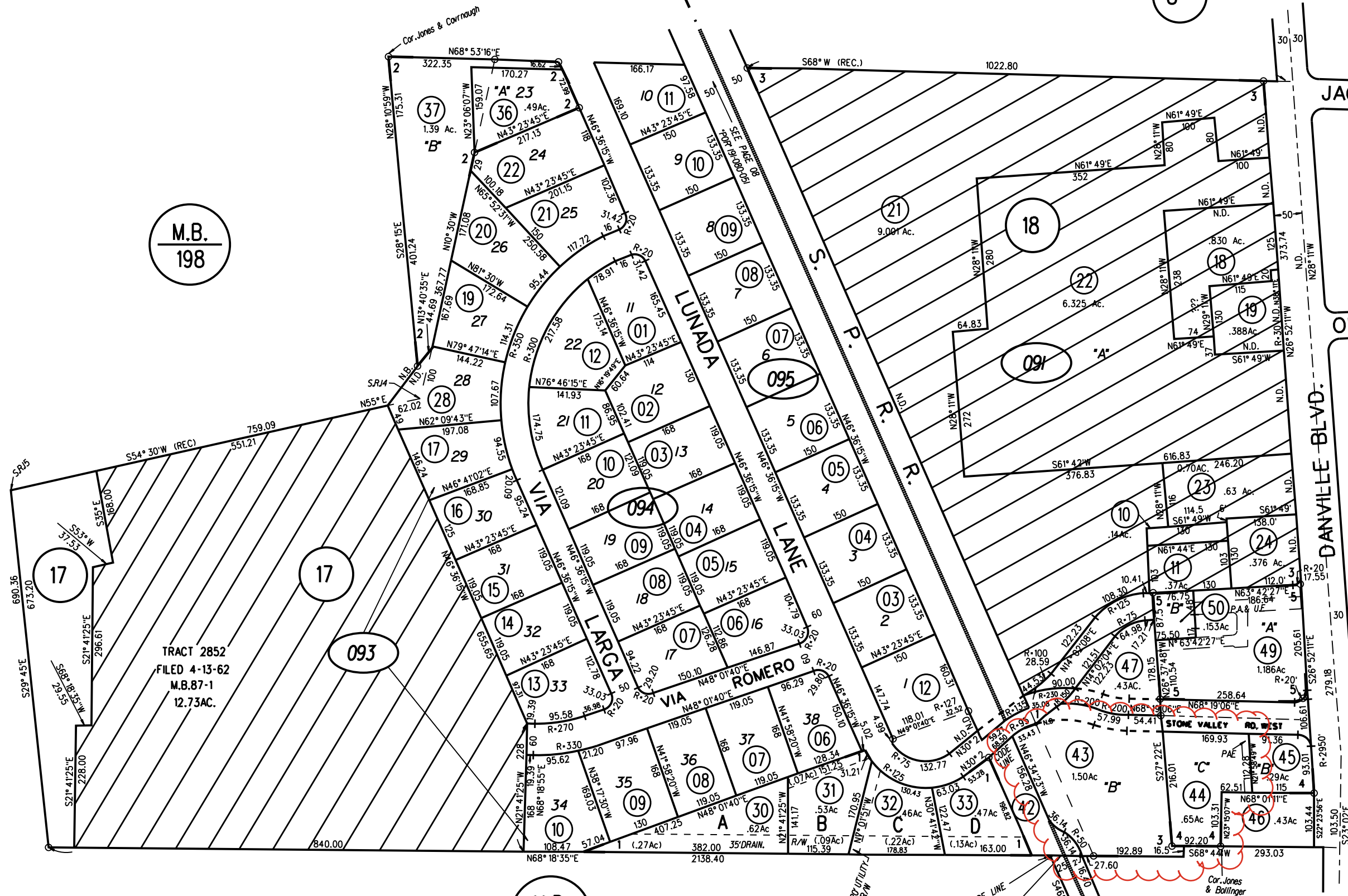
16

8

M.B. 198

M.B. 192

M.B. 198

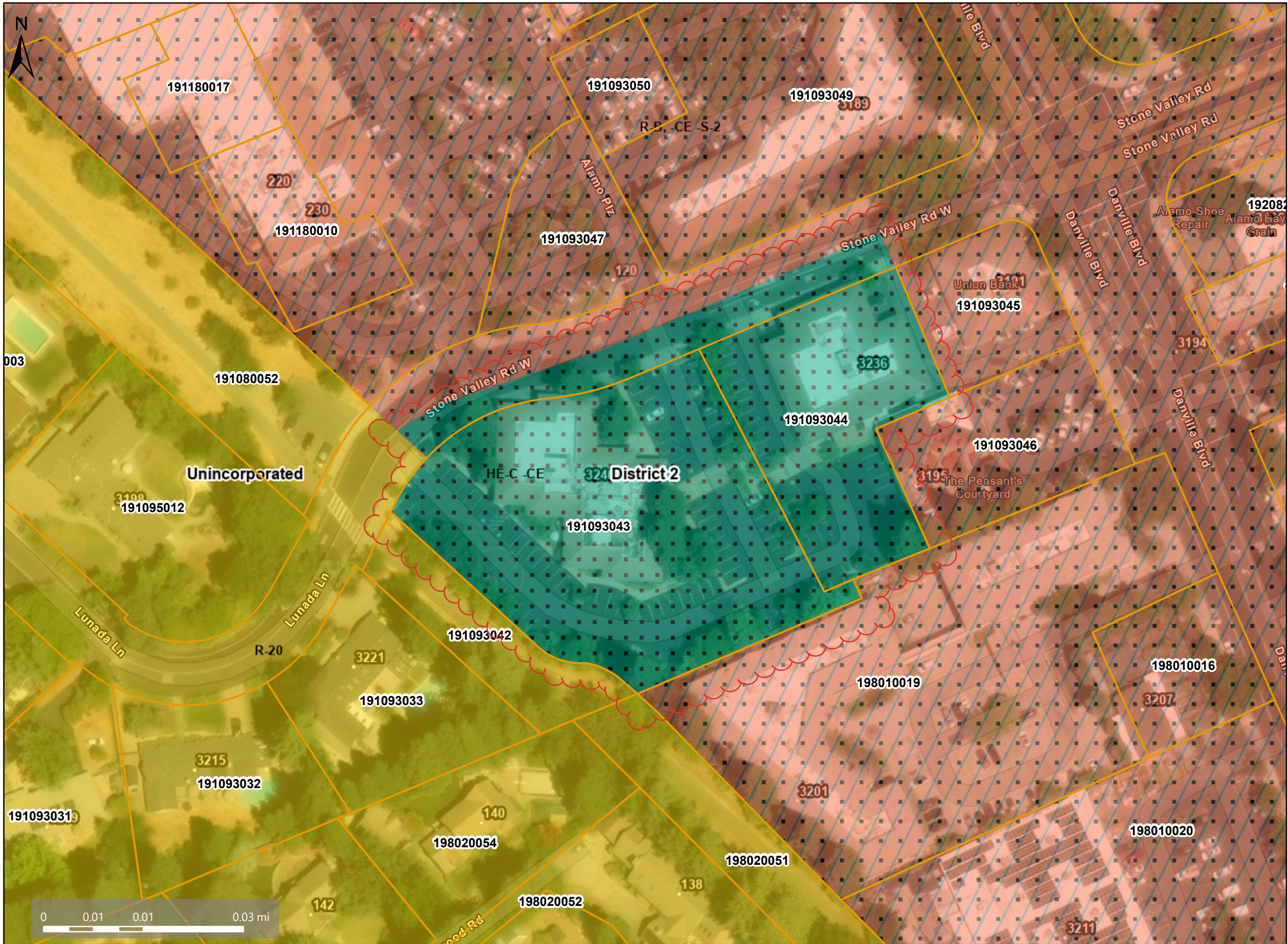


TRACT 2852
FILED 4-13-62
M.B. 87-1
12.73AC.

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

- 093
- 094
- 095
- 210 PM40
- 7/21/16

Zoning



Map Legend

- Assessment Parcels
- Zoning**
- ZONE_OVER**
- R-20 (Single Family Residential)
- R-B -CE -S-2 (Cannabis Exclusion and Sign Control)
- HE-C -CE (Cannabis Exclusion Combining District)
- Unincorporated
- Board of Supervisors' Districts
- Address Points



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PWD Maintained Roads



Map Legend

- Assessment Parcels
- Unincorporated Board of Supervisors' Districts
- Maintained Roads
- Address Points

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3236 & 3240 STONE VALLEY ROAD WEST ALAMO, CA



SHEET INDEX:

ARCHITECTURAL:
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 A1.2 SITE PLAN

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 A2.2 BUILDING A ELEVATIONS
 A2.3 BUILDING A ELEVATIONS
 A2.4 BUILDING B ELEVATIONS
 A2.5 BUILDING C ELEVATIONS
 A2.6 BUILDING C ELEVATIONS
 A2.7 BUILDING C ELEVATIONS

CIVIL:
 1 OF 2 ALTA / NSPS LAND TITLE SURVEY
 2 OF 2 ALTA / NSPS LAND TITLE SURVEY

PROJECT DATA

PROJECT DATA SUMMARY			
PROJECT DATA SUMMARY			DATE: 06.06.25
PROJECT NAME:		Stone Valley Road	
LOCATION:		Alamo, CA	
PROJECT NUMBER:		1732.002	
CLIENT:		Blake Griggs Properties	
GENERAL			
APN: PARCEL 1		191-093-043-5	
PARCEL 2		191-093-044-3	
GP DESIGNATION:		CO	
ZONING:		R-B-CE-S-2	
ACREAGE:		Acres	Square Feet
PARCEL 1 & 2 TOTAL		1.875	81,690
TOTAL:		1.875	81,690
ZONING REGULATIONS			
MINIMUM-MAXIMUM ALLOWABLE DENSITY		30-75 DU/AC	
PROPOSED DENSITY (DU/AC)		32.00	
MAXIMUM ALLOWABLE LOT COVERAGE (SF)		57,183	
PROPOSED LOT COVERAGE (SF)		54,500	
MAXIMUM ALLOWABLE HEIGHT		65'	
PROPOSED HEIGHT		See Dimensions on Elevation Sheets, Project max. height less than 65'	
MINIMUM REQUIRED SETBACKS		Front	Side
PROPOSED SETBACKS		10'	5'
PROPOSED SETBACKS		10'	5'
UNIT MIX			
2BD UNITS:		12	
3BD UNITS:		48	
TOTAL:		60	
MUNICIPAL CODE VEHICULAR PARKING REQUIRED (SPACES)			
	Ratio	# of units	Total
2-BD:	2	12	24
3-BD:	2	48	96
GUEST:	0.25	60	15
TOTAL:		135	
APPROXIMATE VEHICULAR PARKING PROVIDED (SPACES)			
SURFACE STALLS (GUEST):		17	
GARAGE STALLS:		118	
TOTAL:		135	
APPROXIMATE GROSS AREA TOTALS (SF)			
UNDERGROUND PARKING GARAGE LEVEL:		54,500	
BUILDING A:		53,500	
BUILDING B:		23,500	
BUILDING C:		49,500	
TOTAL:		181,000	

PROJECT TEAM INFO:

DEVELOPER/APPLICANT:
 Blake Griggs Properties
 550 Hartz Avenue, Suite 200,
 Danville, CA 94526
 Phone: (925) 575-8737
 Contact: Bradley Blake
 bblake@blakegriggs.com

ARCHITECT:
 Dahlin Group
 5865 Owens Drive
 Pleasanton, CA 94588
 Phone: (925) 251-7200
 Contact: Lauri Moffet-Felhberg
 lauri.moffet-fehlberg@dahlingroup.com

TITLE SHEET &
 PROJECT DATA

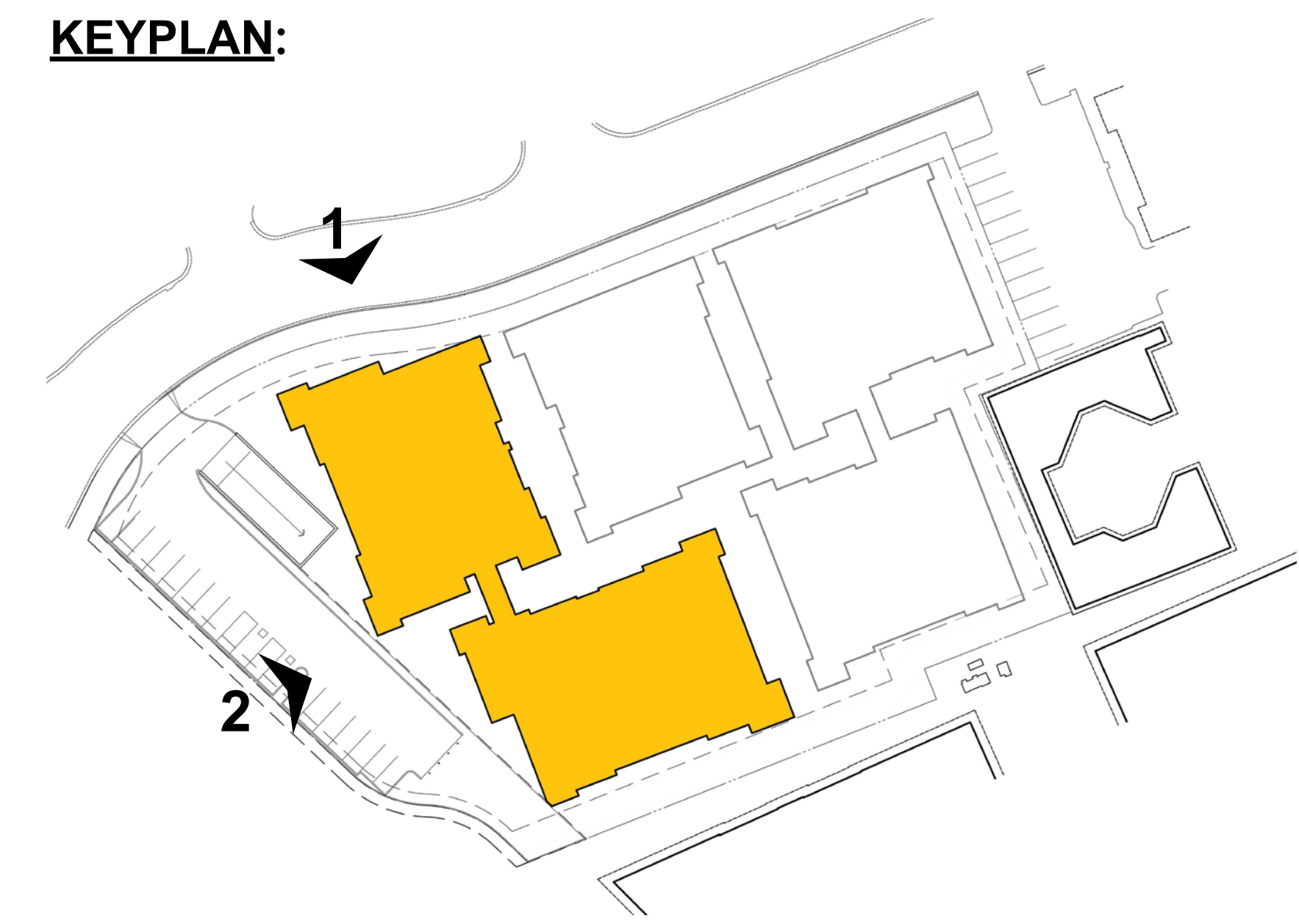


- LEGEND:**
- - - - - PROPERTY LINE
 - EXTENT OF PODIUM DECK SLAB

SITE PLAN



KEYPLAN:



1 BUILDING A ELEVATION - STONE VALLEY ROAD

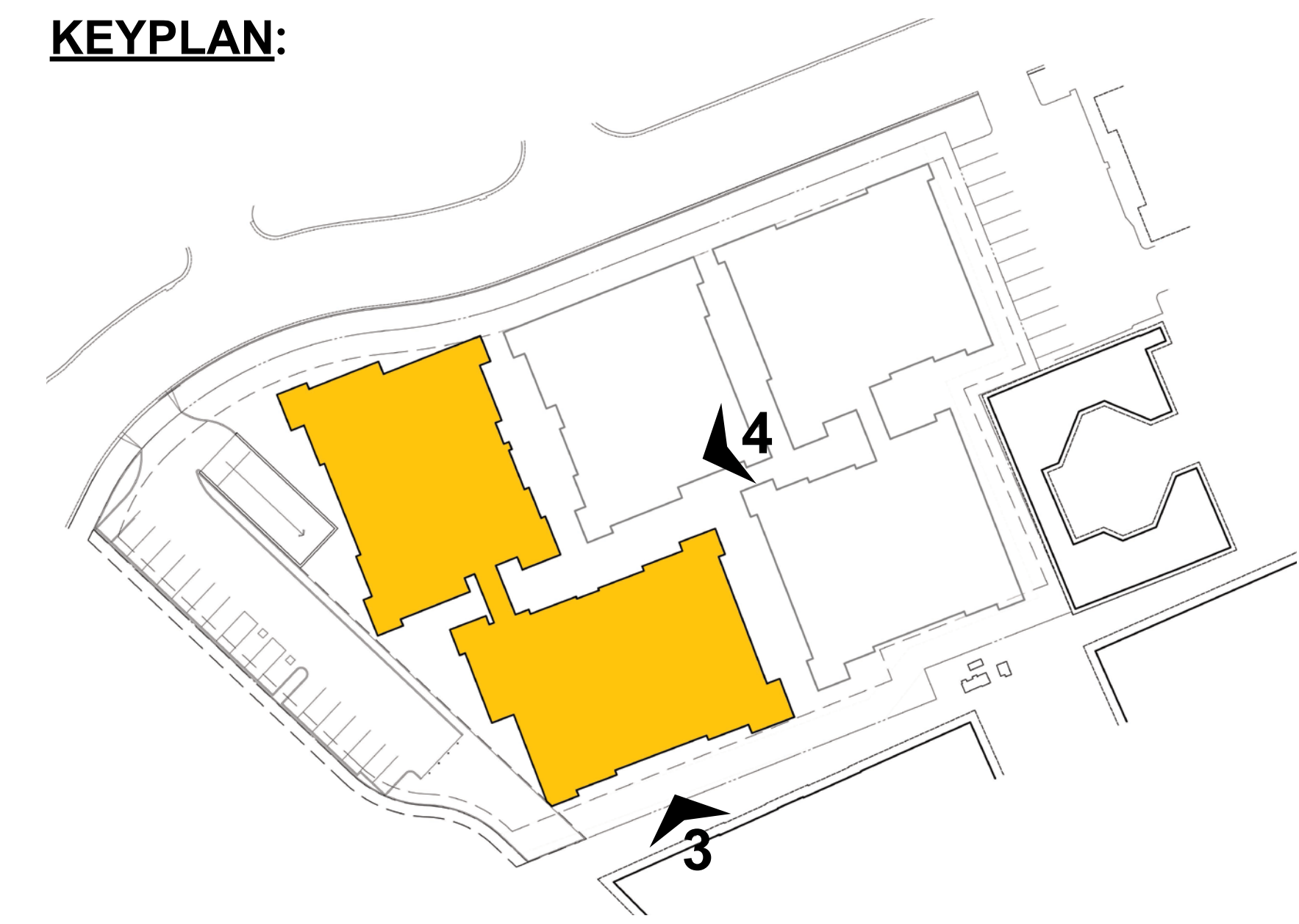


PROPOSED COLORS & MATERIALS:

-  STUCCO
-  METAL EAVE TRIM
-  CEMENTITIOUS SIDING
-  CEMENTITIOUS BOARD & BATTON
-  WOOD GRAIN ACCENT MATERIAL
-  STONE ACCENT MATERIAL

2 BUILDING A ELEVATION - IRON HORSE TRAIL

KEYPLAN:



3 BUILDING A ELEVATION - SOUTH



PROPOSED COLORS & MATERIALS:

-  STUCCO
-  METAL EAVE TRIM
-  CEMENTITIOUS SIDING
-  CEMENTITIOUS BOARD & BATTON
-  WOOD GRAIN ACCENT MATERIAL
-  STONE ACCENT MATERIAL

4 BUILDING A ELEVATION - EAST

KEYPLAN:



5 BUILDING A ELEVATION



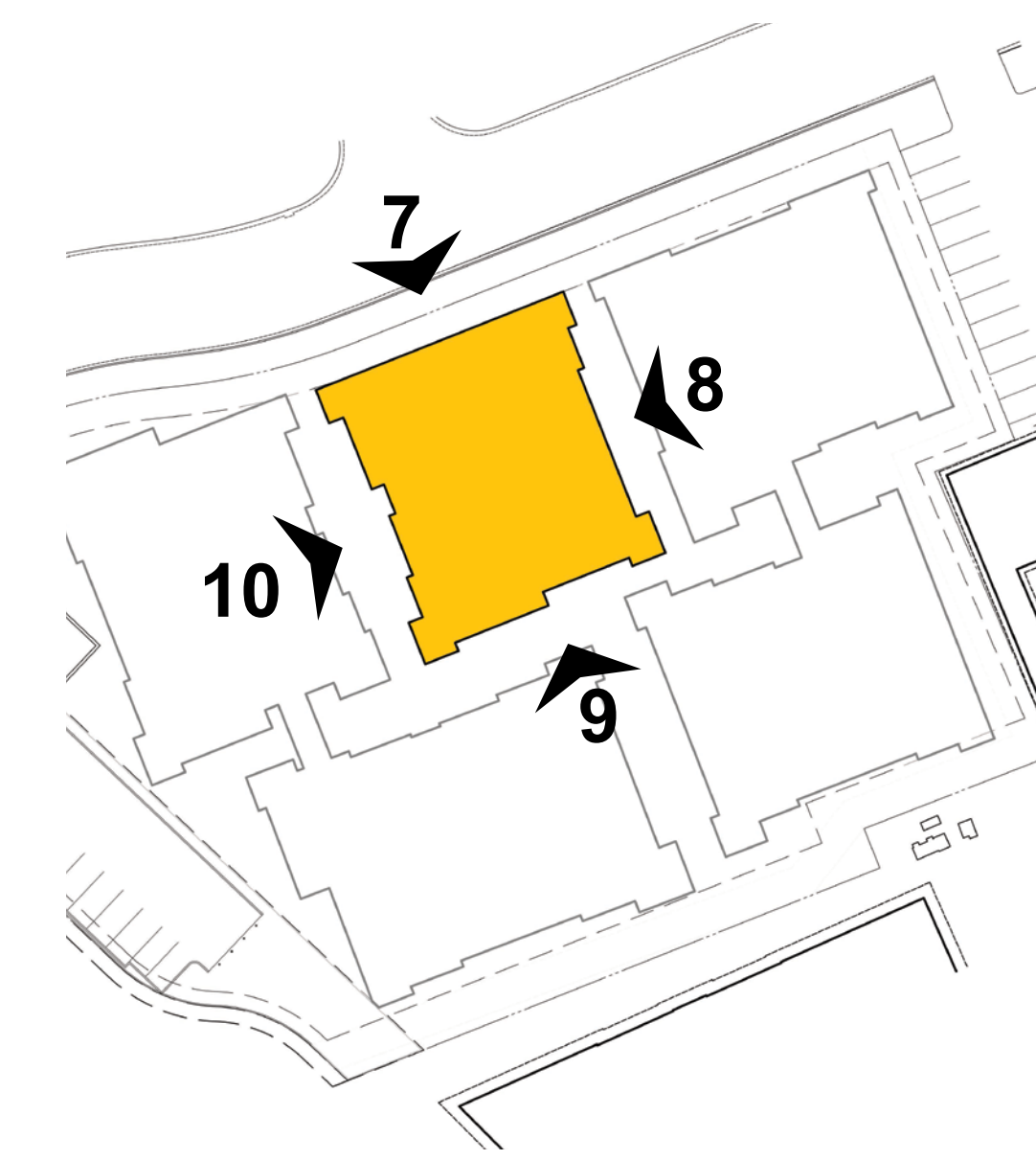
6 BUILDING A ELEVATION

PROPOSED COLORS & MATERIALS:

-  STUCCO
-  METAL EAVE TRIM
-  CEMENTITIOUS SIDING
-  CEMENTITIOUS BOARD & BATTON
-  WOOD GRAIN ACCENT MATERIAL
-  STONE ACCENT MATERIAL

BUILDING A ELEVATIONS

KEYPLAN:



7 BUILDING B ELEVATION - STONE VALLEY ROAD

8 BUILDING B ELEVATION - EAST



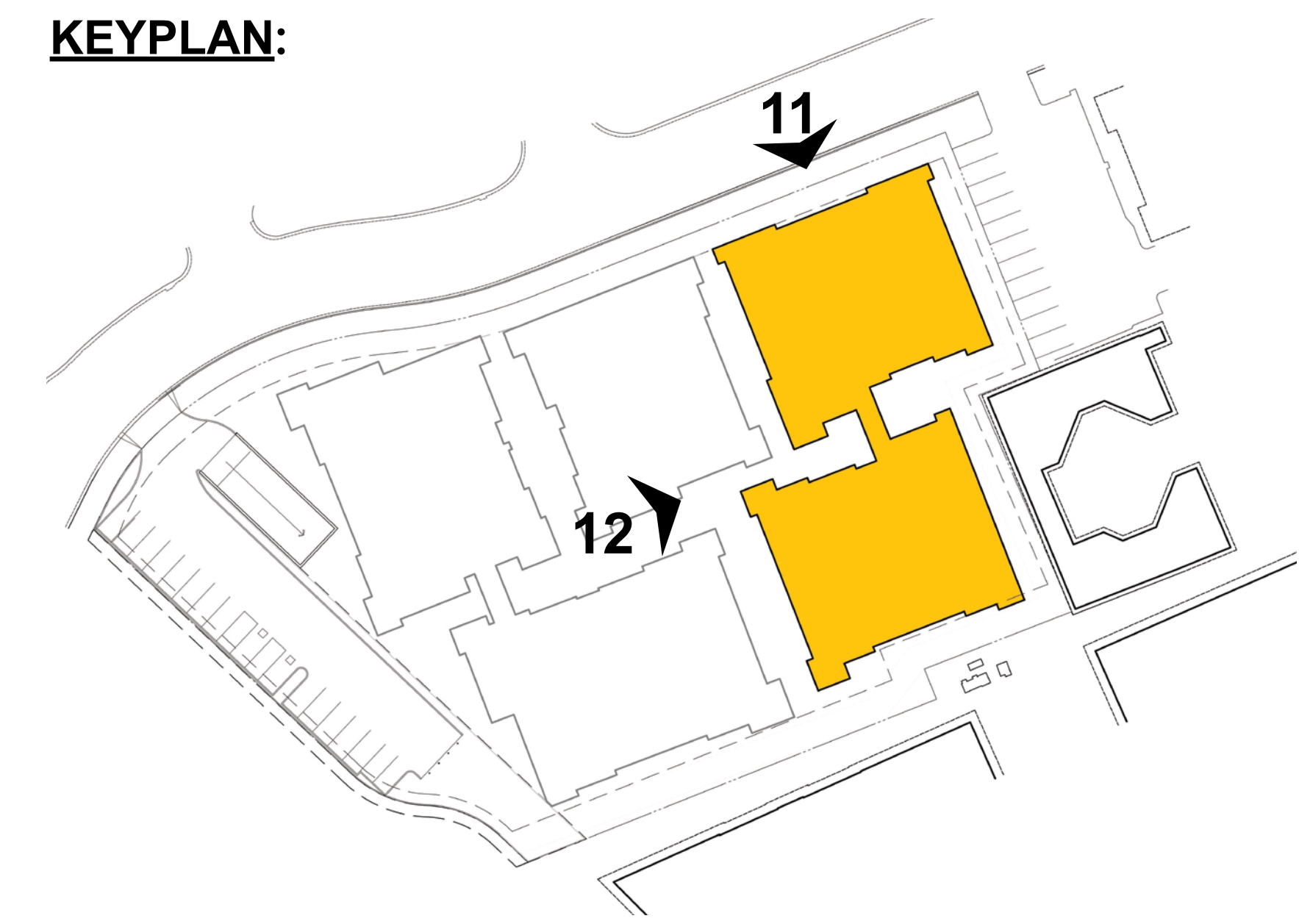
9 BUILDING B ELEVATION - SOUTH

10 BUILDING B ELEVATION - WEST

PROPOSED COLORS & MATERIALS:

-  STUCCO
-  METAL EAVE TRIM
-  CEMENTITIOUS SIDING
-  CEMENTITIOUS BOARD & BATTON
-  WOOD GRAIN ACCENT MATERIAL
-  STONE ACCENT MATERIAL

KEYPLAN:



11 BUILDING C ELEVATION - STONE VALLEY ROAD



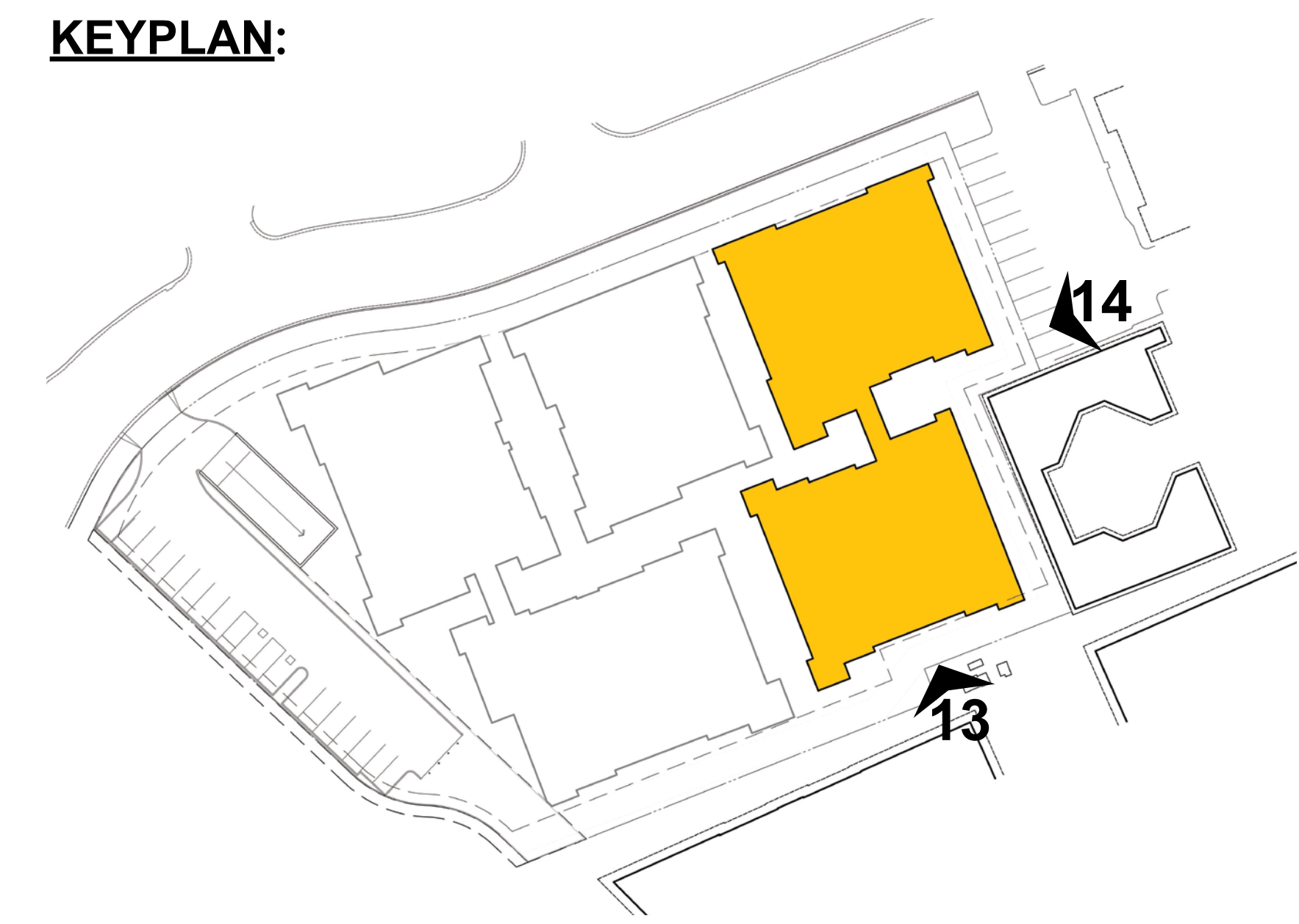
12 BUILDING C ELEVATION - WEST

PROPOSED COLORS & MATERIALS:

-  STUCCO
-  METAL EAVE TRIM
-  CEMENTITIOUS SIDING
-  CEMENTITIOUS BOARD & BATTON
-  WOOD GRAIN ACCENT MATERIAL
-  STONE ACCENT MATERIAL

BUILDING C ELEVATIONS

KEYPLAN:



13 BUILDING C ELEVATION - SOUTH

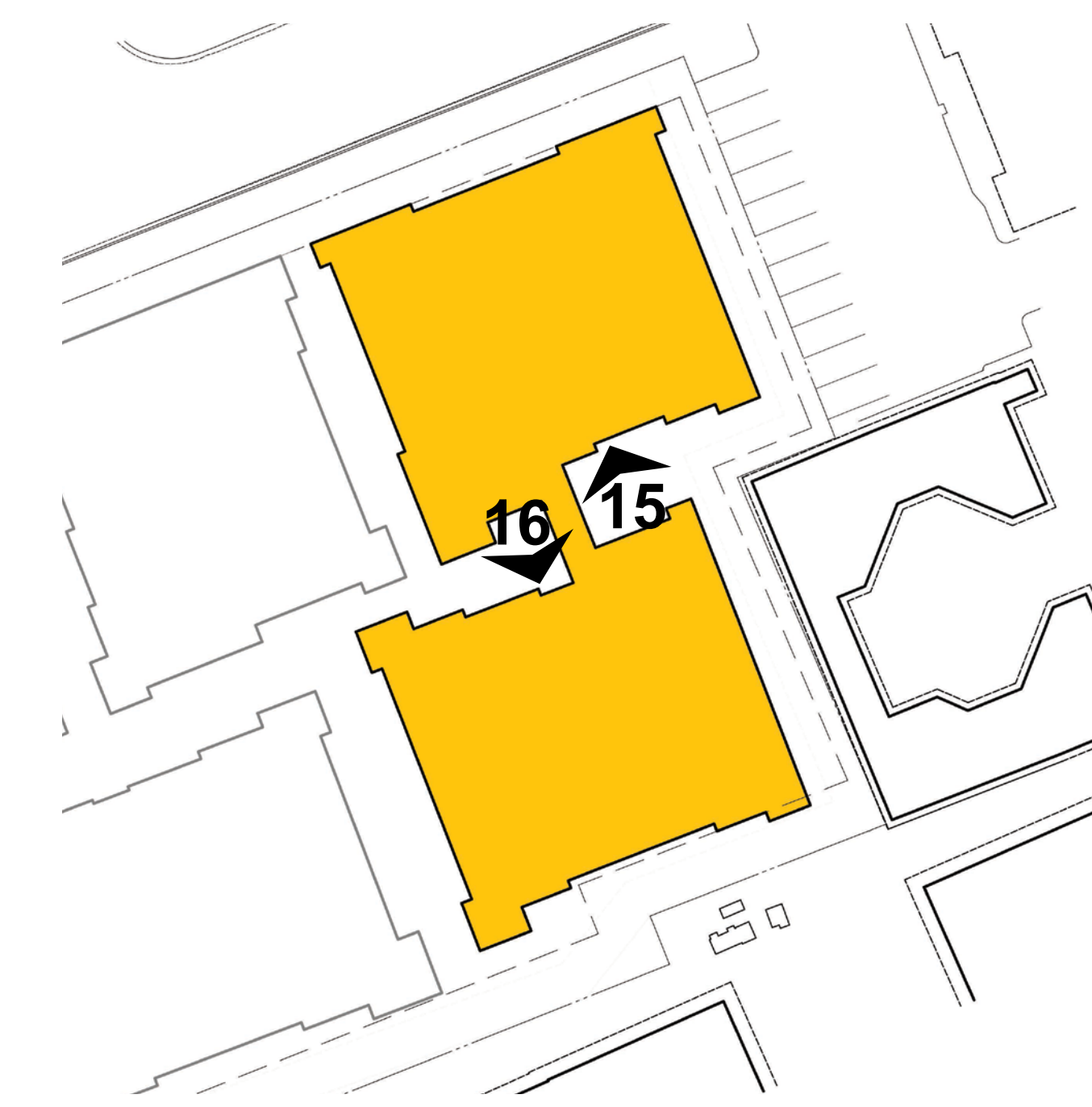


14 BUILDING C ELEVATION - EAST

PROPOSED COLORS & MATERIALS:

-  STUCCO
-  METAL EAVE TRIM
-  CEMENTITIOUS SIDING
-  CEMENTITIOUS BOARD & BATTON
-  WOOD GRAIN ACCENT MATERIAL
-  STONE ACCENT MATERIAL

KEYPLAN:



15 BUILDING C ELEVATION



16 BUILDING C ELEVATION

PROPOSED COLORS & MATERIALS:

-  STUCCO
-  METAL EAVE TRIM
-  CEMENTITIOUS SIDING
-  CEMENTITIOUS BOARD & BATTON
-  WOOD GRAIN ACCENT MATERIAL
-  STONE ACCENT MATERIAL

BUILDING C ELEVATIONS



RECEIVED on 08/21/2025 CDDP25-030323
 By Contra Costa County
 Department of Conservation and Development

City/County _____
 Department _____
 Address _____
 Phone _____
 Website _____

C.3 and C.6 Development Review Checklist

Municipal Regional Stormwater Permit (MRP 3.0)
 Stormwater Controls for Development Projects
 Adapted from San Mateo County's Flows to Bay Checklist

Project Information (Enter information only into blue-highlighted cells - other cells are locked.)

I.A Enter Project Data (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

Project Name: Alamo Oaks Case Number: _____
 Project Address: 3236 & 3240 Stone Valley Road West, Alamo, CA Cross Street: _____
 Project APN: 191-093-043-5 & 191-093-044-3 Project Watershed: Walnut Creek
 Applicant Name: Stone Valley JV, LLC; Attn: Scott Griggs Project Phase No. _____
 Applicant Phone: 925-262-3632 Applicant Email Address: sgriggs@blakegriggs.com
 Public or Private: Private

- Development Type: (check all that apply)
- Small Single-Family Home Project (<10,000 sq. ft. of created and/or replaced impervious surface¹)
 - Large Single-Family Home Project (≥10,000 sq. ft. of created and/or replaced impervious surface¹)
 - Subdivision - Residential: Two or more lot development² # of units: _____
 - Multi-Family Residential # of units: _____
 - Commercial
 - Industrial, Manufacturing
 - Mixed-Use # of units: _____
 - New, widened or reconstructed roads related to parcel-based projects³
 - Stand-alone pavement maintenance or construction work, or similar work related to parcel-based projects³
 - Other redevelopment project as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.
 - Institutional: schools, libraries, jails, etc.
 - Parks and trails, camp grounds, other recreational
 - Kennels, Ranches
 - Other, Please specify _____

Project Description (Don't include past or future phases)⁴ Demolish (2) existing office buildings and associated parking. Construct new condominiums in (5) building proposed across the site. Condominiums will be constructed on a podium with underground parking below. Site improvements will include new parking, sidewalks, drive aisle, utilities, stormwater treatment and landscaping.

I.A.1 Total Project Area: 84,567 square feet (on and off-site)
 I.A.2 Total Area on-site: 84,567 square feet (on the private property)
 I.A.3 Total Area off-site: 0 square feet (frontage or area in Public Right of Way being improved)
 I.A.4 Total Area of land disturbed during construction: 80,826 square feet
 (Include all project on-site and off-site areas of clearing, grading, excavating and stockpiling)
 I.A.5 Site slope: 2 %

I.A.6 Certification:

I certify that the information provided on this form is correct and acknowledge that, should the project exceed the amount of new and/or replaced impervious surface provided in this form, the as-built project may be subject to additional improvements.

- Preliminary Calculations Attached Final Calculations Attached Stormwater Control Plan Attached

Name of person completing the form: Kevin Rodriguez Title: Project Manager
 Signature: _____ Date: 8/6/2025
 Phone Number: 916-538-1905 E-mail: krodriguez@kierwright.com

¹ Small and Large Detached Single-Family Homes that are not part of a common plan of development².
² Common Plans of Development (subdivisions or contiguous, commonly owned lots, for the construction of two or more homes developed within 1 year of each other), and/or constructed with shared utilities, are not considered single family home projects by the MRP.
³ Stand-alone roadway or pavement projects, or pavement work that is part of a project, creating or replacing 5,000 sq. ft. or more of impervious surface may be subject to C.3 requirements - both in public and private areas. See the CCCWP Stormwater C.3 Guidebook 9th Edition Table 1-2.
⁴ Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.

I.B Is the project a “C.3 Regulated Project” per MRP Provision C.3.b? (Use table below to make determination.)

I.B.1 Enter the amount of Impervious surface Retained, Replaced or Created⁵ by the project (use DMA Table in Worksheet D):

Table I.B.1 Impervious⁶ and Pervious⁶ Surfaces (Match DMA Summary Table in Worksheet D, if applicable)

Impervious Surfaces (IS) (e.g., sidewalks, driveways, parking areas, patios, roads, rooftops, pools, pathways, etc.)	Pre-Project	Post-Project			
	I.B.1.a Existing (Pre-Project) Impervious Surface (sq.ft.)	I.B.1.b Existing Impervious Surface to be Retained ⁵ (sq.ft.)	I.B.1.c Existing Impervious Surface to be Replaced ⁵ (sq.ft.)	I.B.1.d New Impervious Surface to be Created ⁵ (sq.ft.)	I.B.1.e Post-Project Impervious Surface (sq.ft.) (=b+c+d)
On-site area (within the parcel/private site boundaries)	72,724	3,741	64,204	-	67,945
Off-site area (e.g., frontage/other area in Public Right of Way)	-				-
Subtotal:	72,724	3,741	64,204	-	67,945
Total Impervious Surface Replaced and Created: (sum of totals for columns I.B.1.c and I.B.1.d):		I.B.1.f	64,204 sq. ft.		
Pervious Surfaces (PS) (e.g., landscaping, pervious pavement, bioretention areas, parking strips, street trees, etc. - both on-site and off-site)	Existing (Pre-Project) Pervious Surface (sq.ft.)				Post-project Pervious Surface (sq.ft.)
All pervious off-site area (e.g., frontage/Public Right of Way) ⁶	-				
Landscaping area on-site	11,843				16,622
Pervious Pavement area on-site	-				
Green Roof area on-site	-				
Subtotal:	11,843				
Total Project Area (should be equal to I.A.1)	84,567	50% Rule Calculation			16,622
		I.B.1.h	88%	I.B.1.g	84,567

I.B.2 Please review and attach additional worksheets as required below using the Total Impervious Surface (IS) Replaced or Created in cell **I.B.1.f** from Table **I.B.1** above and other factors:

	Review Steps	Check One		Attach Worksheet
		Yes	No	
I.B.2.a	Does this project involve any earthwork and/or stockpiling of soil, aggregates etc? If YES, then Check Yes, and Complete Worksheet A. If NO, then Check No, and go to I.B.2.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A
I.B.2.b	Is I.B.1.f greater than or equal to 2,500 sq.ft? If YES, then the Project is subject to Provision C.3.i. - complete Worksheets B, C and go to I.B.2.c. If NO, go to I.B.2.i - or ask municipal staff for Small Project Checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B, C
I.B.2.c	Does the 50% rule apply to the project? Is I.B.1.h 50% or more? If YES, site design, source control and treatment requirements apply to the entire on-site area. Continue to I.B.2.d If NO, these requirements apply only to the impervious surface created and/or replaced. Continue to I.B.2.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
I.B.2.d	Is this project a Roadway Project and is I.B.1.f greater than or equal to 5,000 sq.ft? If YES, project may be C.3 Regulated Project. See the CCCWP C.3 Guidebook Table 1-2. If NO, go to I.B.2.e	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.B.2.e	Is I.B.1.f greater than or equal to 5,000 sq.ft.? (Or 10,000 sq.ft. for a Large Single-Family Home?) If YES, project is a C.3 Regulated Project - complete Worksheet D. Then continue to I.B.2.f. If NO, then skip to I.B.2.g. - or ask municipal staff for Small Project Checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D
I.B.2.f	Is I.B.1.f greater than or equal to 43,560 sq.ft. (i.e., one acre)? If YES, project may be subject to Hydromodification Management requirements - complete Worksheet E then go to I.B.2.g. If NO, then go to I.B.2.g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E
I.B.2.g	Is I.A.4 greater than or equal to 43,560 sq.ft., (i.e., one acre)? If YES, check box, obtain coverage under CA Construction General Permit & submit Notice of Intent to municipality- go to I.B.2.h. If NO, then go to I.B.2.h. For more information see: www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
I.B.2.h	Is this a Special Project or does it have the potential to be a Special Project? If YES, complete Worksheet F - then continue to I.B.2.i. If NO, go to I.B.2.i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F
I.B.2.i	Is this project a High Priority Site? (Determined by the Municipality. High Priority Sites can include those located within 100 ft. of a sensitive habitat, an Area of Special Biological Significance, a body of water, or on sites disturbing >=5,000 sq.ft. with slopes >=15% (see I.A.5) [or per municipal criteria/map.] Subject to monthly inspections from Oct 1 to April 30.) If YES, complete section G-2 on Worksheet G - then continue to I.B.2.j. and complete the Certification in Section I.A.6 If NO, then go to I.B.2.j and complete the Certification in Section I.A.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G
I.B.2.j	For Municipal Staff Use Only: Are you using Alternative Certification for the project review? If YES, then fill out section G-1 on Worksheet G. Fill out other sections of Worksheet G as appropriate. See cell I.B.1.g above - Is the project installing 3,000 square feet or more of pervious pavement? If YES, then fill out section G-3 on Worksheet G. Add to Municipal Inspection Lists (C.3 and C.3.h)	<input type="checkbox"/>	<input type="checkbox"/>	G

⁵ “Retained” means to leave existing impervious surfaces in place; “Replaced” means to install new impervious surface where existing impervious surface is removed anywhere on the same site; and “Created” means the amount of new impervious surface being proposed which exceeds the total amount of existing impervious surface at the site.

⁶ Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3. Gravel pavement is not pervious unless it is constructed using pervious pavement system designs or runoff flows to adjacent landscaping. Pervious off-site areas include landscaped areas such as parking strips and street trees; off-site pervious pavement includes pervious concrete gutters and interlocking permeable concrete paver sidewalks, etc.

C.6 – Construction Stormwater BMPs
Identify Plan sheet showing the appropriate construction Best Management Practices (BMPs) used on this project:
(Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP)
<input checked="" type="checkbox"/>	TBD	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
<input checked="" type="checkbox"/>	TBD	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
<input checked="" type="checkbox"/>	TBD	Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
<input checked="" type="checkbox"/>	TBD	Train and provide instruction to all employees/subcontractors re: construction BMPs.
<input checked="" type="checkbox"/>	TBD	Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
<input checked="" type="checkbox"/>	TBD	Limit construction access routes and stabilize designated access points.
<input checked="" type="checkbox"/>	TBD	Attach the construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
<input checked="" type="checkbox"/>	TBD	Use temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
<input type="checkbox"/>		Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
<input checked="" type="checkbox"/>	TBD	Provide notes, specifications, or attachments describing the following: <ul style="list-style-type: none"> ■ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ■ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ■ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ■ Provisions for temporary and/or permanent irrigation.
<input checked="" type="checkbox"/>	TBD	Perform clearing and earth moving activities only during dry weather.
<input checked="" type="checkbox"/>	TBD	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
<input checked="" type="checkbox"/>	TBD	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
<input type="checkbox"/>		Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
<input checked="" type="checkbox"/>	TBD	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

C.3 – Source Controls
Select appropriate source controls and identify the detail/plan sheet where these elements are shown.

Yes	Detail/Plan Sheet No.	Features that require source control measures	Source Control Measures (Refer to C.3 Guidebook Appendix D Pollutant Sources/Source Control Checklist for detailed requirements)
<input checked="" type="checkbox"/>	TBD	Storm Drain	Mark on-site inlets with the words “No Dumping! Flows to Bay” or equivalent.
<input checked="" type="checkbox"/>	TBD	Floor Drains	Plumb interior floor drains to sanitary sewer [or prohibit].
<input checked="" type="checkbox"/>	TBD	Interior Parking Garage	Plumb interior parking garage floor drains to sanitary sewer. ⁸
<input checked="" type="checkbox"/>	TBD	Need for Future Indoor & Structural Pest Control	Note building design features that discourage entry of pests.
<input checked="" type="checkbox"/>	TBD	Landscape/Outdoor Pesticide Use	<ul style="list-style-type: none"> ■ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible ■ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ■ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ■ Consider using pest-resistant plants, especially adjacent to hardscape. ■ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.
<input type="checkbox"/>		Pools, Spas, Decorative Fountains, and other Water Features.	If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.
<input type="checkbox"/>		Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: <ul style="list-style-type: none"> ■ Connected to a grease interceptor prior to sanitary sewer discharge.⁸ ■ Large enough for the largest mat or piece of equipment to be cleaned. ■ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.
<input checked="" type="checkbox"/>	TBD	Refuse Areas	<ul style="list-style-type: none"> ■ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ■ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.⁸ ■ State how site refuse will be handled and provide supporting detail to what is shown on plans. ■ State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar.
<input type="checkbox"/>		Industrial Processes	If industrial processes are to be located on site, state: “All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.”
<input checked="" type="checkbox"/>	TBD	Outdoor Storage of Equipment/ Materials	<ul style="list-style-type: none"> ■ Cover the area or design to avoid pollutant contact with stormwater runoff. ■ Locate area only on paved and contained areas. ■ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer⁸, and contain by berms or similar. ■ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site. ■ Where appropriate, reference documentation of compliance with the requirements of Contra Costa Hazardous Materials Programs
<input checked="" type="checkbox"/>	TBD	Vehicle/ Equipment Cleaning	<ul style="list-style-type: none"> ■ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer⁸, and sign as a designated wash area. ■ Commercial car wash facilities shall discharge to the sanitary sewer.⁸ ■ If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.
<input type="checkbox"/>			



C.3 – Source Controls

Select appropriate source controls and identify the detail/plan sheet where these elements are shown.

		Vehicle/ Equipment Repair and Maintenance	<ul style="list-style-type: none"> ■ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ■ No floor drains unless pretreated prior to discharge to the sanitary sewer.⁸ ■ Connect containers or sinks used for parts cleaning to the sanitary sewer.⁸ ■ State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.
<input type="checkbox"/>		Fuel Dispensing Areas	<ul style="list-style-type: none"> ■ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ■ Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.
<input type="checkbox"/>		Loading Docks	<ul style="list-style-type: none"> ■ Cover and/or grade to minimize run-on to and runoff from the loading area. ■ Position downspouts to direct stormwater away from the loading area. ■ Drain water from loading dock areas to the sanitary sewer.⁸ ■ Install door skirts between the trailers and the building.
<input checked="" type="checkbox"/>	TBD	Fire Sprinkler Test Water	Design for discharge of fire sprinkler test water to landscape or sanitary sewer. ⁸
<input checked="" type="checkbox"/>	TBD	Miscellaneous Drain or Wash Water or Other Sources	<ul style="list-style-type: none"> ■ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.⁸ ■ Roof drains from equipment drain to landscaped area where practicable. ■ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer.⁸ ■ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ■ Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. ■ Include controls for other sources as specified by local reviewer.
<input checked="" type="checkbox"/>	TBD	Plazas, Sidewalks, and Parking Lots	Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

⁸ Any connection to the sanitary sewer system is subject to sanitary district approval.

⁹ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

Worksheet C



Low Impact Development – Site Design Measures

Select Appropriate Site Design Measures Regulated projects must meet all applicable Site Design Measures a through i. Projects that create and/or replace between 2,500 and 5,000 sq.ft. of impervious surface, and detached single family homes that create/replace between 2,500 and 10,000 sq.ft. of impervious surface, must include **one or more of Site Design Measures a through f** (Provision C.3.i requirements).¹⁰ Consult with municipal staff about requirements for your project.

Select appropriate site design measures and identify the Plan Sheet where these elements are shown.

Yes	Plan Sheet No.	Site Design Measures
<input type="checkbox"/>		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
<input checked="" type="checkbox"/>	C6.0	b. Direct roof runoff onto vegetated areas.
<input checked="" type="checkbox"/>	C6.0	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input checked="" type="checkbox"/>	C6.0	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input type="checkbox"/>		e. Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces. Use the specifications in the CCCWP C.3 Guidebook downloadable at https://www.cccleanwater.org/development-infrastructure/development
<input type="checkbox"/>		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the CCCWP C.3 Guidebook downloadable at https://www.cccleanwater.org/development-infrastructure/development
<input type="checkbox"/>		g. Limit disturbance of natural water bodies and drainage systems; minimize compaction of highly permeable soils; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies;
<input type="checkbox"/>		h. Conserve natural areas, including existing trees, other vegetation and soils.
<input type="checkbox"/>		i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

Yes	Plan Sheet No.	Site Design Measures
<input type="checkbox"/>		j. Self-treating area (see Chapter 3 Figure 3-1 of the CCCWP C.3 Guidebook)
<input checked="" type="checkbox"/>	C6.0	k. Self-retaining area (see Chapter 3 Figure 3-2 of the CCCWP C.3 Guidebook)

¹⁰ See MRP Provision C.3.a.i.(6) for non-C.3 Regulated Projects, C.3.c.i.(2)(a) for Regulated Projects, C.3.i for projects that create/replace between 2,500 and 5,000 sq.ft. of impervious surface and detached single family homes that create/replace between 2,500 and 10,000 sq.ft. of impervious surface.

C.3 Regulated Projects and Non-Regulated GI Projects
Stormwater Treatment Measures and Site Design Measures by Drainage Management Area (DMA)

Check all applicable boxes, answer questions and fill in cells related to the site design and treatment measure(s) included in the project.

Drainage Management Area Summary Table

Complete the information below at the Entitlement, Building Permit and Certificate of Occupancy stages for Regulated C.3 Projects and Non-Regulated Green Infrastructure Projects. (The first four cells are automatically filled in from the Project Info sheet.)

Project Name:						
Project Address:						
Cross Streets:						
APN:						
Special Project¹¹?	No		of C.3.d amount of runoff treated by Non-LID Systems on the Special Project site.			
C.3 Regulated?	Yes					
Public or Private Project?	Private	Public projects are those on public property or ROW; private projects are on privately-owned property but can include improvements in the public ROW required as part of the project.				
DMA Identification Number	Impervious Area ¹² (ft ²)	Pervious Area ¹³ (ft ²)	Type of Site Design Measure or Treatment Measure ¹⁴	Sizing Criteria Used ¹⁵	Size Required ¹⁶	Size Provided
Example DMA 1	5,000	2,000	Bioretention unlined with underdrain	2c: Flow	208 ft2	220 ft2
Example DMA 2	1,000	1,000	Self-retaining area	Other	< 2:1 ratio	1:1 ratio
Example DMA 3	1,000	-	Infiltration trench	1b: Volume	1,000 ft3	1,100 ft3
1	9,074	2,955	Flow-through planter lined with underdrain	2c: Flow	391	449
2	4,125	167	Flow-through planter lined with underdrain	2c: Flow	169	169
3	4,781	192	Flow-through planter lined with underdrain	2c: Flow	169	192
4	1,200	48	Flow-through planter lined with underdrain	2c: Flow	77	77
5	7,037	281	Flow-through planter lined with underdrain	2c: Flow	245	246
6	1,925	79	Flow-through planter lined with underdrain	2c: Flow	55	55
7	5,700	232	Flow-through planter lined with underdrain	2c: Flow	80	81
8	1,318	56	Flow-through planter lined with underdrain	2c: Flow	105	106
9	850	35	Flow-through planter lined with underdrain	2c: Flow	64	64
10	2,400	97	Flow-through planter lined with underdrain	2c: Flow	24	24
11	2,700	109	Flow-through planter lined with underdrain	2c: Flow	201	208
12	2,899	117	Flow-through planter lined with underdrain	2c: Flow	112	112
13	5,479	253	Flow-through planter lined with underdrain	2c: Flow	207	253
14	4,500	181	Flow-through planter lined with underdrain	2c: Flow	171	181
15	676	2,733	Self-retaining area	Other	< 2:1 ratio	0.1:1
16	4,056	4,020	Self-retaining area	Other	< 2:1 ratio	1.97:1
17	4,132	5,067	Self-retaining area	Other	< 2:1 ratio	0.8:1
18						
add rows, if needed	1,352		DRAINS TO SANITARY SEWER			
TOTALS	64,204	16,622	N/A	N/A	N/A	N/A
Totals from Project Info Sheet Cells	67,945	16,622				

Is the project harvesting and using rainwater? Yes <input type="checkbox"/>	Rainwater Harvesting/Use Measures: <input type="checkbox"/> Rainwater Harvesting for indoor non-potable water use <input type="checkbox"/> 1/2/1900
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A long term Operations and Maintenance (O&M) Agreement and Plan for this project will be required. Please contact the municipality for an agreement template and/or consult the CCCWP C.3 Guidebook downloadable at <https://www.cccleanwater.org/development-infrastructure/development>

11 Special Projects are smart growth, high density, transit-oriented or affordable housing developments with the criteria defined in Provision C.3.e.ii.(2), (3) or (4) (see Worksheet F).
 12 The sq.ft. of impervious area within the Drainage Management Area
 13 The sq.ft. of pervious area within the Drainage Management Area
 14 "Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.
 15 Select from the menu which of the following Provision C.3.d.i hydraulic sizing methods was used, if any. Volume based approaches: 1(a) Urban Runoff Quality Management approach, or 1(b) 80% capture approach (recommended volume-based approach). Flow-based approaches: 2(a) 10% of 50-year peak flow approach, 2(b) 2 times the 85th percentile rainfall intensity approach, 2(c) 0.2-Inch-per-hour intensity approach (recommended flow-based approach - also known as the 4% rule for bioretention), or 3 Combination flow and volume-based approach. "Other" is used for Site Design Measures such as Self-Retaining or Self-Treating Areas.
 16 Each DMA should drain to one treatment area (unless it is self-treating or self-retaining). If multiple DMAs are draining to one treatment area, they should be combined into one DMA. If one DMA drains to multiple treatment areas, that DMA should be split up so there is one DMA per treatment area (which allows the treatment area to be properly sized).



E-1 Is the project a Hydromodification¹⁷ Management (HM) Project?

E-1.1 Is the total impervious area increased over the pre-project condition?

- Yes. Continue to E-1.2
- No. Go to Item E-1.3 and check "No."

E-1.2 Is the site located in an HM Exempt Area per the HM Applicability map (Chapter 3 of the CCCWP C.3 Guidebook)?

- No. Go to E-1.3 and Check "Yes".
- Yes. Attach map, indicating project location. Go to Item E-1.3 and check "No."

E-1.3 Is the project a Hydromodification Management Project?

- Yes. The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.
- No. The project is EXEMPT from HM requirements.

► If the project is subject to the HM requirements, incorporate in the project flow duration control measures designed such that post-project discharge rates and durations match pre-project discharge rates and durations.

► The Bay Area Hydrology Model (BAHM) has been developed to help size flow duration controls. See www.clearcreeksolutions.info/downloads. Guidance is provided in Chapter 3 of the CCCWP C.3 Guidebook.

E-2 Incorporate HM Controls (if required)

Are the applicable items provided with the Plans?

Yes	No	NA	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site plans with pre- and post-project impervious surface areas, surface flow directions of entire site, locations of flow duration controls and site design measures per HM site design requirement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils report or other site-specific document showing soil type(s) on site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If project uses the Bay Area Hydrology Model (BAHM), a list of model inputs and outputs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If project uses custom modeling, a summary of the modeling calculations with corresponding graph showing curve matching (existing, post-project, and post-project with HM controls curves), goodness of fit, and (allowable) low flow rate.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If project uses the Impracticability Provision, a listing of all applicable costs and a brief description of the alternative HM project (name, location, date of start up, entity responsible for maintenance).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the project uses alternatives to the default BAHM approach or settings, a written description and rationale.

¹⁷ Hydromodification is the change in a site's runoff hydrograph, including increases in flows and durations that results when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion of receiving streams, loss of habitat, increased sediment transport and/or deposition, and increased flooding. Hydromodification control measures are designed to reduce these effects.