CONTRA COSTA COUNTY

Administration Building | 1025 Escobar St., Martinez

AGENDA

Tuesday, January 20, 2026

9:00 AM

BOARD OF SUPERVISORS

Supervisor John Gioia, District I
Supervisor Candace Andersen, District II
Supervisor Diane Burgis, District III
Supervisor Ken Carlson, District IV
Supervisor Shanelle Scales-Preston, District V

Clerk of the Board (925) 655-2000
clerkoftheboard@cob.cccounty.us

The public may attend the Board meeting in person and remotely via call-in or Zoom. Board meetings are televised live on Comcast Cable 27, ATT/U-Verse Channel 99, and WAVE Channel 32, and can be seen live online at www.contracosta.ca.gov. Meetings of the Board are closed-captioned in real time. For real time translation of the Board of Supervisors meeting, please go to the Wordly website: https://attend.wordly.ai/join/UPPW-1508.

Persons who wish to address the Board during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing 1 855-758-1310. A caller should indicate they wish to speak on an agenda item by pushing "#2" on their phone. Persons who wish to address the Board in person should complete the form provided for that purpose. Access via Zoom is also available using the following link: https://cccounty-us.zoom.us/j/81863939331. Those participating via Zoom should indicate they wish to speak on an agenda item by using the “raise your hand” feature in the Zoom app. To provide contact information, please contact Clerk of the Board at clerkoftheboard@cob.cccounty.us or call 925-655-2000. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Board will continue the meeting in person without remote access.

Public comments generally will be limited to two minutes per speaker. In the interest of facilitating the business of the Board, the total amount of time that a member of the public may use in addressing the Board on all agenda items is 10 minutes. Your patience is appreciated.

A lunch break or closed session may be called at the discretion of the Board Chair. Staff reports related to open session items on the agenda are also accessible online at www.contracosta.ca.gov.

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CLOSED SESSION

A. CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 54957.6)

1. Agency Negotiators: Monica Nino.

Employee Organizations: Public Employees Union, Local 1; AFSCME Locals 512 and 2700; California Nurses Assn.; SEIU Locals 1021 and 2015; District Attorney Investigators' Assn.; Deputy Sheriffs Assn.; United Prof. Firefighters I.A.F.F., Local 1230; Physicians' & Dentists' Org. of Contra Costa; Western Council of Engineers; United Chief Officers Assn.; Contra Costa County Defenders Assn.; Contra Costa County Deputy District Attorneys' Assn.; Prof. & Tech. Engineers IFPTE, Local 21; and Teamsters Local 856.

2. Agency Negotiators: Monica Nino.

Unrepresented Employees: All unrepresented employees.

B. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Gov. Code § 54956.9(d)(1))
1. Anabel Appelgren v. Contra Costa County, WCAB No. ADJ19879188
2. Katiana Ron v. Contra Costa County, WCAB No. ADJ17413211
3. Andrea Albrecht v. Contra Costa County, Contra Costa County Superior Court Case No. C24-01157
4. Clayton Estates LLC, et al. v. County of Contra Costa, Contra Costa County Superior Court Case No. N26-0061

C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)
Property: 1015-1019 Garcia Ranch Road, Martinez, and APN 365-030-092-8
Agency Negotiator: Aaron McAlister, Deputy Fire Chief, and Jessica Dillingham, Principal Real Property Agent
Negotiating Parties: Contra Costa County Fire Protection District and the Trustees of the Nunes Family Trust dated May 16, 1996
Under Negotiation: Price and terms

D. PUBLIC EMPLOYMENT Gov. Code § 54957
Title: Director of Risk Management

E. PUBLIC EMPLOYMENT Gov. Code § 54957
Title: Fire Chief

4. Inspirational Thought-

"Let us not seek to satisfy our thirst for freedom by drinking from the cup of bitterness and hatred." ~ Dr. Martin Luther King Jr.

5. CONSIDER CONSENT ITEMS (Items listed as C.1 through C.78 on the following agenda) – Items are subject to removal from Consent Calendar by request of any Supervisor. Items removed from the Consent Calendar will be considered with the Discussion Items.

6. PRESENTATIONS

PR.1 PRESENTATION recognizing C.O.P.E. and the month of January 2026 as Positive Parenting Awareness Month. (Supervisor Andersen)

PR.2 PRESENTATION recognizing January 2026 as Human Trafficking Awareness Month. (Diana Becton, District Attorney)

7. DISCUSSION ITEMS

D.1. HEARING to consider adopting Resolution No. 2026-26 establishing an Agricultural Preserve and approving a new land conservation contract covering approximately 160 acres in the unincorporated Byron area (Assessor's Parcel No. 001-021-006), and taking related actions under the California Environmental Quality Act, as recommended by the Conservation and Development Director (Jacqueline G. Stewart – Applicant) (Jacqueline G. Stewart and Stewart Family Trust – Owners). (Daniel Barrios, Department of Conservation and Development) **RES 2026-26**

Attachments:
Attachment A - AP21-0001 Findings
Attachment B - Land Conservation Contract No. AP21-0001
Attachment C - Maps of Existing Conditions
AP21-0001_BOS Presentation

D.2. HEARING to consider approving the Green Valley Road Rezone and Minor Subdivision Project, a lot split to allow two single-family residences located at 1921 Green Valley Road in the unincorporated Alamo area, including approving a rezoning ordinance, vesting tentative map, tree permit, and variances; and consider adopting the mitigated negative declaration prepared for the project and taking related actions under the California Environmental Quality Act. (County File Nos. CDRZ23-03271, CDMS23-00005) (Benoit McVeigh, dK Engineering, Applicant; George M. Moore, Owner). (Syd Sotoodeh, Department of Conservation and Development) **26-297**

Attachments:
Attachment 1 - Findings and COA
CDRZ23-03271_CDMS23-00005_v2
Attachment 2 - Ordinance 2026-04
Attachment 3 - Maps and Plans CDRZ23-03271_CDMS23-00005
Attachment 4 - Initial Study_MND Final 1-2-26
CDRZ23-03271_CDMS23-00005
Attachment 5 - MMRP_Final 11-17-2025
CDRZ23-03271_CDMS23-00005
Attachment 6 - CPC Staff Report CDMS23-00005
Attachment 7 - Presentation Slides CDRZ23-03271_CDMS23-00005

D.3. CONSIDER accepting the monthly update on the activities and oversight of the County's Head Start Program and provide guidance. (Marla Stuart, Employment and Human Services Director) **26-289**

Attachments: January 2026 BOS Head Start Update - FINAL
1. Annual Report FY23-24
2. Annual Report FY24-25
3. CCB-25-33 Collection of Social Security Numbers
4. New HSPPS Compliance Timeline and Analysis

D.4 CONSIDER whether to place a 5-year general Countywide transactions and use tax (sales tax) of 0.5% or 0.625% on the June 2026 ballot to protect local services impacted by the severe Federal cuts and provide direction to the County Administrator to seek statutory authority to raise the sales tax cap for Contra Costa County. (Supervisors Diane Burgis and John Gioia) **26-290**

D.5 CONSIDER consent item previously removed.

D.6 PUBLIC COMMENT (2 Minutes/Speaker)

D.7 CONSIDER reports of Board members.

11:00 A.M. Contra Costa County 48th Annual Dr. Martin Luther King Jr. Commemoration and Humanitarian of the Year Awards Ceremony

8. ADJOURN

9. CONSENT CALENDAR

Animal Services

C.1. APPROVE and AUTHORIZE the Animal Services Director, or designee, to execute a no-cost contract with Petszel, Inc. to provide an on-demand web-based support platform application to offer behavioral and training resources to pet adopters for the period of January 21, 2026, through January 20, 2027, and for successive one-year terms thereafter until terminated. (No fiscal impact) **26-275**

C.2. APPROVE and AUTHORIZE the Animal Services Director, or designee, to execute an amendment to the interagency agreement with the San Ramon Valley Fire Protection District to increase the payment limit by $3,398,324 to a new payment limit of $6,048,324, and extend the term through December 31, 2030, for continued dispatch services provided by the District, Countywide. (58% City Contracts, 9% User Fees, 33% County General Fund) **26-276**

Board of Supervisors (for district offices)

C.3. ACCEPT Board members meeting reports for December 2025. **26-277**

Attachments: District IV December 2025 report
District III December 2025 report

Clerk of the Board

C.4. ADOPT Resolution No. 2026-20 recognizing Erin and Ford Andrews as Lafayette's 2026 Business Persons of the Year, as recommended by Supervisor Andersen. **RES 2026-20**

C.5. ADOPT Resolution No. 2026-21 recognizing January 2026 as Positive Parenting Awareness Month in Contra Costa County as recommended by Supervisor Andersen. **RES 2026-21**

C.6. ADOPT Resolution No. 2026-22 recognizing Gaby Ghorbani for receiving the Federal D. Glover Adult Humanitarian of the Year, as recommended by Supervisor Andersen. **RES 2026-22**

C.7. ADOPT Resolution No. 2026-23 recognizing Elena Velazquez as the recipient of the 2026 Martin Luther King Jr. High School Student Resolution No. 2026-08 Federal D. Glover Humanitarian Award. **RES 2026-23**

C.8. ADOPT Resolution No. 2026-25 proclaiming January 2026 as Human Trafficking Prevention Month in Contra Costa County, as recommended by the District Attorney. **RES 2026-25**

C.9. ADOPT Resolution No. 2026-24 declaring January 2026 National Stalking Awareness Month in Contra Costa County as recommended by the Employment and Human Services Director. **RES 2026-24**

C.10. APPOINT Sonya Bynum to the District 3 seat on the Affordable Housing Finance Committee to a term ending June 30, 2029, as recommended by Supervisor Burgis. **26-296**

Attachments: Bynum, Sonya (AHFC) [D3]_Redacted

C.11. APPOINT Susan Wright to the Town of Moraga local seat with a term ending September 30, 2027 on the Advisory Council on Aging, as recommended by the Family and Human Services Committee. **26-279**

Attachments: FHS Roster
Wright Susan ACOA 072225 Redacted

C.12. APPOINT Nakia Kasia to the At Large #1 Representative seat for a term ending June 30, 2029, and Victoria Robinson Smith to the At Large #2 Representative seat for a term ending June 30, 2030, on the Affordable Housing Finance Committee, as recommended by the Conservation and Development Director. **26-292**

Attachments: AHFC Recruit Dec 2025
Robinson Smith Victoria (AHFC) [D2]_Redacted
Kaisa, Nakia (AHFC) 12-19-25 [D3, D5]_Redacted
Wilson, Frances (AHFC) 12-22-25 [D5]_Redacted

C.13. ACCEPT the resignation of Robert J. Mowat, DECLARE a vacancy in the Appointee 7 Seat on the Alamo Municipal Advisory Council for a term ending December 31, 2028, and DIRECT the Clerk of the Board to post the vacancy, as recommended by Supervisor Andersen. **26-293**

C.14. ACCEPT the 2025 Annual Report of the Public Protection Committee of the Board of Supervisors and APPROVE the disposition of referrals, as recommended by the Committee. **26-294**

Attachments: PPC 2025 Activities Report

C.15. ACCEPT the resignation of Dennisha Marsh, DECLARE a vacancy in the District V Seat 2 on the Measure X Community Advisory Board for a term ending on December 31, 2028, and DIRECT the Clerk of the Board to post the vacancy. **26-295**

Clerk-Recorder/Elections

C.16. APPROVE and AUTHORIZE the Clerk-Recorder, or designee, to execute a contract with Metropolitan Van and Storage, Inc., in an amount not to exceed $800,000 to provide for the storage and transportation of elections materials for the period January 1, 2026 through December 31, 2028. (100% General Fund) **26-267**

Conservation & Development

C.17. ADOPT Resolution No. 2026-19 approving the Recognized Obligation Payment Schedule for the Contra Costa County Successor Agency for the period July 1, 2026 through June 30, 2027, as recommended by the Conservation and Development Director. (100% Redevelopment Property Tax Trust Fund) **RES 2026-19**

Attachments: ROPS 26-27 - Exhibit A

C.18. APPROVE and AUTHORIZE the Purchasing Agent, or designee, to execute on behalf of the Department of Conservation and Development, a purchase order with Cappo Management XXXIV, Inc. (dba Freeway Toyota of Hanford), in an amount not to exceed $524,125, for the purchase of fourteen 2026 Toyota BZ electric vehicles to be used by staff responsible for conducting building and grading inspections and code enforcement. (100% Land Development Fund) **26-269**

C.19. APPROVE an allocation of $12,000 from the Livable Communities Trust Fund and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract with Danville Area Chamber of Commerce for the Women's Enterprise Initiative Program to mentor, instruct, and train women-owned home-based businesses owners and their staff, as recommended by Supervisor Andersen. (100% Livable Communities Trust funds, District II portion) **26-270**

Attachments: LCT Project List 1.20.26 BOS

C.20. APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract amendment with First Carbon Solutions, to extend the contract term from February 28, 2026 to February 28, 2027 and increase the payment limit by $200,050 to a new payment limit of $400,000, to continue providing on-call environmental services.(100% project applicant fees) **26-271**

County Administration

C.21. ADOPT Resolution No. 2026-18 approving the Side Letter of agreement modifying the Memorandum of Understanding between Contra Costa County and IFPTE, Local 21, to add a new pay differential to provide compensation for a specific classification that is performing canine handler duties outside of work. **RES 2026-18**

Attachments: 2026_0109_Side_Letter_Section_42_Canine_Differential_Local_21

C.22. APPROVE and AUTHORIZE the allocation of $75,755 from the Crockett-Cogeneration Property Tax Allocation for projects related to community services in Crockett, as recommended by the Crockett Community Foundation and Supervisor Scales-Preston. (100% General Fund) **26-272**

Attachments: Resolution 2025-1

C.23. ACCEPT the second quarterly progress report on the seven community-based projects funded in Round 2 of the Measure X Innovation Fund, as recommended by the County Administrator. (No fiscal impact) **26-273**

County Counsel

C.24. RECEIVE public report of litigation settlement agreements that became final during the period December 1, 2025, through December 31, 2025. **26-274**

Employment & Human Services

C.25. APPROVE Budget Amendment No. BDA-25-00156 authorizing an adjustment to the Employment and Human Services Department (EHSD) Administrative Bureau (0501), Workforce Services Bureau (0504), Community Services Bureau (0588), and Workforce Development Board (0583) expenditure budgets as part of the EHSD's FY 2025/26 Budget Rebalance (Mid-Year Adjustment). **26-259**

Attachments: BDA-25-00156.pdf

C.26. APPROVE and AUTHORIZE the Employment and Human Services Director, or designee, to execute a contract amendment with Child Abuse Prevention Council of Contra Costa County, to increase the payment limit by $84,525 to a new payment limit not to exceed $1,771,630 to provide additional Parenting Peers for clients of the Children and Family Services Bureau with no change to term July 1, 2025, through June 30, 2026. (100% General Fund - Measure X) **26-260**

C.27. APPROVE and AUTHORIZE the Employment and Human Services Director, or designee, to execute a contract with Wayfinder Family Services, a non-profit corporation, in an amount not to exceed $229,500 to provide adoption and guardianship educational liaison support services for the period January 1, 2026, through December 31, 2027. (50% State, 50% Federal) **26-261**

C.28. APPROVE and AUTHORIZE the Employment and Human Services Director, or designee, to execute a contract with Pacific Clinics in an amount not to exceed $1,011,666 to provide Differential Response Path 2 Case Management services for families at risk of abuse or neglect in East Contra Costa County for the period January 1, 2026, through December 31, 2027. (100% State) **26-262**

C.29. APPROVE and AUTHORIZE the Purchasing Agent, or designee, to execute on behalf of the Employment and Human Services Department, a purchase order and related agreement with Pitney Bowes Global Financial Services LLC, in an amount not to exceed $4,500 for continued mailing essentials for the period December 1, 2025, through March 29, 2027. (61% State and 39% Federal) **26-263**

C.30. APPROVE and AUTHORIZE the Purchasing Agent, or designee, to execute on behalf of the Employment and Human Services Director, a purchase order with Rackspace U.S., Inc., in an amount not to exceed $6,524.64, for the purpose of purchasing a Cisco ASA Firewall, subject to the terms of Rackspace's Master Services Agreement, for the period May 1, 2025, through April 30, 2028. (54% Federal, 38% State, 8% County General Fund) **26-264**

C.31. APPROVE and AUTHORIZE the Employment and Human Services Director, or designee, to terminate, effective January 31, 2026, an existing contract with Ordo Inc. and execute a contract with Elior, Inc. dba TRIO Community Meals, LLC in an amount not to exceed $1,152,598, to provide vended meal and snack services to the County's Early Childhood Education programs for the term February 1, 2026, through January 31, 2027. (51% State, 49% Federal) **26-265**

C.32. ACCEPT the 2025 Annual Report of the Economic Opportunity Council (EOC) Advisory Board for the Period of November 1, 2024 through October 31, 2025, as recommended by the Employment and Human Services Director. (No fiscal impact) **26-266**

Attachments: 2025 Economic Opportunity Council Annual Advisory Body Report - FINAL

Health Services

C.33. APPROVE and AUTHORIZE the Purchasing Agent, or designee, to execute on behalf of the Health Services Director, a purchase order with Henry Schein, Inc., in an amount not to exceed $62,357 and related agreements for the purchase of DCI Edge Series 5 patient chairs and components for Contra Costa Regional Medical Center. (100% Hospital Enterprise Fund I) **26-238**

C.34. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract amendment with Ava Gonzales, LMFT (dba Gonzales Family Counseling), to increase the payment limit by $90,000 to an amount not to exceed $210,000 to provide additional Medi-Cal specialty mental health services to members in Central County with no change in the term ending June 30, 2026. (30% Federal Medi-Cal; 30% State Mental Health Realignment; 40% Contra Costa Health Plan Enterprise Fund II) **26-239**

C.35. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with Genesis Healthcare Partners, P.C., in an amount not to exceed $2,000,000 to provide gastroenterology, anesthesiology, and pathology services to Contra Costa Health Plan members and County recipients for the period January 1, 2026 through December 31, 2027. (100% Contra Costa Health Plan Enterprise Fund II) **26-240**

C.36. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract amendment with Vivekanand Jain, M.D., to include Dual Eligible Special Needs Plan (D-SNP) requirements and obligations, authorizing the Contractor to provide specialized care to beneficiaries who are dually eligible for Medicare and Medi-Cal and offer care coordination and wrap-around services with no change in the payment limit of $375,000 or term ending August 31, 2026. (100% Contra Costa Health Plan Enterprise Fund II) **26-241**

C.37. APPROVE and AUTHORIZE the Purchasing Agent, or designee, to purchase on behalf of the Health Services Director, up to 20 Safeway gift cards and 20 Chevron gift cards, plus applicable fees and shipping in a total amount not to exceed $8,250 for low-income clients served by the HIV/STI Program for the period February 1, 2026 through June 30, 2026. (100% Federal HOPWA Grant funds) **26-242**

C.38. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with Mark Kogan, M.D., in an amount not to exceed $610,000 to provide gastroenterology services at Contra Costa Regional Medical Center and Health Centers for the period January 1, 2026 through December 31, 2028. (100% Hospital Enterprise Fund I) **26-243**

C.39. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with GE Precision Healthcare, LLC, in an amount not to exceed $259,000 to provide preventive maintenance and repair services to Trophon medical instrument sterilizing equipment located throughout Contra Costa County for the period December 24, 2025 through December 31, 2030. (100% Hospital Enterprise Fund I) **26-244**

C.40. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with Pantogran LLC (dba Center for Autism and Related Disorders LLC), in an amount not to exceed $6,000,000 to provide behavioral health treatment (BHT) including applied behavior analysis (ABA) services for Contra Costa Health Plan members and County recipients for the period January 1, 2026 through December 31, 2027. (100% Contra Costa Health Plan Enterprise Fund II) **26-245**

C.41. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract amendment with A Place to Call Home, to increase the payment limit by $33,820 to an amount not to exceed $224,432 for additional transitional housing services for homeless adults with serious behavioral conditions and/or opioid use disorder and co-occurring substance use disorder with no change in the term ending June 30, 2026. (100% State Behavioral Health Bridge to Housing funds) **26-246**

C.42. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with Jorge Pena Consulting LLC, in an amount not to exceed $666,750 to provide consultation, system planning, and project management services for County's Health Services Department's Patient Accounting and Information Technology Unit for the period January 1, 2026 through December 31, 2027. (100% Hospital Enterprise Fund I) **26-247**

C.43. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with Telehealth Specialty Medical Group, PC, in an amount not to exceed $4,500,000 to provide behavioral health and other medical specialty telehealth services for Contra Costa Health Plan members and County recipients for the period January 1, 2026 through December 31, 2028. (100% Contra Costa Health Plan Enterprise Fund II) **26-248**

C.44. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract amendment with Allied Medical and Consultation Services, P.C., to increase the payment limit by $450,000 to an amount not to exceed $1,350,000 to provide additional Medi-Cal specialty mental health services to members in East County with no change in the term ending June 30, 2026. (30% Federal Medi-Cal; 30% State Mental Health Realignment; 40% Contra Costa Health Plan Enterprise Fund II) **26-249**

C.45. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract amendment with Usha Murphy, M.D. Inc, to increase the payment limit by $300,000 to an amount not to exceed $2,200,000 to provide additional radiology services for patients at Contra Costa Regional Medical Center and Health Centers with no change in the term ending December 31, 2026. (100% Hospital Enterprise Fund I) **26-250**

C.46. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with The HIV Education and Prevention Project of Alameda, in an amount not to exceed $206,404 to provide sexually transmitted infection, human immunodeficiency virus and hepatitis C virus testing and linkage to treatment services for Contra Costa County residents for the period July 1, 2025 through June 30, 2026. (100% California Department of Public Health grant funds) **26-251**

C.47. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a Project Funding Agreement with Advocates for Human Potential, Inc., to pay the County an amount not to exceed $16,584,692, for the development of the Sherman Recovery Center on the County-owned property located at 2025 Sherman Road in Pleasant Hill, and AUTHORIZE the Public Works Director, or designee, to execute a regulatory agreement and declaration of restrictions, as required by the grant. ($1,106,423 County match) **26-252**

C.48. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with Ability Psychological Services, P.C., in an amount not to exceed $600,000 to provide Comprehensive Diagnostic Evaluation (CDE) services for Contra Costa Health Plan members and County recipients for the period November 1, 2025 through October 31, 2028. (100% Contra Costa Health Plan Enterprise Fund II) **26-253**

C.49. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with David Basco, D.C. (dba Bay Area Spine Care Office), in an amount not to exceed $272,000 to provide chiropractic services at Contra Costa Regional Medical Center and Health Centers for the period February 1, 2026 through January 31, 2029. (100% Hospital Enterprise Fund I) **26-254**

C.50. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with Stephen B. Arnold, M.D., in an amount not to exceed $1,736,000 to provide cardiology services at Contra Costa Regional Medical Center and Health Centers for the period March 1, 2026 through February 28, 2029. (100% Hospital Enterprise Fund I) **26-255**

C.51. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with the California Department of Public Health (CDPH), Office of AIDS, to pay the County a fee based on client usage for the County's Pre-Exposure Prophylaxis Assistance Program (PrEP) and AIDS Drug Assistance Program (ADAP) site enrollment project for the period January 1, 2026 through December 31, 2029. (No County match) **26-256**

C.52. APPROVE and AUTHORIZE the Health Services Director, or designee, to execute a contract with the California Mental Health Services Authority (CalMHSA), to pay the County in an amount not to exceed $24,000 for the Medi-Cal Peer Support Specialist Certification of the Service Provider Individualized Recovery Intensive Training (SPIRIT) Program for the period January 1, 2025 through October 31, 2027. (No County match) **26-257**

C.53. RATIFY the execution of a contract with the U.S. Department of Housing and Urban Development (HUD), for McKinney-Vento Act funds, to pay County an amount not to exceed $922,939 to provide housing and support services for the County's Continuum of Care (CoC) Project for the period December 1, 2025 through November 30, 2026, as recommended by the Health Services Director. (25% County match) **26-258**

Human Resources

C.54. ADOPT Position Adjustment Resolution No. 26561 to add one Administrative Services Assistant II (represented) position in the Probation Department, and APPROVE Budget Amendment No. BDA-26-00001 to appropriate use of AB 109 Planning and Implementation funds under salaries and benefits. (100% State) **26-301**

Attachments: PAR 26561 Probation
BDA-26-00001.pdf

Information and Technology

C.55. APPROVE and AUTHORIZE the Purchasing Agent, on behalf of the Chief Information Officer, to execute a purchase order with AT&T Enterprises LLC. in an amount not to exceed $497,000 for the purchase of Cisco routers and accessories. (100% General Fund) **26-285**

C.56. APPROVE and AUTHORIZE the Purchasing Agent, on behalf of the Chief Information Officer, to execute a purchase order with ePlus Technology, Inc, in an amount not to exceed $24,000 for support services from RSA for cyber security solutions, subject to the terms of RSA's End User License Agreement, for the period of January 1, 2026, through December 31, 2026. (100% User Departments) **26-286**

Library

C.57. APPROVE and AUTHORIZE the County Librarian, or designee, to close the Pinole Library from Sunday, March 1, 2026 through approximately Monday, January 31, 2027 for building renovations, and reopen to the public on approximately Tuesday, February 2, 2027. (49% State Library Grant, 35% Measure X and Library Funds, 16% Bay Area Air Quality Management District AB836 Clean Air Center Fund) **26-287**

Probation/Reentry and Justice

C.58. APPROVE and AUTHORIZE the County Probation Officer, or designee, to execute a contract with 1Hundred Years Enterprise Foundation, in an amount not to exceed $403,953 for a mentorship and therapy program supporting Transition-Aged Youth and youth in the Community Success Pathway Program for the period January 1, 2026 through December 31, 2027. (100% State) **26-225**

C.59. APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the County Probation Officer, a purchase order with Thermo Scientific Portable Analytical Instruments, Inc. in an amount not to exceed $130,514 for the purchase of drug testing equipment. (100% State) **26-226**

C.60. APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the County Probation Officer, a purchase order with Lexipol, LLC in the amount of $22,696 for the annual purchase of the LEFTA Shield Suite subscription for personnel record keeping services, for the period January 1, 2026 through December 31, 2026. (100% General Fund) **26-227**

C.61. APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the County Probation Officer, a purchase order with Guardian Alliance Technologies, Inc. in an amount not to exceed $9,938 for the annual purchase of a background investigations software, for the period January 1, 2026 through December 31, 2026. (100% General Fund) **26-228**

Public Defender

C.62. ADOPT Resolution No. 2026-12, authorizing the Public Defender, or designee, to apply for and accept grant funding from the Expanded Public Defense Services (Holistic Defense) Grant, in an amount not to exceed $849,635 to support a holistic legal advocacy program. (100% State) **RES 2026-12**

Public Works

C.63. ADOPT Resolution No. 2026-13 approving and authorizing the Public Works Director, or designee, to fully close a portion of Edgecroft Road, between 800 Coventry Road and 61 Edgecroft Road, on January 26, 2026, from 8:30 a.m. through 4:00 p.m., for the purpose of performing overhead utility work, Kensington area. (No fiscal impact) **RES 2026-13**

C.64. ADOPT Resolution No. 2026-14 approving and authorizing the Public Works Director, or designee, to fully close a portion of Los Altos Drive, between 255 Los Altos Drive and 283 Los Altos Drive, on January 27, 2026, from 7:30 a.m. through 5:30 p.m., for the purpose of replacing two utility poles, Kensington area. (No fiscal impact) **RES 2026-14**

C.65. ADOPT Resolution No. 2026-15 approving and authorizing the Public Works Director, or designee, to fully close a portion of Wellesley Avenue, between Arlington Avenue and Stanford Avenue, on January 26, 2026, from 8:30 a.m. through 3:00 p.m., for the purpose of replacing a utility pole, Kensington area. (No fiscal impact) **RES 2026-15**

C.66. ADOPT Resolution No. 2026-16 accepting completion of landscape improvements for the Subdivision Agreement (Right-of-Way Landscaping) for subdivision SD80-06013 (Phase II), for a project being developed by SDC Delta Coves, LLC, as recommended by the Public Works Director, Bethel Island area. (100% Developer Fees) **RES 2026-16**

C.67. ADOPT Resolution No. 2026-17 approving and authorizing the Public Works Director, or designee, to fully close a portion of Morgan Territory Road, between 13151 Morgan Territory Road and 11077 Morgan Territory Road, on January 21, 2026, from 10:00 a.m. through 11:00 a.m., for the purpose of transporting a mobile building, Livermore area. (No fiscal impact) **RES 2026-17**

C.68. APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Francisco & Associates, Inc., to increase rates paid under the contract with no change to the total payment limit, and extend the term through December 31, 2026, for continued on-call assessment engineering consulting services, Countywide. (100% Special Districts Funds) **26-229**

C.69. APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Matrix HG, Inc., effective January 31, 2026, to increase the rates and extend the term through January 31, 2027, with no change to the payment limit, for on-call plumbing services at various County sites and facilities, Countywide. (No fiscal impact) **26-230**

C.70. APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Truebeck Construction, Inc., to increase the payment limit by $3,000,000 to a new payment limit of $7,266,080 to provide additional pre-construction services for Contra Costa Regional Medical Center's Cafeteria Building Upgrade project. Martinez area (68% Measure X, 32% Hospital Enterprise Fund I) **26-231**

C.71. APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Syserco, Inc., effective January 31, 2026, to increase the payment limit by $1,000,000 to a new payment limit of $3,500,000, increase the rates, update the scope of services, and extend the term through January 31, 2027, for building automation maintenance and repair services at various County sites and facilities, Countywide. (100% General Fund) **26-232**

C.72. APPROVE and AUTHORIZE the Public Works Director or designee, to execute an Assignment and Assumption of Contract and Consent between Mark Watts Advocacy LLC and Dodd and Chaaban Strategies LLC effective January 1, 2026, for the legislative services contract entered into on January 1, 2022, Countywide. (No Fiscal Impact) **26-233**

Attachments: Assignment (Releases Assignor) - Mark Watts

C.73. APPROVE the San Pablo Avenue Complete Streets/Bay Trail Gap Closure Project and AUTHORIZE the Public Works Director, or designee, to advertise the Project, Rodeo and Crockett areas. (4% Community Project Funded Congressional Directed Spending [Federal Earmark], 48% Active Transportation Program State Funds, and 48% Local Road Funds) **26-234**

Attachments: CEQA Notice of Exemption

C.74. Acting as the governing body of the Contra Costa County Flood Control and Water Conservation District, APPROVE and AUTHORIZE the Chief Engineer, or designee to execute a Second Amendment to License Agreement and a Joint Use Agreement with East Bay Regional Park District (EBRPD), giving EBRPD rights to expand the Iron Horse Trail within the Flood Control's Lower Walnut Creek Restoration Project, Martinez area. (No fiscal impact) **26-235**

Attachments: NOE License Agreement EBRPD Iron Horse Trail Extension 2nd Amendment (Final)
Joint Use Agreement (Final) for Conco Easement 2

C.75. RESCIND Traffic Resolution No. 1991/3451 and ADOPT Traffic Resolution No. 2026/4550 to establish speed limits on Pacheco Boulevard, as recommended by the Public Works Director, Martinez/Pacheco area. (No fiscal impact) **26-236**

Attachments: Traffic Resolution No. 2026/4550

Risk Management

C.76. APPROVE and AUTHORIZE the Director of Risk Management to execute a contract extension amendment agreement with Contra Costa County Schools Insurance Group to increase the payment limit by $250,000 to a new payment limit of $902,410 and extend the term through December 31, 2026, to continue performing medical billing reviews. (100% Workers' Compensation Internal Service Fund) **26-280**

C.77. DENY claims filed by Erin Brigance; Michael Manasan; Jhon Greidy Escobar Rodriguez; Justin Russo; Jason Sherwood; Ma Elena Ortiz Angeles; A.S., a minor; C.F.O., a minor; D.S., a minor; G.F.O., a minor; Eddie Juarez; and Ali Mohamady. DENY late claim filed by Anthony Myers Sr. Conservator for Anthony Myers Jr. **26-281**

Sheriff

C.78. APPROVE and AUTHORIZE the Sheriff-Coroner, or designee, to execute a contract with Advanced Helicopter Services, Inc., in an amount not to exceed $3,000,000 for helicopter maintenance services for the period February 1, 2026 through January 31, 2029. (76% CSA P-6 Zone, 22% State, 2% User Agency revenue) **26-237**

GENERAL INFORMATION

The Board meets in all its capacities pursuant to Ordinance Code Section 24-2.402.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Clerk of the Board to a majority of the members of the Board of Supervisors less than 96 hours prior to that meeting are available for public inspection at 1025 Escobar Street, First Floor, Martinez, CA 94553, during normal business hours.

All matters listed under CONSENT ITEMS are considered by the Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Board before the Board votes on the motion to adopt. Each member of the public will be allowed two minutes to comment on the entire consent agenda.

Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for public testimony. Each speaker during public testimony will be limited to two minutes. After public testimony, the hearing is closed and the matter is subject to discussion and action by the Board. Comments on matters listed on the agenda or otherwise within the purview of the Board of Supervisors can be submitted to the office of the Clerk of the Board via mail: Board of Supervisors, 1025 Escobar Street, First Floor, Martinez, CA 94553 or to clerkoftheboard@cob.cccounty.us.

In the interest of facilitating the business of the Board, the total amount of time that a member of the public may use in addressing the Board on all agenda items is 10 minutes.

Time limits for public speakers may be adjusted at the discretion of the Chair.

The County will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 655-2000.

Anyone desiring to submit an inspirational thought nomination for inclusion on the Board Agenda may contact the Office of the County Administrator or Office of the Clerk of the Board, 1025 Escobar Street, Martinez, California.

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Pursuant to Government Code section 84308 (the Levine Act), members of the Board of Supervisors are disqualified and not able to participate in any agenda item involving contracts (except for contracts exempt from the Levine Act under Government Code section 84308(a)), franchises, discretionary land use permits and other entitlements, if the Board member received, within the previous 12 months, more than $500 in campaign contributions from the applicant or contractor, an agent of the applicant or

contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item. Members of the Board of Supervisors who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than $500 to a Board member within the previous 12 months are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Board member, and may be made either in writing to the Clerk of the Board of Supervisors before the subject hearing or by verbal disclosure at the time of the hearing.

BOARD OF SUPERVISORS STANDING COMMITTEES

For more information please visit the Board of Supervisors Standing Committees page here: https://www.contracosta.ca.gov/8633/Board-of-Supervisors-Standing-Committees

Airport Committee: TBD in 2026
Economic Development Committee: TBD in 2026
Equity Committee: TBD in 2026
Family and Human Services Committee: TBD in 2026
Finance Committee: TBD in 2026
Head Start Advisory Committee:TBD in 2026
Internal Operations Committee: TBD in 2026
Legislation Committee: TBD in 2026
Los Medanos Healthcare Operations Committee: TBD in 2026
Public Protection Committee: TBD in 2026
Resilient Shoreline Committee: TBD 2026
Sustainability Committee: TBD in 2026
Transportation, Water and Infrastructure Committee: TBD in 2026

Glossary of Acronyms, Abbreviations, and other Terms

Contra Costa County has a policy of making limited use of acronyms, abbreviations, and industry-specific language in its Board of Supervisors meetings and written materials. For a list of commonly used language that may appear in oral presentations and written materials associated with Board meetings, please visit https://www.contracosta.ca.gov/8464/Glossary-of-Agenda-Acronyms.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-26 **Agenda Date:** 1/20/2026 **Agenda #:** D.1.

To: **Board of Supervisors**

From: John Kopchik, Director, Conservation and Development

Report Title: Agricultural Preserve and Williamson Act Contract/Stewart

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

1. OPEN the public hearing on adopting a resolution to establish a new agricultural preserve and approve a land conservation contract covering Assessor's Parcel Number (APN) 001-021-006; RECEIVE testimony; and CLOSE the public hearing.

2. FIND that establishment of Agricultural Preserve No. AP21-0001 is consistent with the County General Plan.

3. FIND the proposed actions are consistent with the Williamson Act and the County's Williamson Act Program.

4. FIND for the purposes of compliance with the California Environmental Act (CEQA) and County CEQA Guidelines that the proposed project is exempt from environmental review under CEQA Guidelines sections 15317.

5. ADOPT a resolution to (1) ESTABLISH Agricultural Preserve AP21-0001; and (2) APPROVE Land Conservation Contract No. AP21-0001 as to APN 001-021-006.

6. AUTHORIZE the Chair of the Board of Supervisors, or designee, to execute Land Conservation Contract No. AP21-0001 with Jacqueline G. Stewart and the Stewart Family Trust, dated November 24, 1993 (Attachment B).

7. DIRECT the Department of Conservation and Development to record the adopted resolution and Land Conservation Contract No. AP21-0001 with the County Clerk-Recorder and forward a copy to the California Department of Conservation and the County Assessor's Office.

8. DIRECT the Department of Conservation and Development to file a Notice of Exemption with the County Clerk.

FISCAL IMPACT:

Establishment of the proposed contract would result in a change in assessment and reduced property tax rate received by the County for the subject property, pursuant to the assessment criteria set forth for properties under a Williamson Act contract.

BACKGROUND:

I. PROJECT DESCRIPTION

The applicant seeks to establish a new agricultural preserve and requests approval of a new Land Conservation Contract, No. AP21-0001, to cover APN 001-021-006. The subject property is an approximately 160-acre parcel in the unincorporated Byron area.

II. GENERAL INFORMATION

A. General Plan Land Use Designation: The subject property is designated Agricultural Lands (AL).

B. Zoning: The subject property is located in the Agricultural Preserve District (A-4). As such, no rezoning is required to establish this agricultural preserve and contract.

C. California Environmental Quality Act (CEQA) Compliance: Staff determined this project to be exempt pursuant to CEQA Guidelines Section 15317. This determination is discussed further in Section V of this report.

D. Previous Applications:

1. 1630-RZ: A rezone from Heavy Agricultural District (A-3) to Agricultural Preserve District (A-4) for the subject property and APN 001-021-019 for the purpose of establishing a new agricultural preserve and Land Conservation Contract. This application was approved by the Board of Supervisors on December 21, 1972, through Resolution No. 71/881, and established Agricultural Preserve No. 9-72. This Agricultural Preserve eventually expired, so the subject property is currently not encumbered by a Land Conservation Contract.

III. STAFF ANALYSIS

Jacqueline G. Stewart and Stewart Family Trust ("Owners") own approximately 160 acres of land in the Byron area, composed of one legal parcel identified as APN 001-021-006. The proposed project involves establishing a new Agricultural Preserve and a new Land Conservation Contract for the subject property.

The Williamson Act (Government Code, Sections 51200 et. seq.), through land conservation contracts, restricts land uses and structures on property under contract. Under the Williamson Act, property may be encumbered by a land conservation contract by mutual agreement between the County and landowner, provided that the land and land use complies with the requirements of the Williamson Act and the County's Williamson Act Program. Under the Williamson Act, lands eligible to be encumbered by a land conservation contract must be located within an agricultural preserve designated by the County and be dedicated to agricultural use. The restricted parcel is assessed for property tax purposes at a rate consistent with its actual use, rather than potential market value. The Williamson Act also provides for a process to rescind an existing contract and enter into a new contract by mutual agreement between the parties provided that the new contract remains consistent with the intent and purpose of the Williamson Act.

Here, the Owners intend to continue agricultural uses on the subject property, but wish to accomplish the following:

A. Establish agricultural preserve No. AP21-0001 for the parcel known as APN 001-021-006;

B. Enter into new Land Conservation Contract No. AP21-0001 covering the subject parcel.

The General Plan land use designation for the subject property is AL. The purpose of the AL designation is to preserve and protect rural lands capable of supporting grazing and the production of food, fiber, and plant materials. Currently, the property is actively utilized for grazing, which is a common agricultural use on lands designated AL. The property intends to remain in agricultural use subsequent to the completion of this project. The proposed project is also consistent with the following General Plan goal and policies:

Goal COS-2: A thriving and resilient agricultural sector based on resource conservation and sustainability practices.

Policy COS-P2.1: Preserve and protect productive agricultural land from conversion to urban uses, especially land designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland on the Important Farmland Map prepared by the California Department of Conservation; land containing Class 1 or Class 2 soils; and land designated Agricultural Core.

Policy COS-P2.8: Encourage owners of qualifying agricultural land to participate in the Williamson Act (Agricultural Preserve) Program.

As proposed, the project will continue to protect the property's agricultural use of cattle grazing. As such, the proposed project is consistent with intent and purpose of the AL land use designation and the General Plan.

The subject property will also comply with Division 810, the County's Agricultural Land Conservation Ordinance (Williamson Act), and the A-4 zoning district's development and land use standards. Pursuant to Section 810-2.404, 100 acres is the minimum requirement for establishing a new Agricultural Preserve, and pursuant to 810-2.406, 40 acres is the minimum parcel size for nonprime agricultural land to be included in an agricultural preserve and thus be eligible for a Land Conservation Contract. At approximately 160 acres, the subject property complies with this requirement. The parcel will also exceed the A-4 requirements of a 300-foot average width and 300-foot depth. Furthermore, the property owners will continue to graze cattle on the subject property, which is a primary land use goal of both the AL General Plan land use designation and the A-4 zoning district.

IV. ENVIRONMENTAL REVIEW

Establishment of an agricultural preserve and the making of a land conservation contract are categorically exempt from the California Environmental Quality Act (CEQA Guidelines, Section 15317, Class 17). As this project includes establishing a new agricultural preserve and land conservation contract, it qualifies for this exemption.

V. CONCLUSION

The proposed project will be consistent with the goals and policies of the General Plan and with the intent and purpose of both the proposed Agricultural Preserve District (A-4) and the Agricultural Land Conservation Ordinance. Therefore, staff recommends that the Board of Supervisors approve this project pursuant to the included recommended actions.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board does not grant approval of the Land Conservation Contract, then the subject site will not be granted a contract, and its allowed uses and tax assessment will remain the same.

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

RESOLUTION NO. 2026-XXX

IN THE MATTER OF establishing Agricultural Preserve No. AP21-0001 and approving Land Conservation Contract No. AP21-0001 as to APN 001-021-006 in the Byron area.

WHEREAS, Jacqueline G. Stewart and Stewart Family Trust ("Owners") own approximately 160 acres of land in the Byron area, composed of one legal parcel commonly known by Assessor's Parcel Number (APN) 001-021-006 (subject property).

WHEREAS, the Owners have applied to (i) establish Agricultural Preserve No. AP21-0001, and (ii) enter into a new Land Conservation Contract No. AP21-0001 as to APN 001-021-006.

WHEREAS, the subject property is located within an area with a General Plan land use designation of Agricultural Lands (AL). Establishing Agricultural Preserve No. AP21-0001 and approving Land Conservation Contract No. AP21-0001 is consistent with the purpose of the AL designation, which is to preserve and protect rural lands capable of supporting grazing and the production of food, fiber, and plant materials. The project is also consistent with General Plan Goal COS-2 (a thriving and resilient agricultural sector based on resource conservation and sustainability practices), Policy COS-P2.1 (preserve and protect productive agricultural land from conversion to urban uses, especially land designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland on the Important Farmland Map prepared by the California Department of Conservation; land containing Class 1 or Class 2 soils; and land designated Agricultural Core), and Policy COS -P2.8 (encourage owners of qualifying agricultural land to participate in the Williamson Act "Agricultural

Preserve" Program).

WHEREAS, the Williamson Act, through land conservation contracts, restricts land uses and structures on property under contract. Under the Williamson Act, property may be encumbered by a land conservation contract by mutual agreement between the County and landowner, provided that the land and land uses comply with the requirements of the Williamson Act and the County's Williamson Act Program.

WHEREAS, the Owners intend to use the subject property primarily for cattle grazing, and no proposed structures are included.

WHEREAS, new Land Conservation Contract No. AP21-0001 will apply to APN 001-021-006 and will restrict uses on the property to those specifically allowed under contract and allowed by the Agricultural Land Conservation Ordinance.

WHEREAS, establishing Agricultural Preserve No. AP21-0001 and approving Land Conservation Contract No. AP21-0001 are categorically exempt from environmental review under the California Environmental Quality Act (California Code of Regulations, Title 14, Section 15317).

NOW, THEREFORE, the Contra Costa County Board of Supervisors RESOLVES as follows:

1. The foregoing recitals are true and correct and are incorporated by reference.

2. The Board of Supervisors adopts the findings in Attachment A.

3. The Board of Supervisors establishes Agricultural Preserve No. AP21-0001 to include APN 001-021-006.

4. The Board of Supervisors approves Land Conservation Contract No. AP21-0001 for APN 001-021-006, which is attached as Attachment B.

5. The Department of Conservation and Development is directed to record this resolution, and Land Conservation Contract No. AP21-0001 with the County Clerk-Recorder, and forward copies to the California Department of Conservation and County Assessor's Office.

FINDINGS AND CONDITIONS OF APPROVAL FOR JACQUELINE G. STEWART (APPLICANT) AND JACQUELINE G. STEWART AND STEWART FAMILY TRUST (OWNER); COUNTY FILE #AP21-0001

FINDINGS

A. CA Gov. Code Section 51242 Required Finding

No city or county may contract with respect to any land pursuant to this chapter unless the land:

1. Required Finding: Is devoted to agricultural use.

   Project Finding: Currently, the property is actively utilized for agriculture by means of cattle grazing. The property owners intend to keep the subject property in agricultural use, specifically cattle grazing, subsequent to the completion of this project.

2. Required Finding: Is located within an area designated by a city or county as an agricultural preserve.

   Project Finding: The land is not currently encumbered by a Land Conservation Contract or within an agricultural preserve. This request includes establishing an agricultural preserve and Land Conservation Contract for the subject property. With the property's AL land use designation, A-4 zoning district, and other surrounding properties encumbered by contracts, the area meets the eligibility requirements for agricultural preserves.

B. CA Gov. Code Section 51234 Required Finding

Required Finding: The report shall include a statement that the preserve is consistent with the general plan, and the board or council shall make a finding to that effect.

Project Finding: The General Plan land use designation for the subject property is Agricultural Lands (AL). The purpose of the Agricultural Lands designation is to preserve and protect rural lands capable of supporting grazing and the production of food, fiber, and plant materials. Currently, the property is actively utilized for grazing, which is a common agricultural use on lands designated AL. The property owners intend that the subject property will in agricultural use subsequent to the completion of this project. The proposed project is also consistent with the following General Plan goal and policies:

Goal COS-2: A thriving and resilient agricultural sector based on resource conservation and sustainability practices.

Policy COS-P2.1: Preserve and protect productive agricultural land from conversion to urban uses, especially land designated as Prime Farmland, Farmland of Statewide

Importance, or Unique Farmland on the Important Farmland Map prepared by the California Department of Conservation; land containing Class 1 or Class 2 soils; and land designated Agricultural Core.

Policy COS-P2.8: Encourage owners of qualifying agricultural land to participate in the Williamson Act (Agricultural Preserve) Program.

As proposed, the project will further protect the property's agricultural use for cattle grazing. Establishing a Williamson Act contract will preserve its agricultural use for at least ten years, but statutorily it will be protected in perpetuity until a property owner requests the contract's automatic renewal to be ended. Therefore, the proposed project will remain consistent with intent and purpose of the Agricultural Lands land use designation and the General Plan overall.

C. CA Gov. Code Section 51238.1.(a) Required Findings

Uses approved on contracted lands shall be consistent with all of the following principals of compatibility:

1. Required Finding: The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

   Project Finding: Currently, the property is actively utilized for cattle grazing. The property owners intend the property to remain in agricultural use subsequent to the completion of this project by continuing cattle grazing. Furthermore, this project includes no requests for new buildings or structures, so the property will remain in its current state of agricultural use without interruption.

2. Required Finding: The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including harvesting processing, or shipping.

   Project Finding: The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Currently, the property is actively utilized for cattle grazing. The property owners intend the property to remain in agricultural use subsequent to the completion of this project by continuing cattle grazing. Furthermore, this project includes no requests for new buildings or structures, so the property will remain in its current state of agricultural production without interruption.

3. Required Finding: The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

   Project Finding: The adjacent parcel to the south, APN 001-021-013, is under contract No. 19-71. The project involves adding establishing a new agricultural preserve for the subject property, thus increasing the amount of contracted land in the area.

CONDITIONS OF APPROVAL

Administrative

1. Approval is granted to establish a new Agricultural Preserve and new Land Conservation Contract No. AP21-0001.

Fees

2. This application is subject to an initial application deposit of $500.00, which was paid with the application submittal, plus time, and material costs if the application review expenses exceed the initial deposit. **Any additional costs due must be paid prior to issuance of a building permit, within 60 days of the permit's effective date, or prior to use of the permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2013-340, where a fee payment is over 60 days past due from the date of approval, the application shall be charged interest at a rate of ten percent (10%). The applicant may obtain current costs by contacting the project planner. If you owe additional fees, a bill will be sent to you shortly after permit issuance.

ADVISORY NOTES

THE FOLLOWING INFORMATION DOES NOT CONSTITUTE CONDITIONS OF APPROVAL. IT IS PROVIDED TO ALERT THE APPLICANT TO LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES TO WHICH THIS PROJECT MAY BE SUBJECT.

A. Notice of 90-day opportunity to protest fees, dedications, reservation, or other exactions pertaining to the approval of this permit.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservation, and/or exactions required as part of this project approval. The opportunity to protest is limited to a 90-day period after the project is approved.

The ninety (90) day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by the approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the Department of Conservation and Development, Community Development Division within 90 days of the approval date of this permit.

CONTRA COSTA COUNTY
LAND CONSERVATION CONTRACT NO. AP21-0001

ASSESSOR PARCEL NO. 001-021-006

1. Parties. BY THIS CONTRACT, made and entered into _____, 2026, Jacqueline G. Stewart, as surviving joint tenant, and Jacqueline Stewart, Trustor and/or Trustee, of the Stewart Family Trust, dated November 24, 1993, as to an undivided ½ interest, all hereinafter collectively referred to as "Owner," and the County of Contra Costa, a political subdivision of the State of California, hereinafter referred to as "County," do mutually agree and promise as follows:

2. Property Description. Owner possesses certain real property located within the County, which property is presently devoted to agricultural and compatible uses and is particularly described in Exhibit A, attached hereto and made a part of this contract.

3. Purpose. Both Owner and County desire to limit the use of said property to agricultural uses and to compatible uses specified in this agreement in order to discourage premature and unnecessary conversion of such lands from agricultural uses, recognizing that such land has definite public value as open space and that the preservation of such land in agricultural production constitutes an important physical, social, aesthetics and economic asset to County to maintain the agricultural economy of County and the State of California.

4. Intent of Parties: Enforceable Restriction. Both Owner and County intend that the term, conditions, and restrictions of this Contract be in accordance with the California Land Conservation Act of 1965, as amended, so as to be an enforceable restriction under the provisions of Division 1, Part 2, Chapter 3, Article 1.5 of the California Revenue and Taxation Code (Rev. & Tax Code § 421 et. seq.).

5. Intent of Parties: Effect on Property Value. It is the intent of the County and Owner that this Contract is conditioned upon the continued existence of legislation implementing Article XIII, § 8 of the California Constitution so the effect of the terms, conditions, and restrictions of the Contract on property values for taxation purposes is substantially as favorable to Owner as the legislation existing on the last renewal date.

6. Governing Statutes and Ordinances. This Contract is made and entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 of Part 1 of Division 1 of Title 5 of the California Government Code commencing with Section 51200). This Contract further is made pursuant to and subject to Contra Costa County Ordinance Code, Chapter 84-42 and Chapters 810-2 through 810-4, and Resolutions of the Contra Costa County Board of Supervisors Numbers 68-635 and 69-763.

7. Land Use Restrictions. During the term of this Contract or any renewals thereof, the above described land shall not be used for any purpose, other than the production of food and fiber and compatible uses as listed in Contra Costa County Ordinance Code Chapter 84-42, which is hereby incorporated by reference as if fully set forth herein; provided, however, that such additional agricultural or compatible uses as are set forth in Exhibit B, which is attached hereto and is hereby incorporated by reference, shall also be permitted subject to the terms and conditions set forth herein. In case of conflict or inconsistency between the uses allowed in this Contract and those specified in said zoning ordinance, the provisions of the Contract as set forth in Exhibit B shall prevail.

8. Modification of Restrictions. The Board of Supervisors of County may from time to time and during the term of this Contract or any extensions thereof, by amendment to Contra Costa County

Ordinance Code Chapter 84-42, add to those uses listed in said ordinance. Such additional uses shall be limited to commercial agriculture and compatible uses and be subject to the density restrictions of Government Code § 51220.5. Said board shall not eliminate, without written consent of the Owner or his successors or assigns, a compatible use during the term of this Contract or any renewals thereof.

9. Term and Renewal. This Contract shall be effective commencing on the last day of _____, 2026, and shall remain in effect for a period of ten (10) years therefrom.

This Contract shall be automatically renewed and its terms extended for a period of one (1) year on the last day of _____ of each succeeding year during the term hereof, unless notice of non-renewal is given in the manner provided by section 51245 of the Government Code. At all times during the continuance of this Contract, as from time to time renewed, there shall be a ten (10) year term of restriction unless notice of non-renewal is given in the manner provided by Section 51245 of the Government Code. Under no circumstances shall a notice of renewal be required of either party to effectuate the automatic renewal of this paragraph.

10. Cancellation. (a) Except as provided in Section 11, the provisions of this Contract whereby Owners agree to restrict the use of the land described in Paragraph 2 may be canceled as to all or a portion of said land by mutual agreement of the County and Owners after a public hearing has been held in the manner provided by Section 51284 of the Government Code and upon a finding by the Board of Supervisors that such cancellation is not inconsistent with the purposes of the Land Conservation Act, or in the public interest, pursuant to Government Code Section 51282. It is understood by the parties that the existence of an opportunity for another use of said land shall not be sufficient reason for cancellation of the land use restrictions imposed herein and that the uneconomic character of the existing use will be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.

(b) Upon cancellation of said portions of this Contract, Owners shall pay to the County Treasurer, as deferred taxes, a cancellation fee in an amount equal to the greater of twelve and one-half (12 ½%) percent or the current fee provided by state law of the cancellation value of the property being released from the terms of this Contract. Said cancellation value shall be determined in accordance with the provisions of Government Code Section 51283 (a) and (b). Under no circumstances shall the payment of said cancellation fee be waived, deferred, or made subject to any contingency whatever.

(c) Final cancellation shall be effectuated in accordance with the provisions of Government Code Section 51283.4.

11. Cancellation Upon Substitution of New Restrictions. This Contract may be canceled by mutual agreement of County and Owners without payment of deferred taxes or public hearing if it is replaced by an enforceable restriction authorized by Article XIII, § 8 of the California Constitution.

12. Eminent Domain Proceedings. (a) In accordance with the provisions of Government Code Section 51295, incorporated by reference herein, upon the filing of any action in eminent domain for the condemnation of the fee title of the land or any portion thereof subject to this Contract or upon acquisition of such land in lieu of eminent domain by public agency for a public improvement, the provisions of this Contract shall be null and void as to the land so condemned or acquired.

(b) If, subsequent to the filing of an action in eminent domain, the proposed condemnation is abandoned as to all or a portion of the land subject to the Contract, the restrictions on land use set forth in this Contract shall, without further agreement of the parties herein, be reinstituted and the terms of this

contract shall be in full force and effect, subject to the cancellation provisions of Government Code Section 51295.

13. Remedies for Breach of Contract. (a) The County may pursue all remedies allowed by law or in equity to enforce this contract and remedy any breach of this contract, including the remedies specified in Government Code Sections 51250 and 51251.

(b) The enforcement provisions of the Contra Costa zoning ordinance shall also apply if the land which is the subject of this contract is used for purposes other than those provided in Ordinance Code 84-42 or this Contract.

14. Effect of Division of Property. Owners agree that division of the property described in Exhibit A into two (2) or more parcels, whether by sale, gift, by operation of law or by any other means, upon a finding by the Board of Supervisors that said division is detrimental to the ultimate preservation of said property for exclusive agricultural use, be construed by the County as notice of non-renewal by the property owner as provided in Section 9 of this Contract.

15. New Contracts Upon Division. In the event the land under this Contract is divided, a Contract identical to the Contract then covering the original parcel shall be executed by Owner on each parcel created by the division at the time of the division. Any agency making an order of division or the County which has jurisdiction shall require, as a condition of the approval of the division, the execution of the Contracts provided for in this section, provided, however, that failure of Owners to execute Contracts upon division shall not affect the obligations of the heirs, successors and assigns of Owner as established in Section 16.

16. Contract to Run with Land. The within Contract shall run with the land described herein, and upon division, to all parcels created therefrom, and shall be binding upon the heirs, successors, and assigns of the Owners.

17. Consideration. Owners shall not receive any payment from County in consideration of the obligations imposed hereunder, it being recognized and agreed that the consideration for the execution of the within Contract is the substantial public benefit to be derived therefrom and the advantage which will accrue to Owner as a result of the effect on the method of determining the assessed value of land described herein and any reduction therein due to the imposition of the limitations on its use contained herein.

18. Income and Expense Information. The Owners shall annually furnish the County Assessor with such information as the Assessor may require to determine the valuation of the Owner's land.

19. Effect of Removing Preserve or Zoning Classification. Removal of any land under this Contract from an agricultural preserve or removing the agricultural preserve zoning classification thereof shall be the equivalent of notice of non-renewal by the County for purposes of Section 422 of the Revenue and Taxation Code.

ATTEST: COUNTY OF CONTRA COSTA

By: _____
Chair, Board of Supervisors

MONICA NINO, County Administrator
and Clerk of the Board of Supervisors

By: _____
Deputy Clerk

OWNERS

Jacqueline G. Stewart, as surviving joint tenant, and Jacqueline Stewart, Trustor and/or Trustee, of the Stewart Family Trust, dated November 24, 1993, as to an undivided ½ interest

---

We the undersigned trust deed or other encumbrance holders (if any) do hereby agree to and agree to be bound by the above-imposed restrictions.

_____ 8 October 2025
Jacqueline G. Stewart, as surviving joint tenant (Date)

_____ 8 October 2025
Jacqueline Stewart, Trustor and/or Trustee, of the Stewart Family Trust, dated November 24, 1993, as to an undivided ½ interest (Date)

Approved as to Form:

Thomas L. Geiger
County Counsel

By: _____
Deputy County Counsel

NOTE: All signatures for Owners must be acknowledged.

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA }

On OCTOBER 8, 2025 before me, L. VERKEST, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared JACQUELINE G. STEWART
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

L. VERKEST
Comm. # 2507958
CONTRA COSTA County
California - Notary Public
Comm. Expires DEC. 26, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature L Verkest
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: CONTRA COSTA COUNTY LAND CONSERVATION CONTRACT
Document Date: NO. 001-021-006 APN 001-021-006 Number of Pages: 6
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: JACQUELINE G. STEWART	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA }

On OCTOBER 8, 2025 before me, L. VERKEST, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared JACQUELINE STEWART
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

L. VERKEST
Comm. # 2507958
CONTRA COSTA County
California - Notary Public
Comm. Expires DEC. 26, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature lverkest
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document CONTRA COSTA COUNTY
Title or Type of Document: LAND CONSERVATION CONTRACT
Document Date: NO. AP21-0001 APN 001-021-006 Number of Pages: 6
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JACQUELINE STEWART	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CONTRA COSTA COUNTY
LAND CONSERVATION CONTRACT NO. AP21-0001

ASSESSOR PARCEL NO. 001-021-006

EXHIBIT A

PROPERTY DESCRIPTION

Pursuant to Paragraph 2 of the Land Conservation Contract to which this exhibit is attached, the land described below is designated as the subject of said Contract. Said land is described as follows:

The Northwest Quarter (N.W. 1/4) of Section Thirty-Four (34), Township One (1) South, Range Three (3) East, Mount Diablo Base and Meridian, as per the United States System of Public Land Surveys.

Excepting Therefrom: "All oil, gas, casinghead gasoline, and other hydrocarbon and mineral substances in the above described land below a point 500 feet below the surface of said land, together with the right to take, remove, mine, dispose of all said oil, gas, casinghead gasoline, and other hydrocarbon and mineral substances, but without any right whatsoever to enter upon the surface of said land or upon any part of said land within 500 feet of the surface thereof."

APN: 001-021-006

CONTRA COSTA COUNTY
LAND CONSERVATION CONTRACT NO. AP21-0001

ASSESSOR PARCEL NO. 001-021-006

EXHIBIT B

ALLOWABLE LAND USES

Pursuant to the provisions of Section 84-42.402 (2) of the Contra Costa County Ordinance Code and Paragraph 7 of the Land Conservation Contract, of which this exhibit is made a part, the land uses and structures described below are authorized without a land use permit subject to the terms and conditions set forth below. Said uses and structures shall be in conformance to those authorized by Section 84-42.402 (1) and Section 84-42.404 but shall be subject to Section 84-42.602 through Section 84-42.1402 of Chapter 84-42 of the County Ordinance Code.

1. Existing Non-conforming Structures

   None.

2. Existing Conforming Structures

   None.

3. Proposed Structures

   None.

4. Existing Land Use

   Cattle grazing.

5. Proposed Land Use

   Cattle grazing.

POR SEC's 26,27,28,33,34 T1S R3E MDB&M
POR SEC 4 T2S R3E MDB&M

01

VASCO RD

S0° 27'33"W 30

℄ 40' R/W 3900 BYRON-BETHANY IRRIG.DIST.

190'

APPROXIMATE

150'

01 160Ac

02 158Ac

03 320Ac

04 12.50Ac

N35°14'W 824.2

741

N5°30'E

765

N25°55'E

28 33

28 27 33 34

S88° 52'56"E 2645.29

50' R/W

707.55

27 34

26

30.0

BYRON HOT SPRINGS RD

ABANDONED FM N LN SEC 34 S TO CO LM 44940R-682 11/18/63

N0° 41'34"W 1951.40

021

LOCATION

TO BOOK 5 PAGE 18

07 157Ac

06 160Ac

Subject Parcel

21 53.04Ac

N1° 74'E 877.04

342.14 N35° 20'47"E

1701.80 N88° 52'56"W

1210

S0° 27'41"W 1445.98

PB 5

08 160Ac

22 101.78Ac

R=200 122.20

98.84 N35° 42'E

R=250 228.07

177.16

S88° 54'19"E

2558.17

75.93

S89° 30'W 980

39.72

STATE

16 10.89Ac

20'

200

490

290

960

N89° 30'W

N01° 46'08"W 800

8.60Ac.To STATE

1264.25 N51° 53'49"E

CA.48 N.D.

516.20

1114.54

S0° 35'47"W

965.40 N88° 54'33"W

03

09 160Ac

11 80Ac

12 77Ac

13 112Ac

17 47.61Ac

14 1.80Ac

PG&E R/W

1"=1000'

COUNTY

33 34

300.30

34

4

10 65.0Ac

ALAMEDA

021

2/10/11

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.

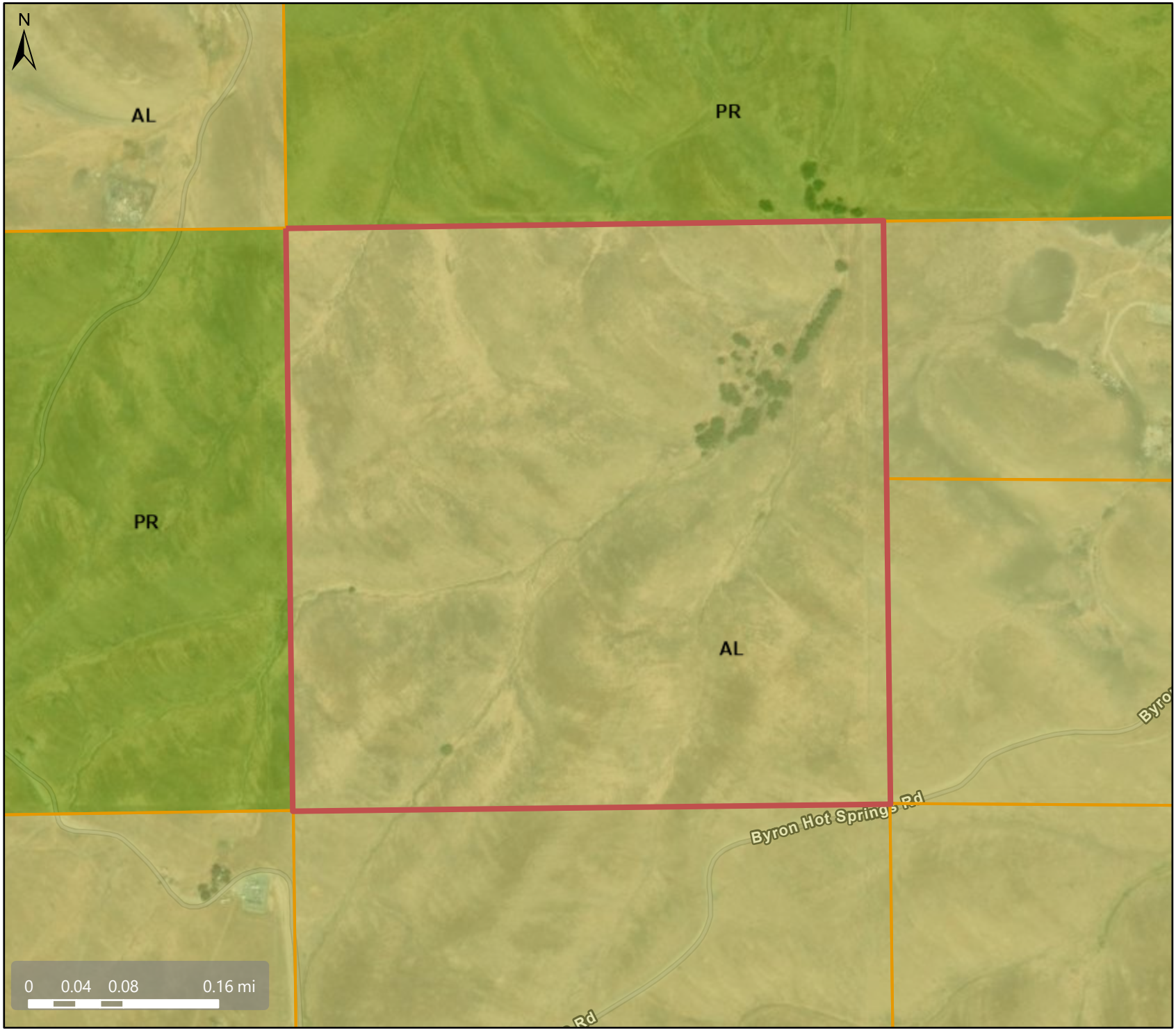
Fm.117-23 To 28 5/10/63

ASSESSOR'S MAP

BOOK 1 PAGE 2

CONTRA COSTA COUNTY, CA

General Plan - Agricultural Lands (AL)



Map Legend

- County Border
- Override 1
- Assessment Parcels

Planning Layers (DCD)

General Plan

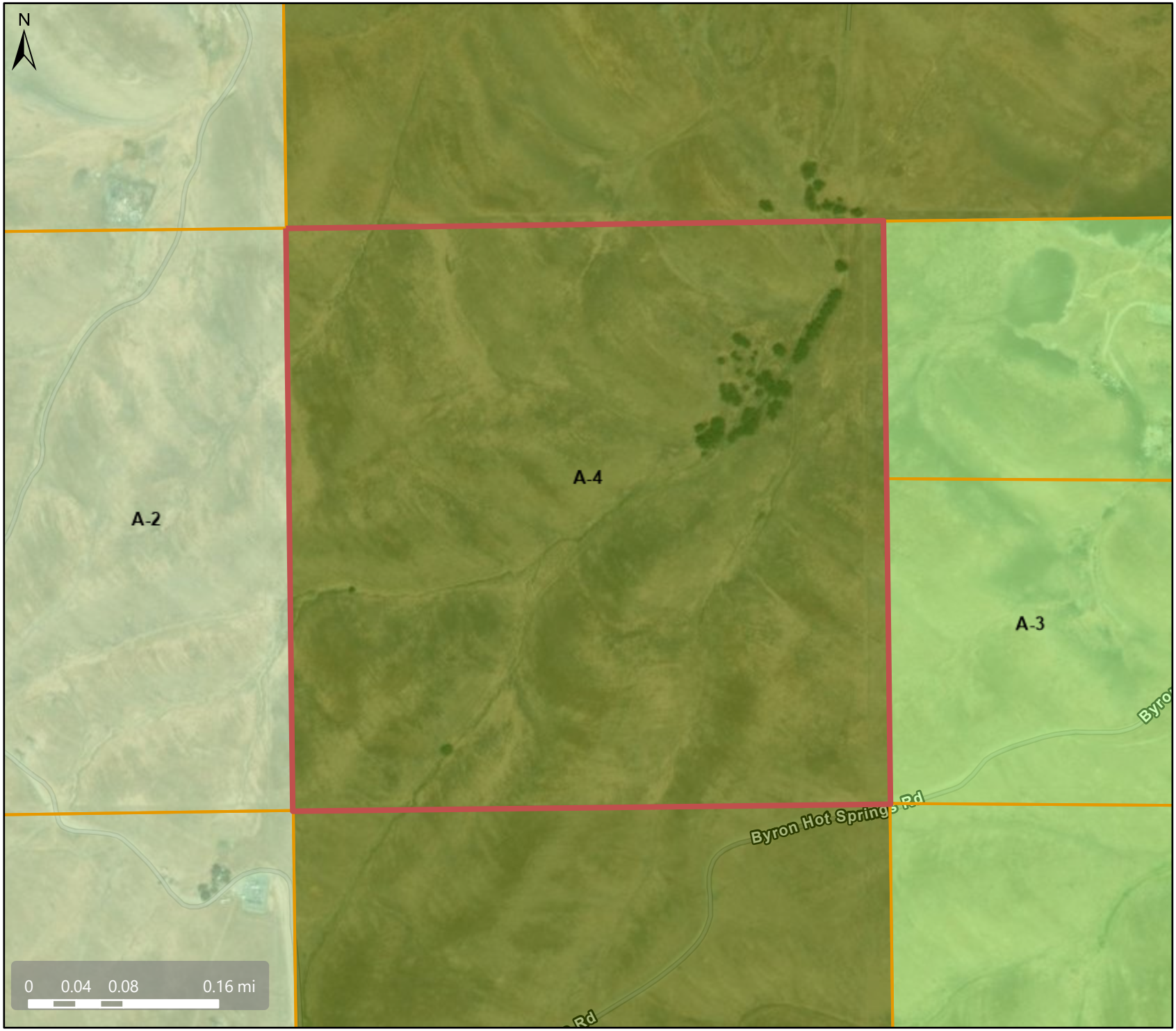
- PR (Park and Recreation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, U

Zoning: Agricultural Preserve District (A-4)



Map Legend

- County Border
- Override 1
- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- A-2 (General Agriculture)
- A-3 (Heavy Agriculture)
- A-4 (Agricultural Preserve)

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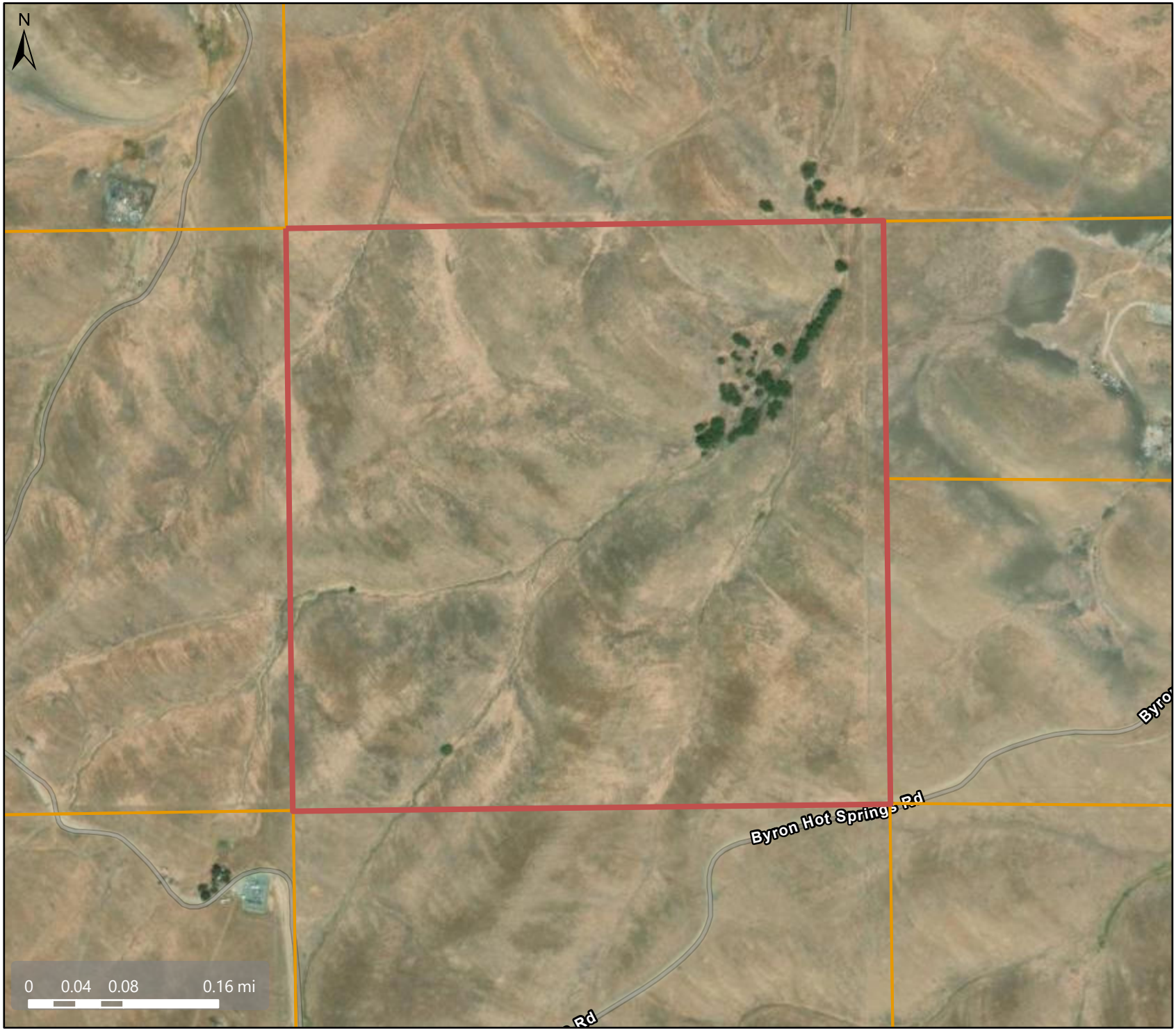
Aerial Photo



Map Legend

- County Border
- Override 1
- Assessment Parcels

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Stewart Land Conservation Contract

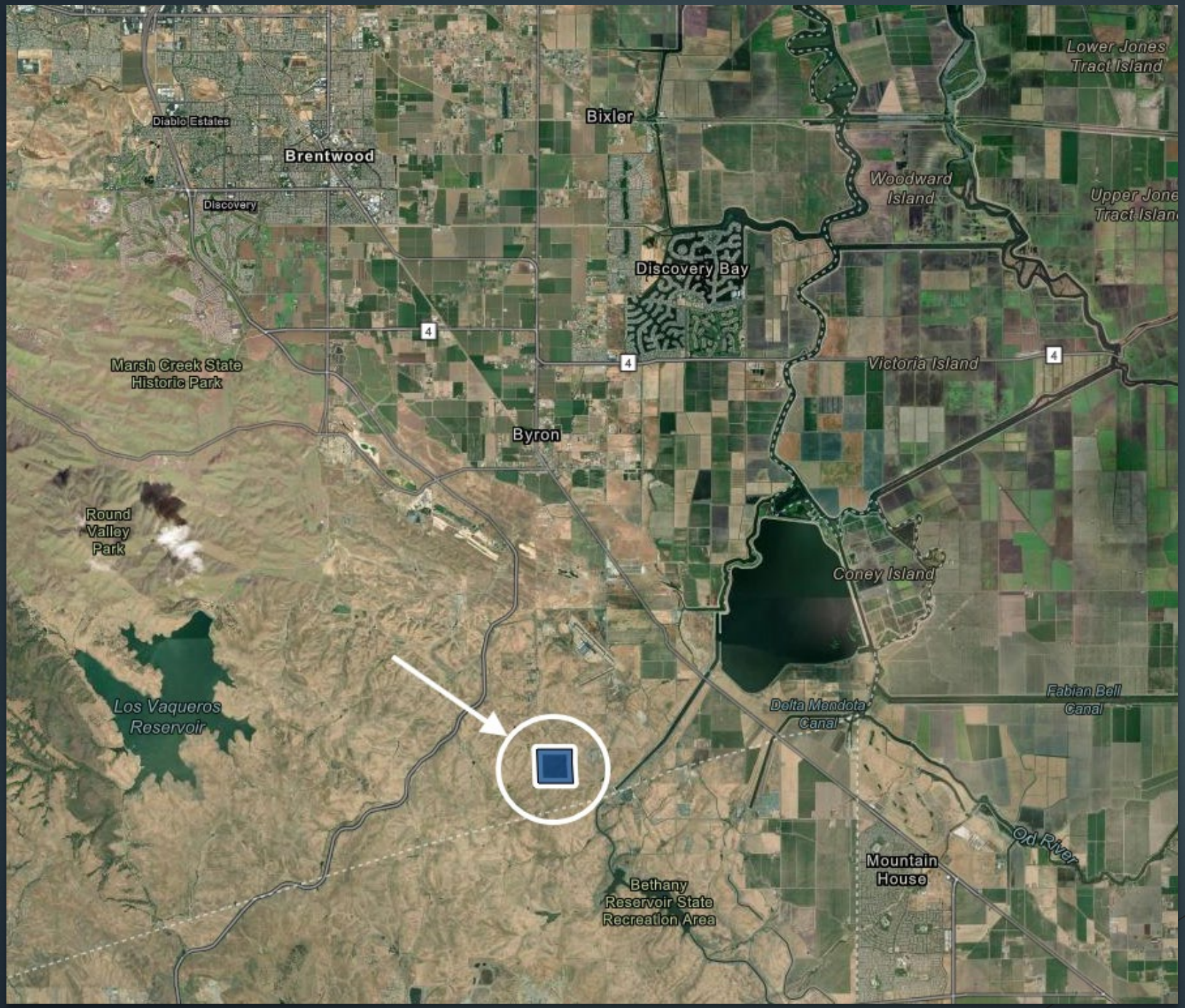
County File #AP21-0001

County Board of Supervisors

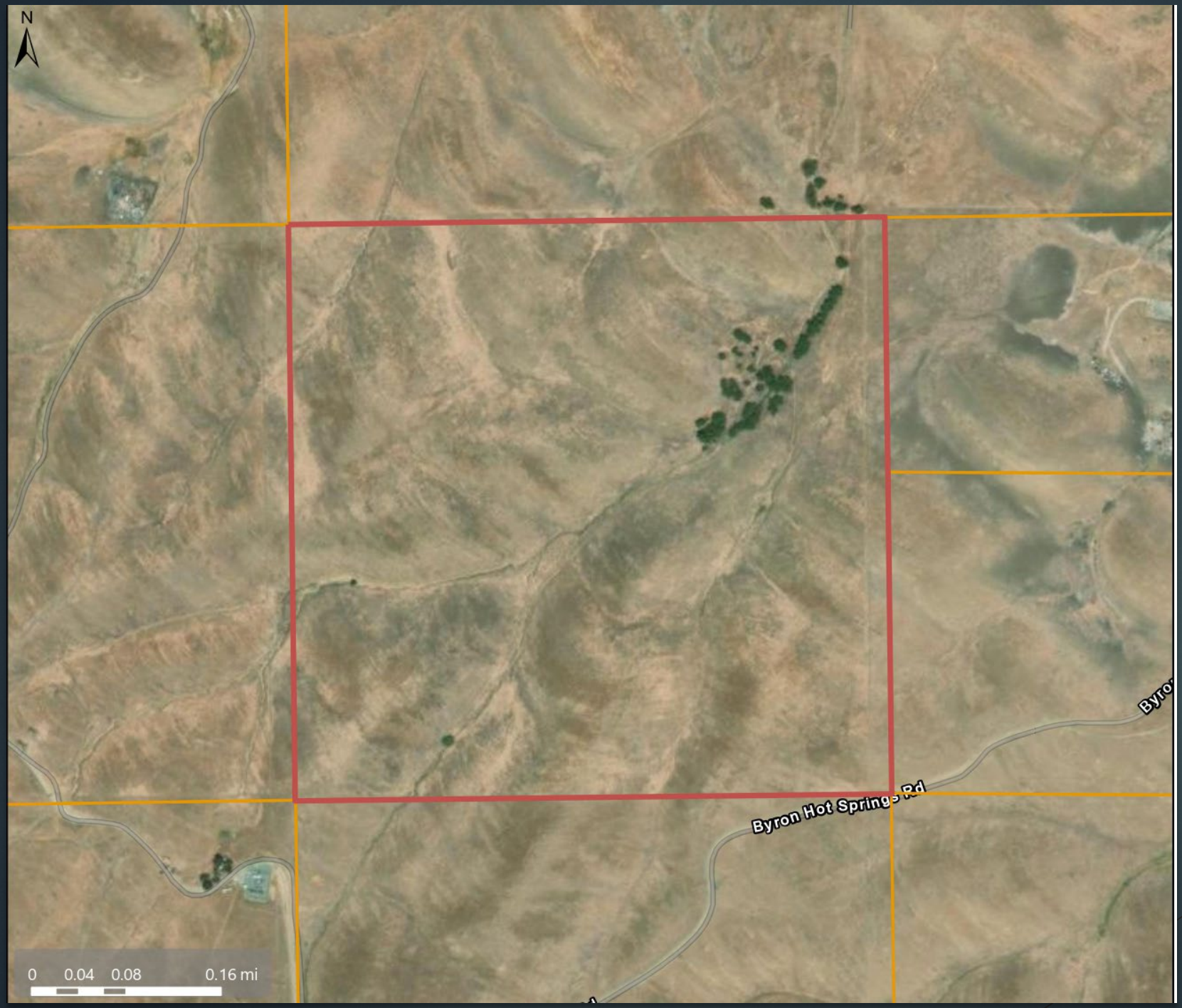
January 20, 2026

Site Information

- Location:
  - APN: 001-021-006
  - 1.78 miles southwest of the intersection of Byron Hot Springs Road and Holey Road in the Byron area
- Size:
  - 160 acres
- General Plan:
  - Agricultural Lands (AL)
- Zoning:
  - Agricultural Preserve District (A-4)



Vicinity Map



Aerial Photo

Proposed Project

- Williamson Act Contract
  - Establish new agricultural preserve to include the 160-acre parcel
  - Approve new Land Conservation Contract (Williamson Act Contract)
  - Cattle grazing will be the primary agricultural use

Staff Recommendation

- Staff recommends that the County Board of Supervisors take the following actions;
  - 1. OPEN the public hearing on adopting a resolution to establish a new agricultural preserve and approve a land conservation contract covering APN 001-021-006; RECEIVE testimony; and CLOSE the public hearing.
  - 2. FIND that establishment of Agricultural Preserve No. AP21-0001 is consistent with the County General Plan.
  - 3. FIND the proposed actions are consistent with the Williamson Act and the County's Williamson Act Program.
  - 4. FIND for the purposes of compliance with the California Environmental Act (CEQA) and County CEQA Guidelines that the proposed project is exempt from environmental review under CEQA Guidelines section 15317.
  - 5. ADOPT a resolution to (1) ESTABLISH Agricultural Preserve AP21-0001; and (2) APPROVE Land Conservation Contract No. AP21-0001 as to APN 001-021-006.
  - 6. AUTHORIZE the Chair of the Board of Supervisors, or designee, to execute Land Conservation Contract No. AP21-0001 with Jacqueline G. Stewart and the Stewart Family Trust, dated November 24, 1993 (Attachment B).
  - 7. DIRECT the Department of Conservation and Development to record the adopted resolution and Land Conservation Contract No. AP21-0001 with the County Clerk-Recorder and forward a copy to the California Department of Conservation and the County Assessor’s Office.
  - 8. DIRECT the Department of Conservation and Development to file a Notice of Exemption with the County Clerk.

File #: 26-297 **Agenda Date:** 1/20/2026 **Agenda #:** D.2.

To: Board of Supervisors

From: John Kopchik, Director, Conservation and Development

Report Title: Green Valley Road Single-Family Residential Rezone and Minor Subdivision

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

1. OPEN the public hearing on the Green Valley Road Rezone and Minor Subdivision project, RECEIVE testimony, and CLOSE the public hearing.

2. FIND that the Mitigated Negative Declaration (SCH 2025031276) adequately analyzes the project's environmental impacts, that there is no substantial evidence the project will have a significant effect on the environment, and that the mitigated negative declaration reflects the County's independent judgment and analysis.

3. ADOPT the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

4. SPECIFY that the Department of Conservation and Development (located at 30 Muir Road, Martinez, CA) is the custodian of the documents and other materials, which constitute the record of proceedings upon which the decision of the Board of Supervisors is based.

5. ADOPT Ordinance No. 2026-04 rezoning the approximately 2-acre project site and adjacent public right-of-way from the General Agricultural (A-2) zoning district to the Single-Family Residential (R-40) zoning district (County File #CDRZ23-03271).

6. APPROVE the Vesting Tentative Map for the Project (County File #CDMS23-00005).

7. APPROVE Variances to allow a 0-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for construction of retaining "Wall #1" and to allow a 5-foot front setback (where 25 feet is required) for construction of retaining "Wall #3".

8. APPROVE an exception to the requirements and regulations of County Code Title 9, County Code Chapter 96-10, for undergrounding of existing overhead utility services.

9. APPROVE the Tree Permit to allow the removal of eight (8) code-protected trees and work within the driplines of four (4) code-protected trees.

10. APPROVE the findings in support of the Project.

11. APPROVE the Project conditions of approval.

12. APPROVE the Green Valley Road Rezone and Minor Subdivision Project.

13. DIRECT the Department of Conservation and Development to file a CEQA Notice of Determination with the County Clerk.

FISCAL IMPACT:

None. The applicant has paid the necessary application deposit and is obligated to pay supplemental fees to recover any and all additional costs associated with the application process.

BACKGROUND:

The applicant is seeking approval of the Green Valley Road Rezone and Minor Subdivision Project, including Rezone, Vesting Tentative Map, and Variance and Tree Permit approvals, and an exception to the requirements and regulations of County Code Title 9 related to the undergrounding of existing overhead utility services along Green Valley Road for a development consisting of two new parcels resulting from the subdivision of an approximately 2-acre lot, one new single-family residence and retaining walls, and associated access, utility, and drainage improvements.

SITE DESCRIPTION

The subject property is an approximately 2-acre, irregularly shaped lot that is assigned two parcel numbers. The property is located at 1921 Green Valley Road in the Alamo area of the County, approximately 1/4-mile north of Stone Valley Road, approximately 1-3/4-miles northeast of I-680, and approximately 962 feet south of the Green Valley trail head with access to the Summit Trail at the base of Mount Diablo. The West Branch of Green Valley Creek is located approximately 378 feet west of the project site. Located within the foothills of Mount Diablo and situated at the bottom of a low hill that is part of a series of low ridges and small canyons to the west, the subject property has fairly steep topography rising approximately 140 feet from the eastern property line fronting Green Valley Road to the western property line, with an average slope of approximately 53 percent. The project site for a proposed residence where an existing barn is located is relatively level with slopes that are less than 15 percent in grade. The existing driveway is fairly steep and narrow and bisects the property above the barn. Nineteen mature, code-protected trees (measuring more than 6.5-inches in diameter) on the subject property and seventeen mature, non-code-protected trees in the public right-of-way along the frontage of the subject property were inventoried by the project arborist.

Developments in the surrounding unincorporated area are located within a variety of single-family residential zoning districts (R-10, R-15, R-20, R-40, or R-100), Planned Unit (P-1) districts, and General Agriculture (A-2) districts. The project site within an A-2 General Agricultural (A-2) zoning district is developed with a single-family residence, driveway, and barn. The surrounding area of Alamo is predominantly developed with single-family residences with related land uses including Monte Vista High School and Los Cerros Middle School, Monte Vista swimming pool and sports complex, and Oak Hill Park, all approximately 1/2-mile south of the project site. Nearby town centers include Alamo (e.g., Alamo Plaza) approximately 3 miles to the west and downtown Danville approximately 2 miles to the south.

PROJECT DESCRIPTION

The applicant requests a rezone of the property from A-2, General Agricultural District to R-40, Single-Family Residential district and approval of a vesting tentative map to subdivide the subject 2-acre property into two parcels, resulting in a 0.95-acre (gross) Parcel A and a 1.05-acre (gross) Parcel B, with an approximately 4,339 square-foot private access and utility easement (PAUE) approximately 25 feet in width on proposed Parcel B.

Improvements to the existing driveway within a new private access and utility easement (PAUE) include widening the driveway where it connects to Green Valley Road to approximately 20 feet and repaving portions of the driveway. An improved and widened driveway to a new residence on proposed Parcel B would split from the PAUE. New development proposed for Parcel A consists of the installation of two bioretention filters for stormwater control. No other changes or improvements are proposed for Parcel A where an existing residence would remain.

Other site improvements include three bioretention filters, a concrete ditch, and trench inlets/drains for stormwater control and drainage. Six retaining walls ranging between zero and nine feet in height are proposed. The applicant has requested variances to the requirements of the R-40 zoning district for the construction of two of the retaining walls that would be over three feet in height located on Parcel 'B':

- 0-foot front setback (where 25 feet is required) and 8-foot side yard (where 20 feet is required) for "Wall No. 1"; and,
- 5-foot front setback (where 25 feet is required) for "Wall No. 3".

The applicant has also requested an exception from the requirements of Title 9, Chapter 96-10, of the County Ordinance Code related to the undergrounding of existing overhead utility services along the subject property's Green Valley Road frontage. Water, sewer, electrical, and other utilities extending to the proposed residence on Parcel B would be installed underground. Trenching for those utilities, as well as drainage improvements, would be performed as part of grading. It is anticipated that the project will entail ±330 cubic yards (CYS) of cut and ±540 CYS of fill for a net 210 CYS of grading for site and residential improvements.

The applicant also requests approval of a tree permit for the removal of code-protected trees including three valley oaks, one coast live oak, three coast redwoods, and one ash (trees #106 through #113), and to allow work within the driplines of code-protected trees including one valley oak (tree #120) and three coast live oaks (trees #103 through #105) for the demolition of an existing barn, construction of retaining walls, grading, site/drainage improvements, and construction of a new residence on proposed Parcel B. As designed, the new single-family residence on Parcel B would be a 3,496-square-foot, two-story home with a 553-square-foot garage, 315-square-foot main floor deck, and 383-square-foot lower floor concrete patio.

COUNTY PLANNING COMMISSION

The County Planning Commission considered the project at a noticed public hearing on December 10, 2025. Following a presentation from staff, a presentation from the applicant, and considering public comments, the Commission voted 5-1 to recommend that the Board approve the project as recommended by staff. The Commission referred the vesting tentative map to the Board and recommended that the Board approve the rezoning, variances, exceptions, and tree permit for the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A CEQA Initial Study was prepared indicating that, with mitigations, the project would not result in any significant environmental impacts. The proposed rezone, two-lot minor subdivision, grading and site improvements, and development of proposed Parcel B with a new single-family residence may affect the quality of the environment. However, the impacts would be reduced to less than significant levels with the adoption of the recommended mitigation measures as specified in the pertinent sections of the MND, including biological resources, cultural and tribal cultural resources, geology and soils, and wildfire.

Pursuant to Section 15073 of the California Environmental Quality Act, an Initial Study and Mitigated Negative Declaration (MND) for the proposed project was posted for public review on March 25, 2025. The public comment period for accepting comments on the adequacy of the environmental analysis in the draft MND extended from March 26, 2025, through April 24, 2025. During that time three comment letters were received from the California Department of Toxic Substances Control, the East Bay Municipal Utility District (EBMUD), and David J. Bowie on behalf of the Kimberwicke Court neighborhood.

Staff has prepared a Final IS/MND for the project, included as an attachment to this report, with staff-initiated text changes, either to provide additional clarifying information or to correct typographical errors. None of the text changes are the result of any new avoidable, significant effect, nor do they alter the effectiveness of any mitigation included in the pertinent section. None of the mitigations identified in the IS/MND circulated on March 25, 2025, have been revised and no new mitigations have been added. A Final Mitigation Monitoring and Reporting Program (MMRP) was prepared based on the mitigation measures recommended in the MND. It is the finding of CDD staff that the mitigation measures identified within the MND would adequately mitigate project impacts to less than significant levels or lower. If approved, the mitigation measures identified within the Final MND and MMRP would apply to the project as Conditions of Approval.

STAFF ANALYSIS AND DISCUSSION

A. General Plan

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005-2020 applies and is cited throughout the Initial Study.

Land Use Designation: The project site was located within a Single-Family Residential-Low Density (SL) General Plan land use designation of the 2005-2020 General Plan. This designation allowed between 1.0 and 2.9 single-family units per net acre. The proposed single-family residence on Parcel A and structures that are accessory to residential use are consistent with the uses allowed within this designation. The two-lot minor subdivision would result in a density of approximately 1 unit per net acre, which is within the range of units allowed. Thus, the proposed subdivision of land will not alter or conflict with the density or result in more residential units than is allowed for the project site. The project proposes the rezone of the subject property from A-2, General Agricultural District to R-40, Single-Family Residential which is consistent with the SL General Plan land use designation.

Pursuant to the new County General Plan Envision 2045 adopted by the Board of Supervisors on November 5, 2024, the subject property is now located within the RVL, Residential Very Low-Density land use designation with a density of less than or equal to 1 unit per acre. Although it does not apply to the subject applications, the RVL designation would apply to future applications for the subject

property. The RVL designation is appropriate for transitions between urban development and agricultural/rural areas and for constrained sites where reduced densities are justified. Typical development in RVL includes detached single-family units on lots that are approximately 1 acre or larger. The R-40 zoning district is also consistent with RVL. The proposed project that would result in two parcels approximately 1 acre each and one new single-family residence on a lot located in a transitional area between urban development to the north, south, and east and open space/park land to the west is also consistent with this designation and would not conflict with the density or result in more residential units that is allowed for the project site in RVL.

Specific Geographic Area Policies: General Plan Policies 3-115 to 3-125 are specific to the guidance of uses and development for the Alamo-Diablo-Blackhawk areas of the County. Policies 3-115, 3-116, 3-122, and 3-124 are applicable to residential development or rezoning within the Alamo area. The project is consistent with Policies 3-115 and 3-116 that are intended to promote the unique single-family residential character of this area of Alamo while also maintaining the rural character of the area pursuant to Policy 3-124. The project to rezone the property from an A-2 district to an R-40 district is consistent with Policy 3-122 ensuring that when rezoning, the appropriate single-family residential districts R-20, R-40, R-64, R-100, and P-1 Planned Unit District are included.

Conservation Element: The Conservation Element of the General Plan lists three overall conservation goals (8A-8C) intended to preserve and protect the ecological and natural resources in the County and to achieve a balance of uses of the County's natural and developed resources to meet the social and economic needs of the County's residents. The project site is not located within an area of known ecological sensitivity (Figure 8-1, County General Plan) and the project does not affect any known natural resources. Through the implementation of mitigation measures identified in the Final IS/MND prepared for the project, air quality, biological, geological, or cultural resources in Contra Costa County would not be significantly affected.

B. Zoning

Rezoning and Consistency with R-40 Zoning District: The project proposes to rezone the site from A-2, General Agricultural District to R-40, Single-Family Residential District. The proposed zone change from A-2 to R-40 is consistent with lots in the surrounding area which are designated with a variety of residential, Planned Unit (P-1), and agricultural districts, within an underlying SL General Plan land use designation. The proposed Vesting Tentative Map identifies two new residentially zoned lots.

The standards of the R-40 zoning district require lots to have a minimum lot area of 40,000 square feet, a minimum 140-foot average width, and a minimum 140-foot depth. As proposed, the dimensions of the resultant parcels will comply with the minimum lot area, width, and depth standards for the R-40 zoning district. The R-40 district requires a 25-foot front setback for primary and accessory buildings or structures, a 20-foot side yard with a 40-foot side yard aggregate for primary buildings, and a 15-foot side yard. R-40 allows a 3-foot side yard for accessory structures with a minimum 75-foot front setback. The R-40 district requires a 20-foot other setback for corner lots which is also applicable to access easements. Setbacks on lots that are larger than 40,000 square feet are measured from property lines and not the edge of existing or proposed access easements (County Code section 82-4.244(d)). Therefore, although there is a proposed access easement, the "other" setback for proposed Parcel B does not apply. As designed, the proposed residence for Parcel B is consistent with the minimum front setback, rear yard, side yard, side yard aggregate, and maximum building heights.

The applicant has requested variances from the standards to allow a 0-foot front setback and an 8-foot side yard for retaining Wall #1 and to allow a 5-foot front setback for retaining Wall #3. Pursuant to County Code Section 84-16.1602, variances may be granted to modify the provisions in the R-40 district. Staff believes evidence in the record supports findings to allow the variances for reduced setbacks and a reduced side yard for retaining walls over three feet in height due to the steep topography of the subject property and the need to widen and shore up the existing driveway for safe ingress and egress and improved fire apparatus access. In addition, the use of a shared driveway minimizes the number of curb cuts on Green Valley Road. The proposed two-lot minor subdivision project and proposed residential improvements are consistent with the permitted residential land uses within the R-40 zoning district, and the R-40 zoning district is consistent with the underlying SL General Plan land use designation. Therefore, the project is consistent with the R-40 zoning district. Specific findings supporting approval of the requested variances are included in the attached Project Findings.

Tree Permit: Pursuant to the County's Tree Protection and Preservation Ordinance (County Code Chapter 816-6), a number of mature trees on the subject property are considered to be code-protected due to their size and their presence on a property that is further subdividable if the requested rezone to an R-40 zoning district is approved. The County's Tree Preservation and Protection Ordinance is intended to provide for the protection of trees on private property through contingency restitution should altered trees be damaged or removed, while allowing for reasonable enjoyment of private property rights and development. When protected trees are removed, the Ordinance is intended to provide for restitution through the planting of new trees.

If granted, the proposed tree permit would allow for the for the removal of eight code-protected trees (three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches) and would also allow for work within the driplines of four code-protected trees (one valley oak and three coast live oaks with a combined diameter of 79 inches) for anticipated grading, trenching, and construction activities as part of the proposed project on the subject property, primarily on proposed Parcel B. Staff believes evidence in the record supports findings to grant approval of a tree permit. The project is conditioned to require the applicant to plant replacement trees for the removed trees, to ensure the protection of trees intended to be preserved, and to deposit securities to ensure these measures are implemented. Therefore, the proposed project is consistent with the County's Tree Protection and Preservation Ordinance. Specific findings supporting approval of the requested tree permit are included in the attached Project Findings

C. Traffic and Circulation: The project has access from Green Valley Road, a County maintained road. The Green Valley Road frontage features a curb that has been partially buried in some locations along its length at places by the elevated earthen shoulder. At this location, Green Valley Road is 30 feet wide within a 60-foot right-of-way and no right-of-way dedication is necessary for this project. The site plan proposes to remove and replace the existing driveway onto Green Valley Road. The new and wider driveway will provide direct access to the proposed residence and branch onto the existing drive that is to remain. The project is conditioned to require the applicant to relinquish abutter's rights of access along the frontage of Green Valley Road, with the exception of the new driveway access.

D. Underground Utilities: Chapter 96-10 of the County Ordinance Code requires all existing and new utility distribution facilities to be installed underground. This requirement applies to the existing overhead lines along the site's Green Valley Road frontage. The applicant has requested an exception from the requirement applicable to the existing overhead lines along the site's Green Valley Road frontage. Staff of the County Public Works Department indicated that they would not be averse to the

granting of the exception related to existing overhead utilities considering the character of the area and the scope of this project. The required findings for the request for exception pursuant to Chapter 92-6 have been provided and are included as part of the attached Findings. Condition of approval #56 has been modified since the County Planning Commission hearing to clarify, but not change, the exception in that it applies only to the undergrounding of existing, overhead utilities. The applicant would still be required to install any new utility extensions underground.

E. Drainage/Stormwater Management and Discharge Control: Division 914 of the County Ordinance requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. Based on County elevation data, runoff flows eastward towards Green Valley Road. Submitted plans show that proposed modifications to grading and drainage infrastructure are confined to Parcel B. Stormwater infrastructure proposed for Parcel B will tie into three separate curb inlets along Green Valley Road. A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This project proposes approximately 11,000 square feet of impervious surface with the minor subdivision application, which is above the threshold for requiring submittal of a SWCP. A preliminary SWCP was submitted with the application and was considered adequate for deeming the subject applications complete for processing. The property is located within unformed Drainage Area 59. There is currently no fee ordinance adopted by the Board of Supervisors for this area. The project is conditioned to require the applicant to comply with all applicable drainage and stormwater management requirements.

CHILDREN'S IMPACT STATEMENT

None. This project is a rezoning of a property and two-lot subdivision with construction of a new residence, and variances to side yards and setbacks for the construction of accessory structures.

CONCLUSION AND STAFF RECOMMENDATION

The proposed project is consistent with applicable policies and standards of the General Plan and zoning code. In addition, an environmental analysis of the project was completed and found that the proposed project would not have a significant impact on the environment with the incorporation of specific mitigations. Staff recommends approval of the Green Valley Road Rezone and Minor Subdivision project, based on the attached findings and subject to the attached conditions of approval.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board were to deny the project, the property owner would not be allowed to subdivide the property or construct driveway improvements or the new residence on proposed Parcel B.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDMS21-00007 and CDRZ23-03271, BENOIT MCVEIGH, DK ENGINEERING (APPLICANT), GEORGE MOORE (OWNER)

FINDINGS

A. Growth Management Element Performance Findings

1. Traffic: Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis of any project that is estimated to generate 100 or more additional AM or PM peak-hour trips. One new single-family residence will be constructed on the newly created Parcel B, and one existing single-family residence will remain on Parcel A. The project consisting of a two-parcel subdivision and the addition of one new residence does not have the potential to generate more than 100 AM or PM peak-hour trips. Therefore, there would be a less than significant impact on traffic in the local area.

2. Water: The project site is within the water service boundaries of the East Bay Municipal Utility District (EBMUD). The project will require a new service connection and meter for Parcel B. The applicant's compliance with any applicable EBMUD requirements for establishing service to Parcel B will ensure that the project has reliable access to clean, potable water. Staff of the EBMUD has indicated in comments on this project that water service is available for metering and fire flow requirements. Thus, the project is not anticipated to significantly increase the demand for water service in the area.

3. Sanitary Sewer: The project site is within the service boundaries of the Central Contra Costa Sanitary District (Central San). Central San staff have advised that sanitary sewer service is available to the project site and that the project is not expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing, public facilities. The project will require a new service connection for Parcel B. The applicant's compliance with any applicable Central San requirements for establishing service to Parcel B and maintaining service to Parcel A will ensure that the project has reliable access to sanitary sewer services.

4. Fire Protection: Fire protection services for the project vicinity are provided by the San Ramon Valley Fire Protection District. Projects with the potential for development are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. Staff of the San Ramon Valley Fire Protection District indicated that they have no concerns with the two-lot subdivision which addressed their comments regarding access for fire apparatus and water/fire flow for buildings or portions of buildings. Future development of Parcel B will be required to comply with Fire District requirements and with current fire and building codes, including those requiring the installation of automatic fire sprinklers in new single-family residences. As a result, potential impacts of the project on fire protection services will be less than significant.

5. Public Protection: Public protection standards under Policy 4-c of the Growth Management Program (GMP) of the County General Plan require a Sheriff facility standard of 155 square feet of station area and support facilities per 1,000 in population shall be maintained within the unincorporated area of the County. Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, through the Valley Station, located at the Alamo Plaza north of the project site. The project consisting of a two-parcel subdivision and the addition of one new residence would not induce a significant population increase within the County that would equal or exceed 1,000 persons. Therefore, the project will not result in the need for new or expanded police protection facilities or services in the County or the Alamo area. Furthermore, prior to the issuance of building permits, the applicant shall pay a fee of $1,000.00 for residential construction on Parcel B for police services mitigation in the area as established by the Board of Supervisors.

6. Parks and Recreation: Parks and recreation standards under the GMP require three acres of neighborhood park area per 1,000 in population. The project consisting of a two-parcel subdivision and the addition of one new residence will not significantly increase population in the area or increase the demand for parks or recreational facilities. Nonetheless, payment of a Park Impact and Park Dedication Fee will be required prior to issuance of a building permit for a new residence on Parcel B. The fee will be used to acquire parkland and develop parks and recreation facilities to serve new residential development in the unincorporated areas of the County.

7. Flood Control and Drainage: Based on the Federal Emergency Management Agency (FEMA) National Flood Hazard map, the project site does not lie within a Special Flood Hazard Area (100-year flood boundary). Thus, the project will not significantly impede or redirect flood flows in the area. Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. According to the submitted preliminary stormwater control plan (SWCP), two bio-retention filters located on Parcel A and one bio-retention filter located on Parcel B will collect storm water discharge from both resultant parcels. The drainage area has been designed to maintain the existing natural drainage pattern. In agency comments, staff of the County Public Works Department indicated that the project is anticipated to be in compliance with drainage requirements upon implementation of a final SWCP.

B. Rezoning Findings

1. The change proposed will substantially comply with the general plan.

Project Finding: The project includes a rezone of the approximately 2-acre property from A-2, General Agricultural District to R-40, Single-Family Residential District. On

November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024; therefore, the County General Plan 2005- 2020 applies. As of October 7, 2024, the General Plan land designation was Single-Family Residential–Low Density (SL), which allows for the development of detached single-family residences at a density of 1 to 2.9 units per net acre and accessory buildings and structures on lots as large as 1 acre in area. No aspect of the project would change the allowed single-family residential land use on the lot or exceed the maximum allowed density pursuant to the County General Plan land use designation. The project includes the development of one new single-family residence on Parcel B within the R-40 zoning district, and one existing single-family residence will remain on Parcel A, consistent with the uses permitted in the SL land use designation. The project density within the R-40 district which requires a minimum 40,000 square feet in area is consistent with the range of densities permitted within SL. Additionally, the residential land uses permitted under the R-40 district on the project site located within the Urban Limit Line (ULL) are consistent with other applicable policies and goals of the General Plan associated with the 65/35 Land Preservations standard, growth management, transportation, utilities, conservation, and safety. The rezone to an R-40 district is also consistent with General Plan Policies 3-115 to 3-125 for the Alamo-Diablo-Blackhawk areas of the County. In particular, the rezone is consistent with Policy 3-122 in that it ensures that when rezoning in Alamo the appropriate single-family residential zoning includes R-20, R-40, R-65, R-100, or P-1. Finally, although the 2005-2020 General Plan applies to the project, the R-40 zoning district and the project are also consistent with the uses permitted in the RVL, Residential Very Low-Density (RVL) General Plan Envision 2045 land use designation at a density less than or equal to 1 unit per acre.

2. *The uses authorized or proposed in the land use district are compatible with the district and to uses authorized in adjacent districts.*

Project Finding: The R-40, Single-Family Residential zoning district is consistent with the SL, Single-Family Residential – Low Density (SL) General Plan land use designation for the subject property on October 7, 2024. Also, on October 7, 2024, the majority of properties in the immediate vicinity surrounding the subject property were located in a residential General Plan land use designation (SL or SV, Single-Family Residential – Very Low Density), including all parcels contiguous to the subject property located within an A-2 zoning district. No aspect of the project would change the allowed single-family residential land use on the lot pursuant to the County General Plan land use designations. The surrounding area of the subject property is an established neighborhood predominantly developed with single-family residences located within a variety of single-family residential districts (R-15, R-20, R-40, R-65, or R-100), planned unit district (P-1), or agricultural district (A-2). The minor subdivision results in two lots that are consistent with the R-40 zoning district requirements for minimum lot area and average width at a density allowed in the SL land use designation. Although the

existing visual character of the subject property would change with the new residential development of Parcel B, the height and setback of the new home is consistent with the requirements of the R-40 zoning district. In addition, this type of visual change is consistent with the Single-Family Residential – Low Density (SL) General Plan land use designation of the subject property, as a single-family residence is permitted by-right for each new lot that complies with the allowed density. Therefore, the residential uses authorized or proposed in the R-40 land use district are compatible with the R-40 district and uses in adjacent districts.

3. *Community need has been demonstrated for the use proposed, but this does not require demonstration of future financial success.*

   Project Finding: There is an increasing and continuous demand for additional housing stock within Contra Costa County, which the project's residential uses will contribute towards reducing. In addition, the project's location within an established neighborhood that is primarily residential in nature and within the County's Urban Limit Line helps sustain the County's 65/35 Land Preservation Standard.

C. Vesting Tentative Map Findings

1. *The advisory agency shall not approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general plan required by law.*

   Project Finding: On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005-2020 is the applicable general plan. The subject property is located within a Single-Family Residential, Low Density (SL) General Plan land use designation (General Plan 2005-2020). The project results in two new parcels, a 41,554-square-foot (0.95 acre) Parcel A and a 45,745-square-foot (1.05 acres) Parcel B. An existing single-family residence will remain on Parcel A, and one new single-family residence and new retaining walls will be constructed on Parcel B. Development of a single-family residence and associated accessory structures is compatible with the SL designation on lots generally as large as 43,560 square feet (one acre) in area. The SL designation allows for a residential density of 1 to 2.9 units per net acre of land. The two-lot subdivision results in 1.05 units per net acre. Although Parcel B is larger than 43,560 square feet in area, with a rezone to an R-40 district which requires a minimum 40,000 square-foot lot area, there is no potential for the project to exceed the maximum allowed density. Therefore, the project is consistent with the applicable policies for the SL land use designation.

   General Plan Policies 3-115 to 3-125 are specific to the guidance of uses and development for the Alamo-Diablo-Blackhawk areas of the County. The project is consistent with policies 3-115, 3-116, 3-122, and 3-124 which are applicable to

residential development within the Alamo area in that it promotes the individuality and unique character of each community based on existing community images and promotes the character of the area as one of predominantly single-family residences. In particular, the project is consistent with the goal of policy 3-124 to ensure the continued rural character of the area. The surrounding area is generally developed with single-family residences, and the subdivisions immediately east of Green Valley Road have roads, curbs, and some sidewalks as would typically be found in a suburban environment. Yet there is an element of rural character in the vicinity of the project site where Green Valley Road lacks sidewalks and curbs. The project is not required to install sidewalks or curbs along its Green Valley Road frontage. One existing single-family residence would remain on Parcel A, and a single-family residence will be constructed on Parcel B. The project is compatible with the predominantly single-family residential neighborhood that surrounds it and maintains the element of rural character in this area with small roads that typically lack sidewalks and curbs.

Therefore, the project is consistent with the applicable general plan required by law and will not adversely affect the orderly development of property within the County.

2. *The advisory agency shall not approve a tentative map unless it shall find that the proposed subdivision fulfills construction requirements.*

Project Finding: The project includes conditions of approval that require the developer to comply with collect and convey regulations, storm drainage design, and design standards for private access roads. Additionally, compliance with the California Building Code and all applicable County Ordinances is required prior to grading the property and construction of any future residential buildings. In their comments on the project, the purveyors of water and sanitary services have advised of permitting requirements pertaining to the extension of water and public sewage services to Parcel B and maintaining those services to Parcel A. Therefore, as conditioned, the subdivision will fulfill construction requirements for this type of development.

D. Vesting Tentative Map Findings – State Responsibility Area/Fire Hazard Severity Zone

The project site is located in a state responsibility area (SRA; land in which the state is primarily responsible for wildfire protection and suppression) and high fire hazard severity zone. Pursuant to Government Code Section 66474.02, the legislative body of a county shall not approve a tentative map for an area located in a SRA, or located in a very high fire hazard severity zone as defined in Government Code Section 51177 unless it finds the following:

1. *The proposed subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Public Resources Code (PRC) Section 4290 and 4291 or is consistent with local ordinances that are certified by the State Board of Forestry and Fire Protection.*

Project Finding: PRC Section 4290 requires the State Board of Forestry and Fire Protection to adopt minimum fire safety standards for lands within a SRA related to defensible space and applicable to perimeters and access to all residential, commercial, and industrial building construction. PRC Section 4291 requires owners, lessees, operators, or maintainers of buildings or structures located within an SRA to maintain defensible space at all times. Fire protection services for the project vicinity are provided by the San Ramon Valley Fire Protection District. Projects with the potential for development are generally referred to the Fire District for review and comment. In correspondence received on October 21, 2025, staff of the San Ramon Valley Fire Protection District indicated that Ordinance No. 2023-38 (weed abatement) has not been certified by the State Board of Forestry and Fire Protection, however, they indicated that the provisions of PRC 4290 and 4291 still apply to projects and properties within their jurisdiction. Fire District staff indicated that upon formal submission of plans for improvements, new uses, or construction for issuance of a building permit, they review projects for consistency with PRC Section 4290 and 4291. The subdivision and future development of Parcel B will be required to comply with Fire District requirements and with current fire and building codes, including those requiring weed abatement and defensible space, and the installation of automatic fire sprinklers in new single-family residences. Furthermore, mitigation measures related to wildfire were identified in the Mitigated Negative Declaration prepared for the project which require the applicant to provide a written fire prevention management plan prior to construction or operation of a new residence which have been included as conditions of approval. Therefore, the two-lot subdivision will be consistent with the regulations adopted by the State Board of Forestry and Fire Protection for an area located in a state responsibility area.

2. *Structural fire protection and suppression services will be available for the subdivision through an entity that is organized solely to provide fire protection services (e.g., county, special district, or the Department of Forestry and Fire Protection).*

   Project Finding: Fire protection and suppression services for the subdivision and the vicinity are provided by the San Ramon Valley Fire Protection District. There is no indication in comments received from staff of the Fire District that these services would be unavailable to the subdivision or vicinity in the event of wildfire in the area.

E. Variance Findings

The project involves subdividing the subject property into two lots with improvements to an existing driveway within an access easement. In order to comply with San Ramon Valley Fire Protection District requirements for access to an existing residence on Parcel A and a new residence on Parcel B, the existing driveway must be widened to 20 feet at the intersection of the driveway with Green Valley Road and transition to 16 feet along its remaining length. In addition, the driveway has to be wider at the top to match the garage width at the new residence on Parcel B which causes the driveway to extend out over the

existing downslope to the street. Therefore, the project includes variances to allow for a 0-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for construction of retaining Wall #1, the north retaining wall along the west side of the driveway with portion exceeding 3 feet in height. To minimize wall height on the east side of the driveway, two retaining walls are proposed with a separation of 5 feet between them. The project also includes a variance to allow a 5-foot front setback (where 25 feet is required) for the construction of Wall #3, which is the second retaining wall along the east side of the driveway.

1. *Required Finding: That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district.*

   Project Finding: The subject property is fairly steep, rising approximately 140 feet from the eastern property line to the western property line and is located in an area designated as a High Fire Hazard Severity Zone by the State. County records indicate that the existing residence on the subject property was constructed in 1969 with a driveway to the residence that runs in the southerly direction, opposite the direction of fire engine approach. Much of the steep hillside to the west and above the driveway is not currently supported by retaining walls. Thus, the project would construct engineered retaining walls where none currently exist. The new walls will structurally support the hillside and provide safer access to the existing residence on Parcel A and to the new residence on Parcel B and will allow for the widening of the driveway to accommodate fire district apparatus whereas it cannot access the lot currently. In addition, the new walls will limit any potential impacts to the public right-of-way at Green Valley Road due to any potential slope failure. The vicinity where the project is located is hilly and it is reasonable to expect that other properties in similarly hilly areas of the County would have or would require similar retaining walls for driveways or to support hillsides for development or safety concerns. The new retaining walls are substantially similar in purpose to retaining walls that have been constructed on other properties located in hilly terrain, and are a reasonable remedy to an existing, potentially hazardous situation. Therefore, the project does not constitute a grant of special privilege considering the current siting of the retaining walls where other residences face similar circumstances due to the topography in the area.

2. *Required Finding: That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.*

   Project Finding: The special circumstances applicable to the subject property include steep topography and existing improvements including an existing residence that will remain on Parcel A, a barn on Parcel B, two existing driveways, and the previous

grading for these improvements. Together with the steep natural terrain above the existing driveway, the existing developments constrain any new construction or the location of any new improvements. The project involves replacing the barn with a single-family residence on the same building pad and making the driveways wider. Placing the two existing driveways further west or constructing the new residence on Parcel B west of the existing driveway would require significant mass grading. Thus, it is appropriate to utilize the existing development pattern on the project site which leaves no room to relocate the retaining walls out of the front or side setbacks. In addition, the existing driveway leaves the street in a southerly direction, opposite the direction of fire engine approach which requires fire engines to make a very wide swing to enter the driveway. The subject property is the only hillside property in the immediate area with a driveway running in the opposite direction to the direction of the fire apparatus approach. The retaining walls will allow improvements including widening the driveway to allow fire apparatus to turn into a wider driveway. Building the engineered walls in their locations as designed allows the property owner to take advantage of property rights enjoyed by other properties in the vicinity and within the identical land use district.

3. *Required Finding: That any variance authorized substantially meets the intent and purpose of the respective land use district in which the subject property is located.*

   Project Finding: Generally speaking, the intent and purpose of the R-40 Single-Family Residential District is to promote the orderly development and maintenance of low-density, single family residential neighborhoods. This includes allowing residential improvements and accessory structures that are compatible with the surrounding neighborhood. The retaining walls for the project are designed in a manner that meets the intent of the R-40 zoning district by maintaining safety for the subject property and the public right-of-way adjacent to the property. The chosen locations and heights of the walls do not hinder the intent and purpose of the respective land use district for low-density residential development. Instead, the walls increase safety for the property owners and surrounding properties.

F. Exception Findings

Pursuant to County Code Section 96-14.002, the Advisory Agency may authorize exceptions to the requirements and regulations of County Code Title 9 (Subdivisions). Accordingly, below are the exceptions and findings for granting the requested exceptions.

Underground Utilities

Approval of an exception to the Undergrounding of Utilities requirement of Chapter 96-10 of the County Code is based on the following findings:

1. *That there are unusual circumstances or conditions affecting the property.*

Project Finding: The minor subdivision is creating only one additional lot along Green Valley Road. The existing overhead utilities extend the full length of Green Valley Road from Diablo Road, past the subject property to the Macedo Ranch Staging Area, a distance of about 2.0 miles. Between Diablo Road and Macedo Ranch there is not a single place where the undergrounding of the utility lines has taken place, and the overhead lines are unbroken. No other property owner in the vicinity was required to underground the overhead lines when their property frontage was improved for new subdivisions along Green Valley Road. Undergrounding a few hundred feet in front of the property would be unusual and uncharacteristic for the area. On a road with no other underground lines, doing so for the subject subdivision would provide no benefit to the area.

2. *That the exception is necessary for the preservation and enjoyment of substantial property rights of the Applicant.*

   Project Finding: None of the properties on Green Valley Road have undergrounded existing utilities services. It is a substantial property right that the applicant should not be required to incur the huge expense of undergrounding the overhead lines when no other home or subdivision along Green Valley Road has been required to do so.

3. *That the granting of the exception will not be materially detrimental to the public welfare or injurious to other property in the territory in which the property is situated.*

   Project Finding: Allowing the overhead lines to remain as they currently exist is not detrimental to the public, since the identical situation exists all along Green Valley Road and all properties that front Green Valley Road share the same situation.

G. Tree Permit Findings

The County Planning Commission is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a Tree Permit have been satisfied as follows:

1. *Reasonable development of the property would require alteration or removal of a code-protected tree, and this development could not be reasonably accommodated on another area of the lot.*

2. *Where the arborist or forester report has been required, and the director is satisfied that the issuance of a permit will not negatively affect the sustainability of the resource*.

   Project Finding: Demolition of a barn and construction of new retaining walls, a new residence, grading, drainage improvements, and trenching for expanded utilities to the new residence require removal of the three valley oaks, one coast live oak, three coast redwoods, and one ash (trees #106 through #113) and will encroach into the driplines of one valley oak (tree #120) and three coast live oaks (trees #103 through #105). The subject trees are located within an A-2, General Agricultural zoning district and on a lot that upon rezoning of the property from A-2 to a R-40, Single-Family

Residential district is further subdividable. In addition, all of the subject trees would be located on a lot that is undeveloped upon demolition of an existing barn. Thus, all of the subject trees are code-protected pursuant to the County's Tree Protection and Preservation Ordinance. An Arborist Report prepared by Maija Wigoda-Mikkila, a certified arborist (November 20, 2023) for the project identifies measures that can be taken to preserve the four trees that would experience dripline encroachment. Upon implementation of these measures and as conditioned, the project will be consistent with the factors for tree removal or alteration.

H. California Environmental Quality Act (CEQA) Findings

A draft Initial Study and Mitigated Negative Declaration (IS/MND, State Clearinghouse Number SCH 2025031276) was prepared for the 1921 Green Valley Road project on March 25, 2025. The public review comment period for the draft IS/MND extended from March 26, 2025, through April 24, 2025. A Final MND has been prepared for the project, including the comments received on the draft IS/MND, responses to comments received, and staff-initiated text changes. The comments received and staff's responses to the comments do not substantially alter the findings regarding significant project-related impacts or require new or substantially revised mitigation measures. The text changes are not the result of any new significant adverse impact or result in any revisions to mitigations included in the pertinent section. Therefore, on the basis of the whole record before it, including the draft and final MND, the County Planning Commission finds that there is no substantial evidence that the project with identified mitigation measures will have a significant effect on the environment, that the draft and final MND SCH 2025031276 reflects the lead agency's independent judgment and analysis, that the MND has been prepared in compliance with CEQA State and County Guidelines and is adequate and complete, and that the preparation of an EIR is not required in accordance to Section 15064 of the CEQA and County Guidelines.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDRZ23-03271 & CDMS23-00005

1. **Vesting Tentative Map approval** is granted to subdivide the subject property into two parcels: Parcel A – 41,554 square feet and Parcel B – 45,745 square feet.

2. **Variance approval** is granted for a 0-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for construction of "Wall #1", and a 5-foot front setback (where 25 feet is required) for construction of "Wall #3".

3. **Exception approval** is granted from the undergrounding of utilities requirement of County Code Chapter 96-10 for existing facilities.

4. **Tree Permit approval** is granted to allow the removal of three valley oaks, one coast live oak, three coast redwoods, and one ash tree (trees #106 through #113) with a combined diameter of 149 inches, and work within the driplines of one valley oak (tree #120), and three coast live oaks (trees #103 through #105) with the combined diameter of 79 inches,

all on the subject property, for the demolition of a barn and construction of retaining walls, a new residence on Parcel B, grading, drainage, and site improvements.

5. The approvals described above are granted based on and as generally shown on the following documents:

    a. Application and materials submitted to the Department of Conservation and Development, Community Development Division (CDD) on June 15, 2023;

    b. Revised Vesting Tentative Map, Site Plan, Grading Plan, Utility Plan, Preliminary Stormwater Control Plan, Fire Protection Exhibit, and Rezoning Exhibit, prepared by dk Engineering, received on August 19, 2024;

    c. Architectural Plans, residence on Parcel B, prepared by Douglas McQuillan Architect, received on February 14, 2024;

    d. Arborist Report and Tree Protection Plan, prepared by Maija Wigoda-Mikkila, Certified Arborist, Traverso Tree, received on February 14, 2024;

    e. Biological Resources Assessment for 1921 Green Valley Road, prepared by Monk & Associates, received on February 14, 2024;

    f. Geotechnical Investigation, Proposed Minor Subdivision APNs 194-070-015 and 194-070-018, prepared by GFK & Associates, Inc., received on February 14, 2024;

    g. Revised Stormwater Control Plan for 1921 Green Valley Road, report prepared by dk Engineering, received on August 19, 2024; and,

    h. Phase I Environmental Site Assessment (ESA) Report for 1921 Green Valley Road, prepared by ALFA Environmental Assessment Services, received on June 10, 2025.

6. Any modifications to the project approved under this permit that is not required by a Condition of Approval herein shall be subject to the review and approval of the CDD.

Approval Duration

7. The tentative map approval described above is granted for a period of three years. Map extensions may be granted for the project subject to proper request for extension and review and approval of the CDD.

Application Processing Fees

8. The applications submitted were subject to an initial deposit of $7,000 for rezoning and $7,500 for minor subdivision. The applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through

permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Indemnification

9. Pursuant to Government Code Section 66474.9, the applicant (including the subdivider or any agent thereof) shall defend, indemnify, and hold harmless the County, agents, officers, and employees from any claim, action, or proceeding against the Agency (the County) or its agents, officers, or employees to attack, set aside, void, of annul, the Agency's approval concerning this subdivision map application, which action is brought within the time period provided in Section 66499.37. The County will promptly notify the subdivider of any such claim, action, or proceeding and cooperate fully in the defense. The applicant shall provide written acknowledgement and acceptance of this condition of approval.

Compliance Report

10. **Prior to filing of a Parcel Map, or CDD stamp approval of plans for the issuance of building or grading permits, whichever occurs first**, the applicant shall submit a report addressing compliance with the conditions of approval, for review and approval of the CDD. Except for those conditions administered by the Public Works Department, the report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. A copy of the permit conditions of approval may be obtained from the CDD. The deposit for review of the Compliance Report is $1,500.00; the actual fee shall be time and materials.

Fees

Child Care Fee

11. **Prior to the issuance of a building permit** for construction of a single-family residence on Parcel B, the applicant shall pay a fee toward childcare facility needs in the area as established by the Board of Supervisors.

Park Impact and Park Dedication Fees

12. **Prior to the issuance of a building permit** for construction of a single-family residence on Parcel B, the applicant shall pay the applicable park impact fee as established by the Board of Supervisors.

13. **Prior to the issuance of a building permit** for construction of a single-family residence on Parcel B, the applicant shall pay the applicable park dedication fee as established by the Board of Supervisors.

Police Services Fee

14. **Prior to the issuance of a building permit** for the construction of a single-family residence on Parcel B, the applicant shall contribute $1,000.00 to the County for police services mitigation. The fee shall be paid to the Contra Costa County Application and Permit Center.

Deed Disclosure

15. **Prior to filing the Parcel Map**, the applicant shall submit a draft deed disclosure statement for the review and approval of the CDD. The draft document shall notify prospective buyers of Parcel B of the requirement to pay Child Care Fees (COA #11), the requirement to pay Park Impact and Park Dedication Fees (COA #12 and COA #13), and the requirement to pay Police Services Fees (COA #14) prior to issuance of a building permit. The approved deed disclosure shall be recorded concurrently with the deed for approved Parcel B.

Trees

General

16. The eight (8) trees approved for removal shall remain on the property until a grading or building permit for development of the subdivision has been obtained.

17. **Prior to any ground disturbance, or CDD stamp-approval of plans for the issuance of building or grading permits, whichever occurs first**, the applicant shall submit evidence that all tree protection measures as recommended in the approved consulting arborist's report have been installed.

Restitution for Tree Removal

18. The following measures are intended to provide restitution for the eight (8) code-protected trees (trees #106 through #113) with a combined diameter of 149 inches that have been approved for removal:

    A. Planting and Irrigation Plan: **Prior to any tree removal, ground disturbance, or CDD stamp-approval of plans for the issuance of building or grading permits, whichever occurs first,** the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the Department of Conservation and Development, Community Development Division (CDD). The plan shall provide for the planting of **fifteen (15) trees**, minimum 15-gallons in size within the vicinity of the removed trees on Parcel B to the extent possible, or an equivalent and sufficient number/size of trees as recommended by the

licensed arborist or landscape architect. The plan shall comply with the County's Water Efficient Landscapes Ordinance and verification of such shall accompany the plan.

B. Required Security to Assure Completion of Plan Improvements: **Prior to any tree removal, ground disturbance, or CDD stamp-approval of plans for the issuance of building or grading permits, whichever occurs first,** a security shall be provided to ensure that the approved planting and irrigation plan is implemented. The applicant shall submit an estimate prepared by a licensed landscape architect, arborist, or landscape contractor for the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation). Upon approval of the estimate by the CDD, the applicant shall submit a security to the CDD in the amount of the approved cost estimate *plus* a 20% inflation surcharge.

C. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of $200.00.

D. Duration of Security: When the replacement trees and irrigation have been installed, the applicant shall submit a letter to the CDD, composed by a licensed landscape architect, landscape contractor, or arborist, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The CDD will retain the security for a minimum of 12 months and up to 24 months beyond the date of receipt of this letter.

   As a prerequisite of releasing the bond between 12- and 24-months following completion of the installation, the applicant shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the CDD and shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant.

   Any replacement tree that dies within the first year of being planted shall be replaced by another tree of the same species and size. If the CDD determines that the applicant has not been diligent in ensuring the health of the replacement trees, then all or part of the security may be used by the County to ensure that the approved restitution plan is successfully implemented.

Contingency Restitution Should Altered Trees Be Damaged or Removed

19. The following measures are intended to provide contingency restitution for the four (4) code-protected trees (1 valley oak and 3 coast live oaks) with a combined diameter of 79 inches that have been identified for preservation and may be altered due to grading or construction activities:

A. Security for Possible Damage to Trees Intended for Preservation: **Prior to CDD stamp-approval of plans for the issuance of building or grading permits, whichever occurs first**, to address the possibility that construction activities damage trees that are to be preserved, the applicant shall provide the County with a security (e.g., cash deposit or bond) to allow for replacement of trees to be preserved that are significantly damaged or destroyed by construction activity, pursuant to the requirements of Section 816-6.1204 of the Tree Protection and Preservation Ordinance.

The security shall be based on:

1) Extent of Possible Restitution Improvements – The planting of up to **six (6) trees**, minimum 15-gallons in size, in the vicinity of the affected tree(s), or an equivalent planting contribution as determined appropriate by the CDD, subject to prior review and approval of the Zoning Administrator CDD.

2) Determination of Security Amount – An estimate for the security shall be submitted for CDD review which accounts for all of the following costs:

   i. Preparation of a tree planting and irrigation plan by a licensed landscape architect, arborist, or landscape contractor for up to six (6) trees as described in Section 1 above. The plan shall comply with the County's Water Efficient Landscapes ordinance and verification of such shall accompany the plan.

   ii. The labor and materials for planting the potential number of trees and related irrigation improvements (accounting for supply, delivery, and installation of tree and irrigation) shown on the approved planting and irrigation plan.

   iii. An additional 20% above the costs described in Sections B.i. and B.ii. above to account for potential inflation.

3) Initial Deposit for Processing of Security – The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of $200.00.

4) Duration of Security – The security shall be retained by the County for a minimum of 12 months and up to 24 months beyond the completion of the tree altering improvements (i.e., date of final inspection). As a prerequisite of releasing the security, **between 12 and 24 months after final inspection**, the applicant shall arrange for the consulting arborist to inspect the trees and to prepare and submit to the CDD for review an assessment of the trees' health. The report shall include any additional measures necessary for preserving the health of the trees and the measures shall be implemented by the applicant. In the event that the CDD determines that any trees intended for preservation have been damaged by

development activity, and that the applicant has not been diligent in providing reasonable restitution, then the CDD may require that all or part of the security be used to provide for mitigation of the damaged tree(s), including replacement of any trees that have died.

Arborist Expenses

20. The applicant shall be responsible for all arborist expenses related to the work authorized by this permit.

New Tree Permit

21. Any required tree alteration, removal, or encroachment within the dripline of a code-protected tree(s) not identified in this permit may require submittal and approval of a separate Tree Permit application.

Landscaping

22. **Prior to issuance of a building permit for a new residence on Parcel B, or installation of landscaping, whichever is first**, a landscape and irrigation plan that is compliant with the County's Water Efficient Landscapes ordinance (WELO) shall be submitted to the CDD for review.

23. **Prior to issuance of a building permit for new retaining walls on Parcel B**, a landscape and irrigation plan for screening of all retaining walls by trees, shrubs and/or vines to the extent possible shall be submitted to the CDD for review.

24. If two or more trees are removed from the Green Valley Road public right-of-way adjacent to the eastern property boundary of Parcel B, at least four (4) of the replacement trees planted as restitution for the code-protected trees removed from the subject property (COA #18) shall be planted adjacent to the eastern property boundary of Parcel B and along the frontage of Green Valley Road for screening purposes.

Site Lighting

25. All outdoor lighting within the residential development area should be directed downward and/or be shielded to prevent light spillover onto adjacent properties.

Construction Period Restrictions and Requirements

26. The applicant, owners, and their contractors shall comply with the following restrictions and requirements:

    a. The transporting of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on federal and state holidays.

b. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual days and dates that these holidays occur, please visit the following websites:

Federal Holidays: www.federalreserve.gov/aboutthefed/k8.htm
California Holidays: http://www.sos.ca.gov/state-holidays/

c. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows.

d. All internal combustion engines shall be fitted with mufflers that are in good condition and stationary noise-generating equipment such as air compressors shall be located as far away from existing residences as possible.

e. Construction equipment and materials shall be stored onsite.

f. The construction site shall be maintained in an orderly fashion. Litter and debris shall be contained in appropriate receptacles and shall be disposed of as necessary.

g. Any debris found outside the site shall immediately be collected and deposited in appropriate receptacles.

h. The applicant shall immediately notify the CDD of any damage that occurs to any trees during the construction process. Any tree not approved for destruction or removal that dies or is significantly damaged as a result of construction or grading

shall be replaced with a tree or trees of equivalent size and of a species as approved by the CDD to be reasonably appropriate for the particular situation.

i. No parking or storage of vehicles, equipment, machinery, or construction materials and no dumping of paints, oils, contaminated water, or any chemicals shall be permitted within the drip line of any tree to be preserved.

j. No grading, compaction, stockpiling, trenching, paving, or change in ground elevation shall be permitted within the drip line of any tree intended for preservation unless such activities are indicated on the improvement plans approved by the CDD. If any of the activities listed above occur within the drip line of a tree to be preserved, an arborist may be required to be present. The arborist shall have the authority to require implementation of measures to protect the tree.

k. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

l. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

m. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

n. All vehicle speeds on unpaved roads shall be limited to 15 mph.

o. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

p. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

q. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

r. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

s. The property owner or site contractor shall post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints phone number shall also be visible to ensure compliance with applicable regulations.

General Provisions

27. Approval of this permit does not constitute a building permit. Grading and building permits from the County shall be obtained, as necessary, for any development approved as part of this permit.

28. **Prior to requesting a roof deck nail inspection, but after completion of roof frame**, for a new residence on Parcel B, the applicant shall submit evidence for review and approval of CDD, from a licensed surveyor on the field elevations of the roof ridgeline points and the heights of the building as measured from natural grade or finished floor, whichever is lowest, indicated on building permit plans for purposes of determining compliance with maximum height limit of 35 feet.

29. **Prior to issuance of a grading permit**, the applicant shall test all imported soil and fill material to assess any contaminants of concern meet screening levels pursuant to the State Department of Toxic Substances Control Preliminary Endangerment Assessment Guidance Manual.

30. **Prior to final grading inspection**, the applicant shall submit documentation to the CDD and County Building Inspection (BI) verifying the test results and confirming the suitability of the imported soil/fill material for the intended land use.

MITIGATION MEASURES FROM THE MITIGATION MONITORING PROGRAM APPLIED AS CONDITIONS OF APPROVAL FOR COUNTY FILE #CDRZ23-03271 & CDMS23-00005

Biological Resources

31. Pre-Construction Nesting Bird Surveys – To avoid impacts to nesting birds, a nesting survey should be conducted **no more than 15 days prior to the commencement of demolition, construction, or tree removal, whichever is first**, if this work would commence between February 1st and August 31st. The nesting survey should include an examination of the barn onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

    If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known within the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site,

a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site. **MM BIO-1**

32. Pre-construction Western Bumblebee Surveys – To avoid "take" of western bumblebee, a qualified entomologist shall conduct a take avoidance survey for active bumblebee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the Community Development Department (CDD) **prior to issuance of a grading or building permit, or the start of ground-disturbing activities, whichever is first**. Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection of foraging bumblebees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following:

    - If no western bumblebees or potential western bumblebees are detected, no further mitigation is required.
    - If potential western bumblebees are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumblebees to identify them to species.
    - If protected bumblebee nests are found, a plan to protect bumblebee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified entomologist and submitted to the CDD for review. The County shall approve the plan prior to implementation. **MM BIO-2**

33. Pre-construction Bat Surveys – In order to avoid impacts to roosting pallid bat or Townsend's big-eared bat, building and tree removal should only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid

hibernating bats, and prior to the formation of maternity colonies. Then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, in conjunction with the CDFW.

If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If roosts are found, determination should be made whether there are any young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW. **MM BIO-3**

Cultural Resources

34. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary. **MM CUL-1**

35. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

    Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse. **MM CUL-2**

36. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains. **MM CUL-3**

Geotechnical

37. **Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the project proponent shall submit for review by the CDD and the County Peer Review Geologist a final geotechnical report and landslide hazard assessment that is prepared by an engineering geologist working in combination with the project geotechnical engineer. The report shall be compliant with the standards required for projects within the SHZ and its scope shall include:

    - an original geologic map prepared by the engineering geologist which shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity;
    - a slope stability analysis that is compliant with standards of the SHZ Mapping Act, including standards for an acceptable safety factor and justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made);
    - a review of improvement plans and updated recommendations and specifications that are needed for the project, if any, including any mitigation measure needed to respond to the results of slope stability analysis;
    - recommendations for geotechnical monitoring and testing during the construction period; and,
    - laboratory test data to evaluate the corrosion potential of soils and bedrock.

    An investigation that does not adequately respond to each provision above shall require submitting supplemental data. **MM GEO-1**

38. A deposit of $3,600 shall accompany the submittal of the geotechnical documents subject to review by the County Peer Review Geologist.

39. **Prior to requesting final building inspection for a new residence or retaining walls,** the applicant/project proponent shall submit a letter or report from the geotechnical engineer documenting the monitoring work performed as indicated in the Landslide Hazard Assessment (MM GEO-1), including a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.), and the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report. **MM GEO-2**

40. Should unique paleontological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s). **MM GEO-3**

Wildfire

41. **Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall develop and submit to the CDD and the Fire District a written plan to establish, implement, and maintain a fire prevention program at the project site throughout all phases of construction of the development. **MM FIRE-1**

42. **Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall submit to the CDD and the Fire District a written fire prevention management plan for all combustible materials stored outside and/or vegetation growth including but not limited to trees, weeds, grass, and vines, that is capable of being ignited and endangering property. **MM FIRE-2**

PUBLIC WORKS
CONDITIONS OF APPROVAL FOR PERMIT CDMS23-00005

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.

General Requirements

43. In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below require the review and approval of the Public Works Department and are based on the revised vesting tentative map received by the Department of Conservation and Development, Community Development Division, on July 21, 2025.

44. Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Roadway Improvements (Green Valley Way):

45. Any cracked and displaced curb, gutter shall be removed and replaced along the project frontage of Green Valley Road. Concrete shall be saw-cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doweled into existing improvements.

46. Applicant shall construct a street type connection with curb returns as shown on the referenced site plan in lieu of standard driveway depressions at the private drive onto Green Valley Road.

Access to Adjoining Property:

Proof of Access

47. Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

48. Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of Green Valley Road.

Abutter's Rights

49. Applicant shall relinquish abutter's rights of access along Green Valley Road with the exception of the proposed private road intersection.

Road Alignment/Intersection Design/Sight Distance:

50. Applicant shall provide sight distance at the intersection of the private driveway with Green Valley Road 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.

Private Roads:

51. Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 16 feet within a minimum 25-foot access easement.

52. Applicant shall construct a paved turnaround at the end of the proposed private road, and size said turnaround to ensure any passenger or delivery vehicles exiting the project onto Green Valley Road can do so only in a forward direction.

53. Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.

Countywide Street Light Financing:

54. Property owner(s) shall annex to the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Parking:

55. Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. "No Parking" signs shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

Utilities/Undergrounding:

56. Applicant shall underground all new and existing utility distribution facilities. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

    <u>Exception (Subject to Advisory Agency findings and approval)</u>:

    Applicant shall be granted an exception from the requirement to underground existing utility distribution services because of the large parcels involved and the rural nature of the area. New utility distribution services shall still be required to be undergrounded.

Maintenance of Facilities:

57. Property owner shall record a Statement of Obligation in the form of a deed notification, to inform all future property owners of their legal obligation to maintain the proposed retaining walls, including those constructed within the public right-of-way.

Drainage Improvements:

Collect and Convey

58. Applicant shall 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.

59. The nearest public drainage facility is a 15" CMP located along Green Valley Road. Applicant shall verify its adequacy prior to discharging runoff.

Miscellaneous Drainage Requirements:

60. Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.

61. Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

62. To reduce the impact of additional stormwater runoff from this development on Green Valley Creek, one cubic yard of channel excavation material will be removed from the inadequate portion of Green Valley Creek for each 50 square feet of new impervious surface area created by the development. All excavated material shall be disposed of offsite by the developer, at his cost. The site selection, land rights, and construction staking will be by the Flood Control and Water Conservation District.

    OR

    Upon written request, the applicant may make a cash payment in lieu of actual excavation and removal of material from the creek. The cash payment will be calculated at the rate of $0.10 per square foot of new impervious surface area created by the development. The added impervious surface area created by the development will be based on the Flood Control District's standard impervious surface area ordinance. The Flood Control and Water Conservation District will use these funds to work on the creek annually.

National Pollutant Discharge Elimination System (NPDES):

63. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II).

    Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate

wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

a. Minimize the amount of directly connected impervious surface area.
b. Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
c. Place advisory warnings on all catch basins and storm drains using current storm drain markers.
d. Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
e. Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

64. The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

65. Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).

66. Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.

67. Prior to filing the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

68. Prior to filing the Parcel Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.

69. Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

ADVISORY NOTES

THE FOLLOWING INFORMATION DOES NOT CONSTITUTE CONDITIONS OF APPROVAL. IT IS PROVIDED TO ALERT THE APPLICANT TO LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES TO WHICH THIS PROJECT MAY BE SUBJECT.

A. NOTICE OF NINETY-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- Contra Costa Environmental Health Division
- San Ramon Valley Fire Protection District
- Central Contra Costa Sanitary District (Central San)
- East Bay Municipal Utility District (EBMUD)

C. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

D. This project is subject to the development fees in effect under County Ordinance as of October 7, 2024, the date the vesting tentative map application was accepted as complete by the Department of Conservation and Development. These fees are in addition to any other development fees, which may be specified in the conditions of approval.

ORDINANCE NO. **2025-**
(Re-Zoning Land in the

Alamo Area)

The Contra Costa County Board of Supervisors ordains as follows:

SECTION I: Pages **R-16** of the County's 2005 Zoning Map (Ord. No. 2005-03) is amended by re-zoning the land in the above area shown shaded on the map(s) attached hereto and incorporated herein (see also Department of Conservation and Development File No. **RZ23-03271** .)

FROM: Land Use District **A-2** (**General Agriculture**)

TO: Land Use District **R-40** (**Single Family Residential**
and the Department of Conservation and Development Director shall change the Zoning Map accordingly, pursuant to Ordinance Code Sec. 84.2.002.

SECTION II. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days of passage shall be published once with the names of supervisors voting for and against it in the _____ , a newspaper published in this County.

PASSED on _____by the following vote:

Supervisor	Aye	No	Absent	Abstain
1. J. Gioia	( )	( )	( )	( )
2. C. Andersen	( )	( )	( )	( )
3. D. Burgis	( )	( )	( )	( )
4. K. Carlson	( )	( )	( )	( )
5. S. Scales-Preston	( )	( )	( )	( )

ATTEST: Monica Nino, County Administrator
and Clerk of the Board of Supervisors _____
Chair of the Board
By_____, Dep. (SEAL)

ORDINANCE NO. **2025-**

N.W. 1/4 SEC. 15 & N.E. 1/4 SEC. 16 T.1S. R.1W. M.D.B.M.

1- RECORD OF SURVEY 43 L.S.M. 13 6-10-66

2- 81P.M.18 9-25-79

3- 132P.M. 23-27 2-26-88

4- 153 P.M. 13 7-3-91

P.B. 193

06

Project Site

1"=400'

08

P.B. 193

TRACT 4932
M.B.201-9
8-18-77
16.34 AC.

TRACT 4594
9-18-74
MB173-15
57.22 AC.

TRACT 4875
11-3-76
M.B. 191-10
17.33 AC.

TRACT 4184
6-7-72
MB147-13
44.48 AC.

TRACT 4685
2-5-76
MB182-1
18.57AC.

TRACT 4686
2-5-76
MB 182-5
31.65 AC.

TRACT 3727
7-30-69
M.B.127-27
3.467 AC.

TO PAGE 19

50' HIKING & RIDING TRAIL

GREEN VALLEY ROAD

STONE VALLEY ROAD

GREEN VALLEY ROAD

P.B. 195

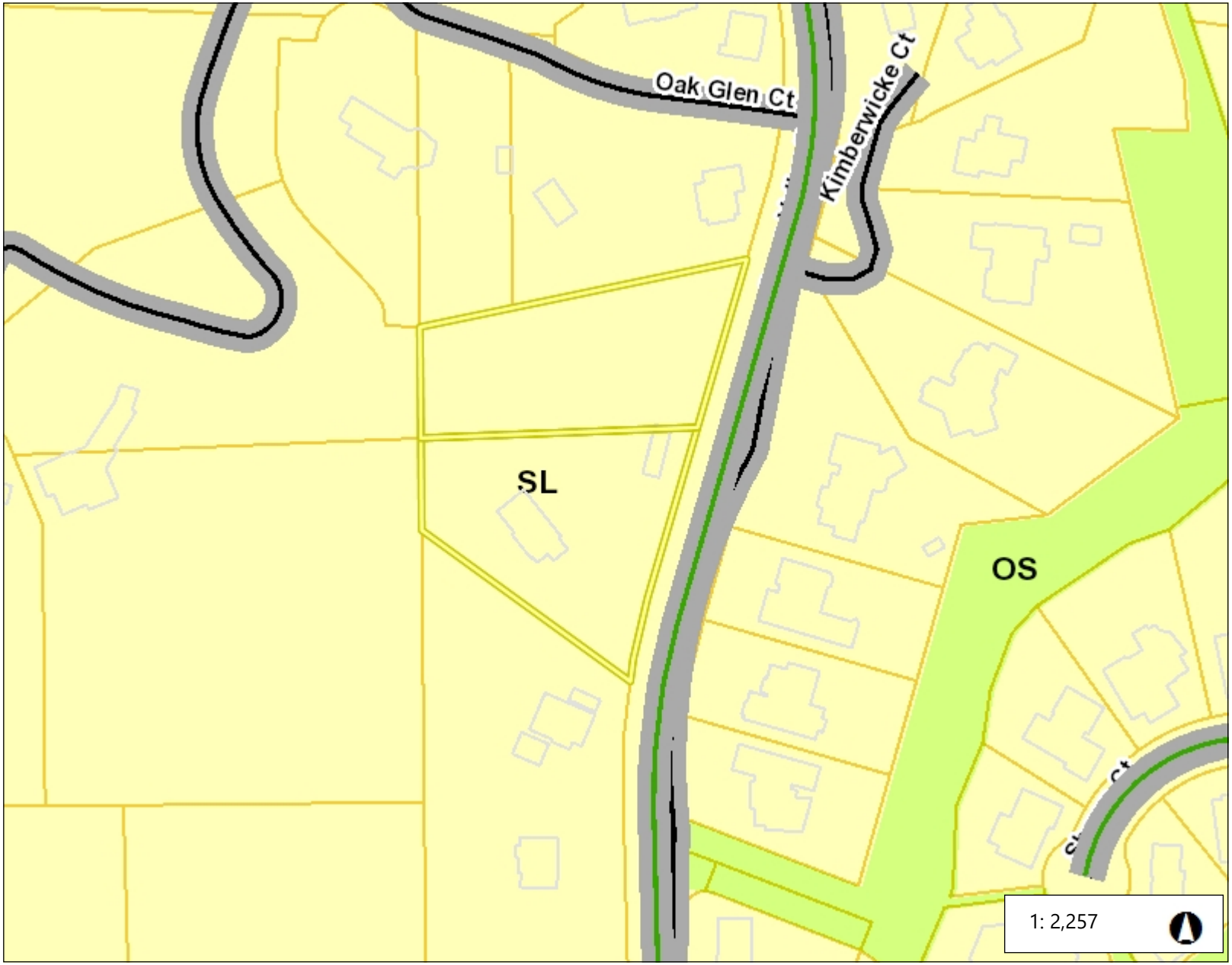
196 / 35

070

REVISED	CHANGE	BY
7-29-91	153 P.M. 13	JAC

ASSESSOR'S MAP
BOOK 194 PAGE 07
CONTRA COSTA COUNTY, CA

General Plan 2005-2020: SL, Single-Family Residential-Low Density



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets

General Plan

- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lo
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent

Notes

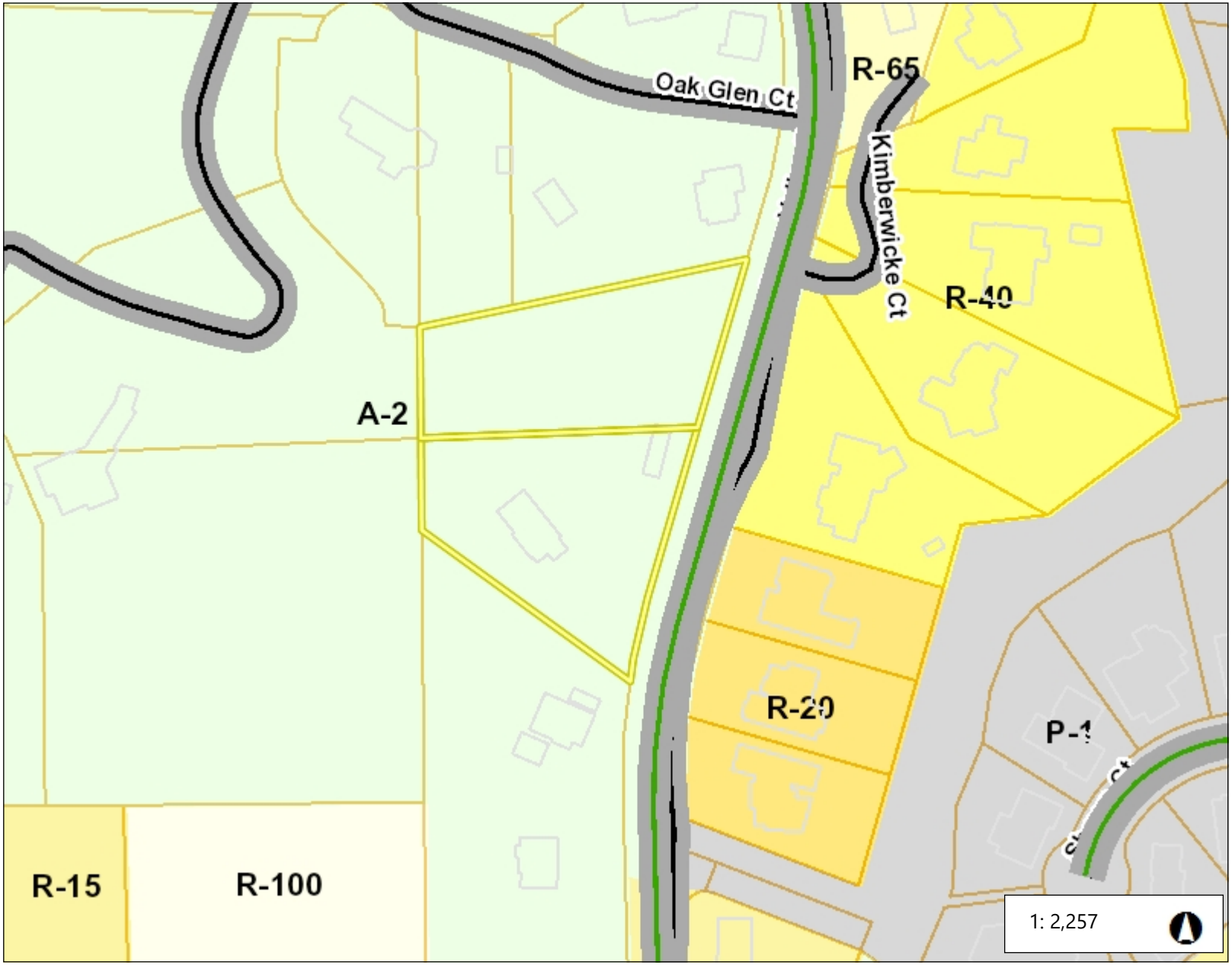
Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Zoning: A-2



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets
- Zoning
  - R-6 (Single Family Residential)
  - R-6, -FH -UE (Flood Hazard and A
  - R-6 -SD-1 (Slope Density Hillside D
  - R-6 -TOV -K (Tree Obstruction anc
  - R-6, -UE (Urban Farm Animal Exclu
  - R-6 -X (Railroad Corridor Combinir
  - R-7 (Single Family Residential)
  - R-7 -X (Railroad Corridor Combinin
  - R-10 (Single Family Residential)
  - R-10, -UE (Urban Farm Animal Exc
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Urban Farm Animal Exc
  - R-40 (Single Family Residential)
  - R-40, -FH -UE (Flood Hazard and A
  - R-40, -UE (Urban Farm Animal Exc
  - R-65 (Single Family Residential)
  - R-100 (Single Family Residential)

Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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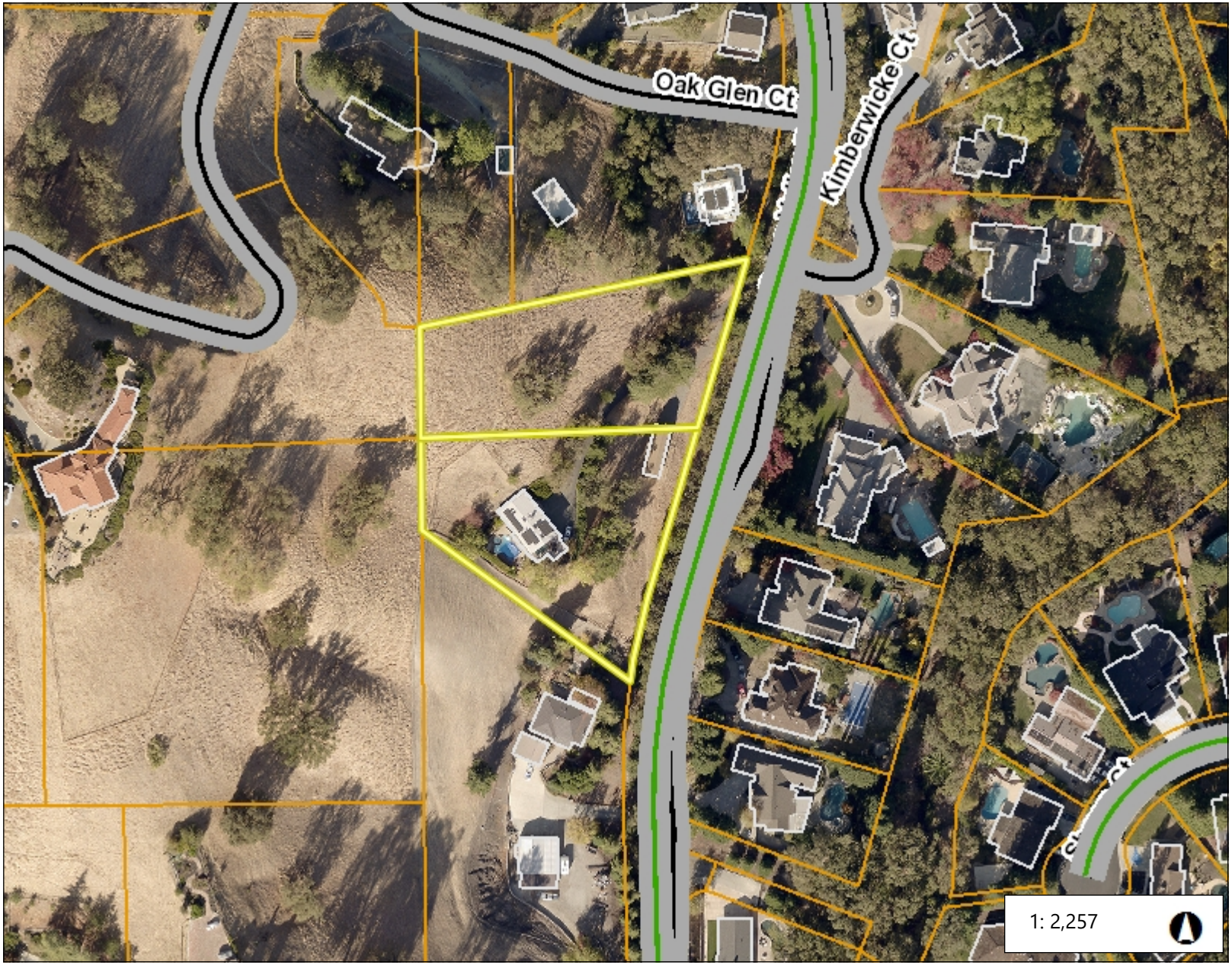
Orthophotography



0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets
- Maintained Roads
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels
- Aerials 2019
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

Contra Costa County -DOIT GIS

REZONING AND VESTING TENTATIVE PARCEL MAP

1921 GREEN VALLEY ROAD

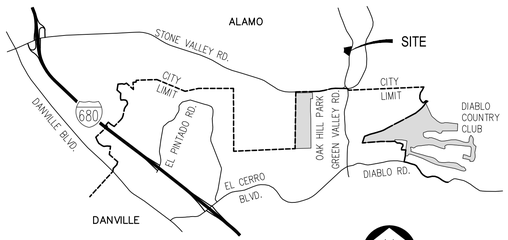
MINOR SUBDIVISION CDMS23-00005

ALAMO, CONTRA COSTA COUNTY

AUGUST 2024

REVISED

RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



VICINITY MAP

NOT TO SCALE

PROPERTY INFORMATION

PROPERTY ADDRESS:	1921 GREEN VALLEY ROAD, ALAMO, CA 94507
ASSESSOR'S PARCEL NUMBERS:	194-070-015, 194-070-018
EXISTING ZONE:	A-2
PROPOSED ZONE:	R-40
EXISTING GENERAL PLAN DESIGNATION:	SL – SINGLE FAMILY RESIDENTIAL – LOW
PROPOSED GENERAL PLAN DESIGNATION:	SL – SINGLE FAMILY RESIDENTIAL – LOW
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING NUMBER OF LOTS:	1
PROPOSED NUMBER OF LOTS:	2

UTILITIES:	GAS & ELECTRIC	PG&E
	WATER SUPPLY	EBMUD
	SEWER SUPPLY	CCCSD
	TELEPHONE	AT&T
	CABLE TV	AT&T

PROPERTY AREA:	2.004± ACRES
EXISTING SLOPE WITHIN GRADED AREA:	43.7%
EXISTING SLOPE WITHIN ENTIRE PROPERTY:	50.2%

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF ALAMO, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL C, MAP OF RECORD OF SURVEY FILED JUNE 10, 1966, BOOK 43, LICENSED SURVEYORS MAPS, PAGE 13, CONTRA COSTA COUNTY RECORDS.

TITLE REPORT

PACIFIC COAST TITLE COMPANY
ORDER NUMBER: 10029115-DAN-RE
DATED: MAY 17, 2016

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3.

BENCHMARK

VERTICAL DATUM NAVD88, GEOID 12B, DERIVED FROM AN OPUS SOLUTION PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC FEATURES SHOWN HEREON WERE GENERATED BY AN AERIAL FLIGHT USING LIDAR PHOTOGRAMMETRY BY AEROTAS SUPPORT, EFFECTIVE DATE OF FEBRUARY 18, 2021 SUPPLEMENTED BY A FIELD SURVEY BY DK ENGINEERING COMPLETED ON FEBRUARY 25, 2021.

CONTOUR INTERVAL

EXISTING: 1 AND 5 FOOT
PROPOSED: 1 AND 5 FOOT

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 06013C0451G, WITH AN EFFECTIVE DATE OF MARCH 21, 2017, WHICH STATES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGINNING OF CURVE
BW	BOTTOM OF WALL
BVC	BEGINNING OF VERTICAL CURVE
C	TOP OF CONCRETE ELEVATION
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
CR	CURB RETURN
	DELTA = ANGLE OF CURVATURE
DL	DAYLIGHT (=LIMIT OF GRADING)
E	EAST
EC	END OF CURVE
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EVC	END OF VERTICAL CURVE
EX.	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FGF	FRONT GARAGE FLOOR ELEVATION
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
FND	FOUND
G	GAS
GB	GRADE BREAK
GR	GRATE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
IP	IRON PIPE
L	LENGTH
LT	LEFT
LP	LOW POINT
LSM	LICENSED SURVEYOR'S MAP
M	METER
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
OH	OVERHEAD UTILITIES
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PCC	PONT OF COMPOUND CURVE
P	PAVEMENT ELEVATION
PL	PROPERTY LINE
PM	PARCEL MAP
PRC	POINT OF REVERSE CURVE
PUE	PRIVATE UTILITY EASEMENT
RT	RIGHT
R/W	RIGHT OF WAY
R	RADIAL, OR RADIUS
RCE	REGISTERED CIVIL ENGINEER
RD.	ROAD
RE.	RGF REAR GARAGE FLOOR ELEVATION
S	SLOPE, OR SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SF	SQUARE FEET
TB	TOP OF BANK
TBD	TO BE DETERMINED
TC	TOP OF CURB
TS	TOE OF SLOPE
TW	TOP OF WALL
VC	VERTICAL CURB
VCL	VERTICAL CURVE LENGTH
W	WATER, OR WEST

LEGEND

- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- S — EXISTING SANITARY SEWER LINE
- JT — EXISTING JOINT UTILITY TRENCH
- EXISTING FIRE HYDRANT
- EXISTING CONCRETE DRIVEWAY, PATIO, ETC.
- TREE TO BE REMOVED

50' 0' 25' 50' 100'

1 INCH = 50 FEET

PROJECT TEAM

OWNER/APPLICANT:	GEORGE MOORE & JOSEPH MOORE 101 MONTAIR DRIVE DANVILLE, CA 94126 GMOORE820@GMAIL.COM JOE@AMLLP.COM	GEOTECHNICAL ENGINEER:	GFK & ASSOCIATES, INC. 11842 DUBLIN BOULEVARD DUBLIN, CA 94568 (925) 829-0428 CONTACT: GUS KHENAISSER
ARCHITECT:	DOUGLAS A. McQUILLAN 820 ORANGE BLOSSOM WAY DANVILLE, CA 94526 (925) 314-9826	ARBORIST:	TRAVERSO TREE 4080 CABRILHO DRIVE MARTINEZ, CA 94553 (925) 930-7901 CONTACT: MAIJA WIGODA-MIKKILA
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH	LANDSCAPE ARCHITECT:	CAMP AND CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
		ENVIRONMENTAL CONSULTANT:	MONK & ASSSOCIATES 1136 SARANAP AVENUE, SUITE Q WALNUT CREEK, CA 94595 (925) 947-4867 CONTACT: CHRISTOPHER MILLIKEN

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GRADING PLAN – PARCEL 'B'	7
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REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. McVEIGH
No. 43,325
CIVIL
STATE OF CALIFORNIA

MINOR SUBDIVISION CDMS23-00005

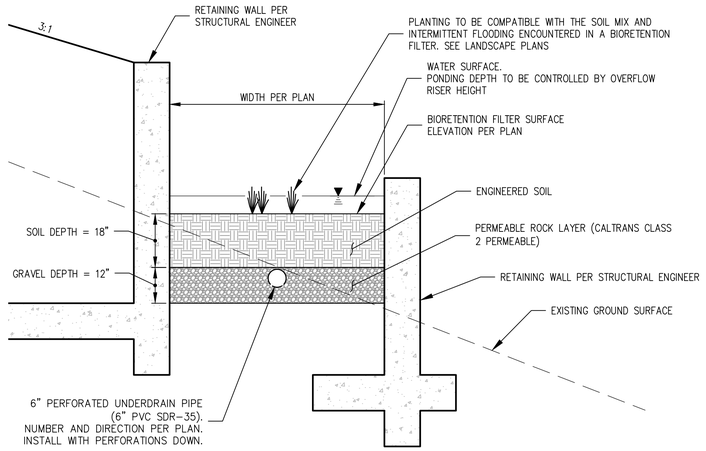
1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

TITLE SHEET

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 1 TITLE-2049.DWG



BIORETENTION FILTER

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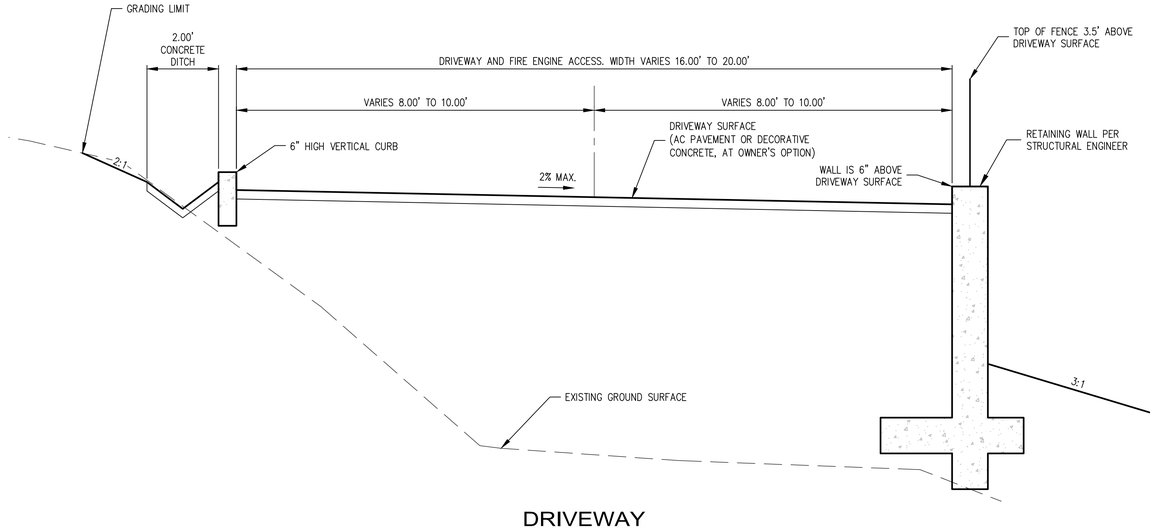


DRIVEWAY

NOT TO SCALE

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

NOTES AND DETAILS

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

FND 1.5" IP 1
RCE 10586

N79°02'48"E 339.51'

FND 1.5" IP 1
RCE 10586
S 65 E 1.30'

GREGORY & JUDITH
ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

APN: 194-070-018

KEVIN & DEBORAH
GRAUMAN
APN: 194-101-003

KIMBERWICKE COURT

FND RR SPIKE 2

MAILBOX

FIRE HYDRANT

GUY 4.79' TO
CL POLE

NICHOLAS & NICOLE
MACARCHUK
APN: 194-101-002

ASPHALT DRIVEWAY

GRAVEL DRIVEWAY

GEORGE M MOORE
43 LSM 13 PARCEL C

N0°21'23"E 204.84'

ASSESSOR'S PARCEL MAP LINE

APN: 194-070-015

BARN
FF=539.20'

S17°13'58"W 159.84'

STORM DRAIN
RIM=514.59'
INV=512.34'

GREGORY & JUDITH
ANDERSON
APN: 193-760-007

STAIRS

WOOD PLANTERS

2-STORY HOUSE

ELEVATED WALK

ELEVATED WALK

SSCO

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

STORM DRAIN
RIM=513.60'
IN=511.26'
OUT=509.87'

POOL & SURROUND

WOOD DECK
9' ABOVE GRADE
GRADE APPROX 579'

N53°07'45"W 260.88'

POWER POLE
APPROX LOCATION
NOT SURVEYED

GUY 10.50' TO
CL POLE

DWANE & FELICITAS
MICHAEL
APN: 194-070-082

Δ=7°48'15"
R=630.06'
L=85.88'

SHED

ROBERT GUIDER
APN:
194-070-016

AC BERM
ALONG ROAD

20' 0' 10' 20' 40'
1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

TOPOGRAPHIC SURVEY

40+ YEARS ENGINEERING
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 3 TOPO-2049.DWG

dk JOB# 20-1049

REVISED

RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

GREGORY & JUDITH ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

GREGORY & JUDITH ANDERSON
APN: 193-760-007

KEVIN & DEBORAH GRAUMAN
APN: 194-101-003

NICHOLAS & NICOLE MACARCHUK
APN: 194-101-002

WILSON FREDERICK
APN: 194-101-001

DWANE & FELICITAS MICHAEL
APN: 194-070-082

ROBERT GUIDER
APN: 194-070-016

APN: 194-070-018

APN: 194-070-015

GEORGE M MOORE
43 LSM 13
PARCEL C

PARCEL 'A'
41,554 SF = 0.95 Ac.±

PARCEL 'B'
45,745 SF = 1.05 Ac.±
(41,406 SF = 0.95Ac.± EXCLUDING PAUE)

PAUE WIDTH VARIES
AREA = 4,339 SF

KIMBERWICKE COURT

GREEN VALLEY ROAD

N79°02'48"E 339.51'

N0°21'23"E 52.74'

N0°21'23"E 152.10'

N74°22'42"W 126.89'

N37°09'56"W 127.24'

N71°13'58"E 281.31'

N72°56'07"W 53.76'

N71°13'58"E 77.59'

N53°02'45"W 269.98'

Δ=7°49'35"
R=60.06'
L=85.89'

15.00' REAR SETBACK

20.00' SIDE SETBACK

16.00'

25.00' FRONT SETBACK

PAUE WIDTH VARIES

1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

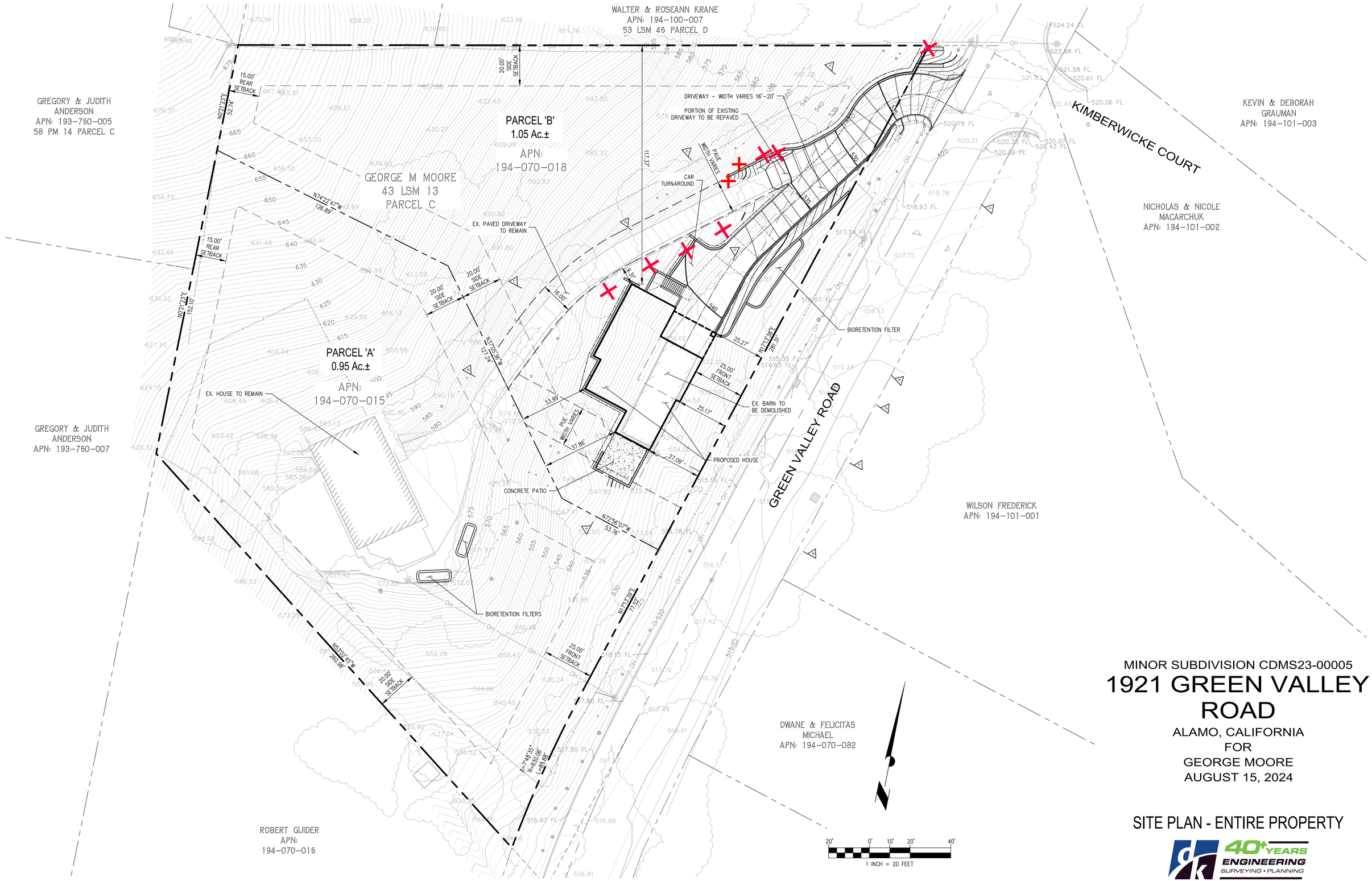
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

VESTING TENTATIVE PARCEL MAP

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 4 VTPM-20149.DWG

dk JOB# 20-1049



MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - ENTIRE PROPERTY

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 5 SITE PLAN ENTIRE-2049.DWG

dk JOB# 20-1049

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

KIMBERWICKE COURT

EX. PAVED DRIVEWAY TO REMAIN

PAVE WIDTH VARIES, 16' MIN.

TREE 112 TO BE REMOVED (19" & 16" REDWOOD IN POOR CONDITION)

TREE 111 TO BE REMOVED (26" REDWOOD)

TREE 113 TO BE REMOVED (MULTI-TRUNK ASH)

TREE 110 TO BE REMOVED (29.5" REDWOOD IN POOR CONDITION)

TREE 107 TO BE REMOVED (10.5" OAK)

TREE 106 TO BE REMOVED (14" OAK)

INLET AT CONCRETE DITCH

INLET AT TOE OF SLOPE

UPPER WALL H=7.25'
LOWER WALL H=5.25'

END 6" CURB
BEGIN RETAINING WALL
H=1.68'

LIMIT OF GRADING

RETAINING WALL. H=5.6'

END DRIVEWAY TRANSITION TO EXISTING. MATCH CROSS-SLOPE OF EX. DRIVEWAY.

INLET AT EARTH SWALE

RETAINING WALL. H=3.00'

RETAINING WALL MAX. H=8.76'

CONCRETE DITCH

HP CONCRETE DITCH

RETAINING WALL INTEGRAL WITH HOUSE WALL

(12) RISERS AT 6.12"

4" STEP

6" CURB

BEGIN CROSS-SLOPE TRANSITION

END CROSS-SLOPE TRANSITION

25' VERTICAL CURVE

EVC

BC

BC LT.

BVC

EC

PRC

EC LT.

TRENCH DRAIN. S=2%

PROPOSED 2-STORY HOUSE

LIMIT OF GARAGE

LINE OF 2ND STORY OVERHEAD

FLAT

3:1 MAX

BIORETENTION FILTER

WALL 1

WALL 2

WALL 3

WALL 4

WALL 5

WALL 6

H=6.52'
H=2.6'
GB
H=0.4'

H=3.53'
H=6.92'
H=3.50'
H=2.90'
H=5.5'
H=4.7'
H=5.6'
H=4.6'
H=3.00'
H=3.3'
H=2.9'
H=1.6'
H=0.90'
H=3.36'
H=8.04'
H=6.59'

20.00' SIDE SETBACK

25.00' FRONT SETBACK

PUE WIDTH VARIES

N37°29'36"W 127.24'

N72°56'07"W 53.76'

N17°13'38"E 281.31'

N72°00'48"E 339.51'

37.86'

25.27'

25.17'

27.09'

BEGIN WIDENED DRIVEWAY. CONSTRUCT PER COUNTY STANDARD PLAN CA-20.

END 6" CURB
BEGIN RETAINING WALL
H=0.50'

PROPERTY LINE

CONCRETE PATIO

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

SEE CROSS-SECTIONS, SHEETS 7 & 8

10' 0' 5' 10' 20'
1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - PARCEL 'B'

dk ENGINEERING
40+ YEARS
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

KIMBERWICKE COURT

TW 547.12 H=7.25'
TW 545.12 H=5.25'
BW 539.87

TW 554.00
BW 553.90
H=0.10'

TS 549.81

INLET AT CONCRETE DITCH

TW 549.81
BW 546.28
H=3.53'

INLET AT CONCRETE DITCH

TW 549.81
BW 546.31
H=3.50'

TS 554.40

TS 556.00
HP SWALE

T/STEP 546.20

(12) RISERS AT 6.12"

C 546.31 4" STEP

FF (LANDING) 546.64

P 539.89 GB

TS 554.40

20.00' SIDE SETBACK

20.00' SIDE SETBACK

N37°25'36"W
127.24'

PUE WIDTH VARIES

PAVE WIDTH VARIES

INLET AT CONCRETE DITCH

TS 541.0

TS 544.50

TW 544.50
C 541.50
H=3.00'

C 541.50
SAFE OVERTOPPING

C 541.54

FF (UPPER) 552.00
FF (LOWER) 541.87

CL 540.24
END CROSS-SLOPE TRANSITION

CL 539.83 EC

CL 540.59

FGF 540.67

LINE OF BUILDING OVERHEAD

RGF 540.87

TW 540.38
BW 537.48
H=2.9'

TW 540.74
BW 537.84
H=2.9'

TW 542.04
BW 535.5
H=6.5'

TW 542.04
BW 534.0
H=8.0'

REALIGN EX. GAS LINE AS SHOWN

25.00' FRONT SETBACK

N72°58'07"W
53.76'

PROPERTY LINE

EX. SEWER LATERAL TO REMAIN

EX. GAS LINE TO REMAIN

EX. WATER LATERAL TO REMAIN

TW 541.12
P 539.57
H=1.6'

TW 541.12
TC 539.94
P 539.44
H=1.68'

TC 539.81 EVC

TC 539.67 BC RT.

TC 539.08

CL 539.45
BEGIN CROSS-SLOPE TRANSITION

CL 538.42
VCL=25'

CL 536.86 BVC

CL 539.01
BC

P 538.99
EVC

CL 539.33 EC LT.

P 536.70 BVC

P 538.85 BC LT. 38.26'

TRENCH DRAIN.
S=2%

CL 529.99 EC

P 528.97 EC LT.

CL 527.20 PRC

TW 545.80
BW 544.0
H=1.8'

TW 543.60
BW 538.0 WALL. H=5.6'
H=5.6'

LIMIT OF GRADING

TC 537.52 BVC

INLET AT CONCRETE DITCH

TW 539.80
BW 535.0
H=4.8'

INLET AT EARTH SWALE

TW 535.50
BW 532.05
H=3.45'

TW 533.65
BW 530.65
H=3.00'

TW 533.40
BW 527.12
H=6.28' PRC RT.

T/S=EDGE OF DITCH
532.05
INLET AT CONCRETE DITCH

N79°02'45"E
339.51'

20.00' SIDE SETBACK

TW 532.55
BW 528.88
H=3.67'

TW 534.75
BW 525.99
H=8.76'
WALL HIGH POINT

TW 531.75
BW 524.50
H=7.25'

INLET AT CONCRETE DITCH

TW 529.50
BW 522.98
H=6.52'

TW 529.40
BW 529.2
H=0.2'

TW 526.60
BW 524.0
H=2.6'

TW 527.10 DL

TW 524.90
BW 524.00
H=0.9'

CL 521.86 GB
BACK OF FUTURE SIDEWALK

CL 521.78 GB
BACK OF FUTURE DRIVEWAY APRON

CL 521.65 BC

CL 521.18 EX.
1" LIP 521.26

TW=BW 525.99

TW 537.61
BW 534.7
H=2.90'

TW 533.17
BW 528.60
H=4.6'

TW 529.01
BW 527.2
H=1.8'

TW 532.29
BW 529.39
H=2.9'

TW 529.47
BW 527.90
H=1.6'

BASIN SURFACE 529.2

TW 538.76
BW 535.86
H=2.90'

TW 530.20
BW 527.2 H=3.0'

TW 534.75
BW 529.20
H=5.6'

TW 530.20
BW 527.2
H=3.0'

N17°13'38"E
281.31'

TW 535.28
BW 529.2
H=6.1'

TW 530.20
BW 527.20
H=3.0'

TW 536.06
BW 531.4
H=4.7'

TW 535.67
BW 530.00
H=5.7'

TW 535.04
BW 529.20
H=5.8'

CONNECT ON-SITE STORM DRAIN TO EX. INLET

CONNECT ON-SITE STORM DRAIN TO NEW INLET TO BE CONSTRUCTED ON EX. STORM DRAIN LINE

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

THE HEIGHTS OF THE RETAINING WALLS ARE SHOWN TO ONE DECIMAL PLACE WHERE THERE IS A SOFT SURFACE BELOW THE WALL (E.G. EARTH WITH LANDSCAPING), AND TWO DECIMAL PLACES WHERE THERE IS HARDSCAPE (CONCRETE OR ASPHALT PAVEMENT) BELOW THE WALL.

A A SEE CROSS-SECTIONS, SHEETS 7 & 8

EARTHWORK QUANTITY
CUT: 330 Cu.Yds.
FILL: 540 Cu.Yds.

10' 0' 5' 10' 20'
1 INCH = 10 FEET

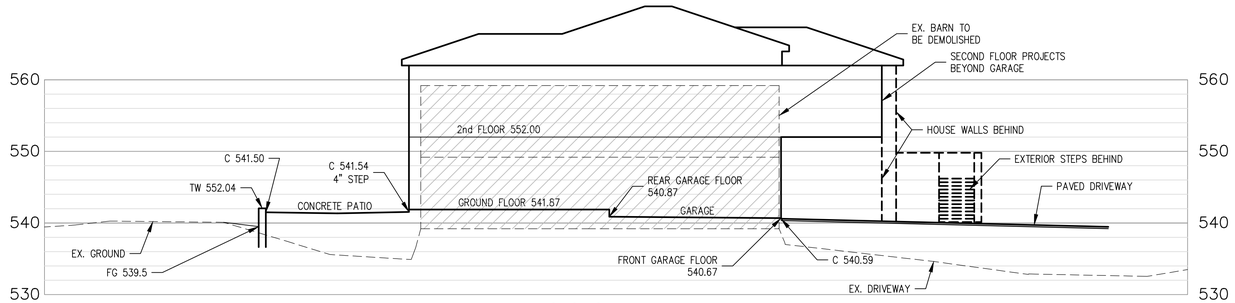
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

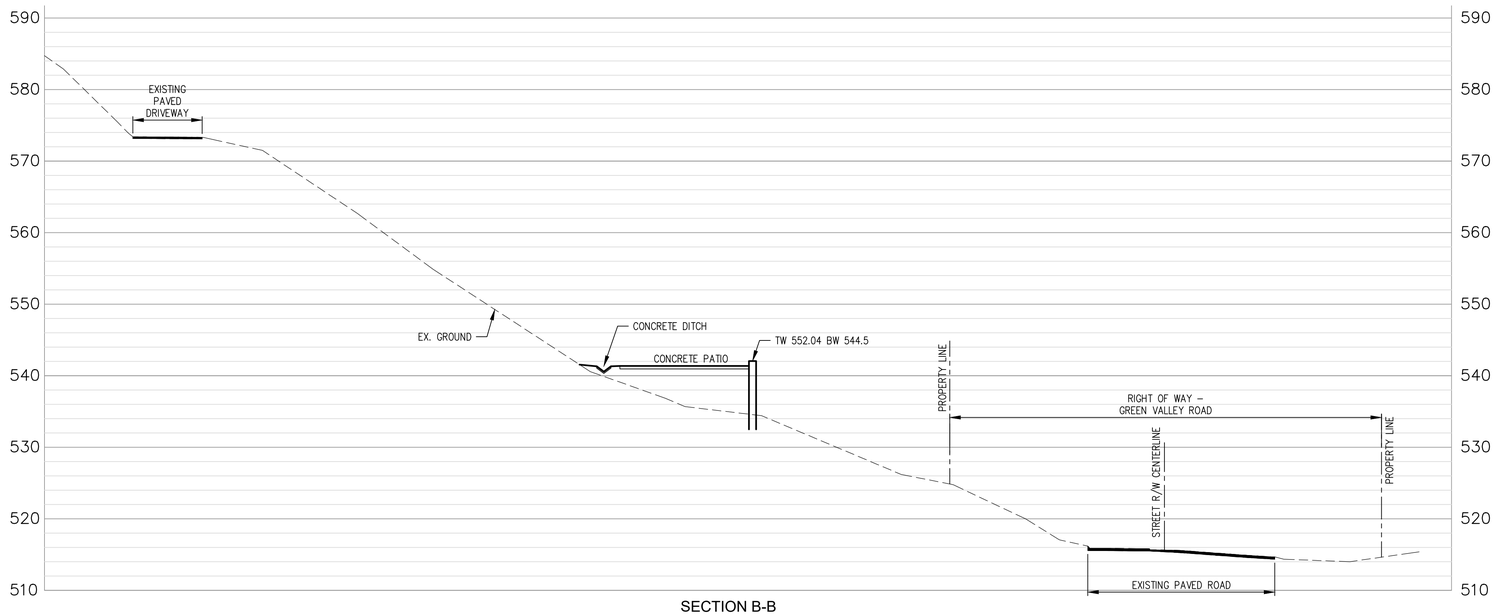
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

GRADING PLAN - PCL. 'B'

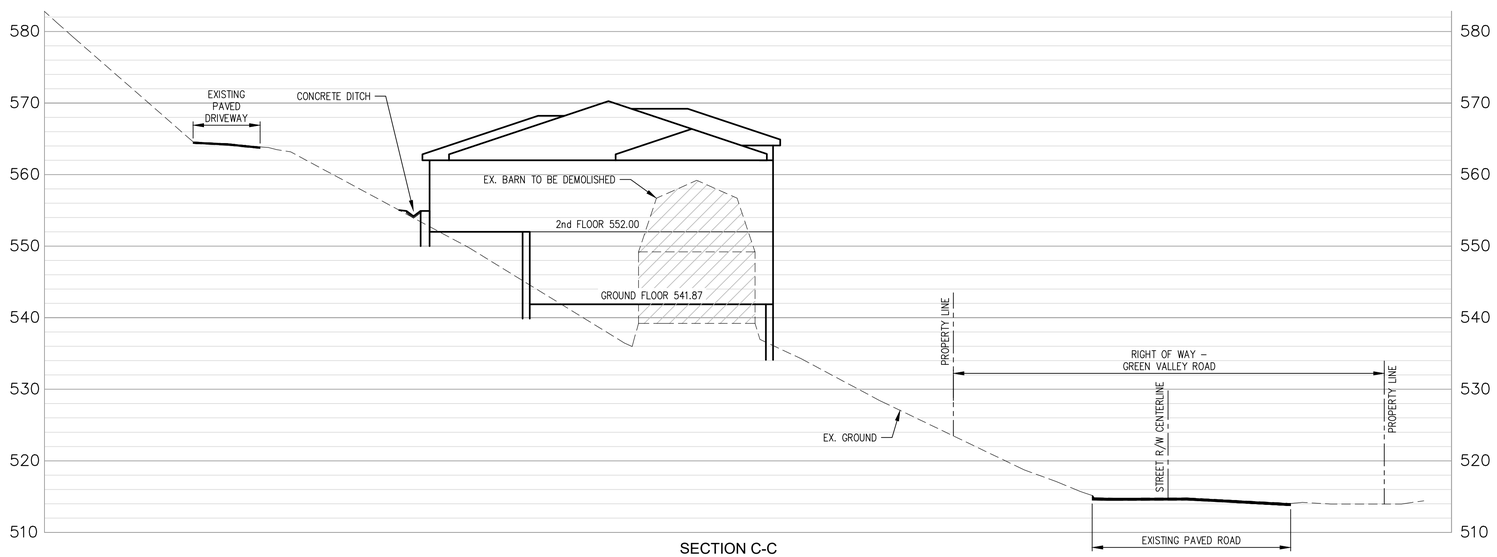
40+ YEARS ENGINEERING
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



SECTION A-A



SECTION B-B



SECTION C-C

10' 0' 5' 10' 20'

1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE CROSS-SECTIONS

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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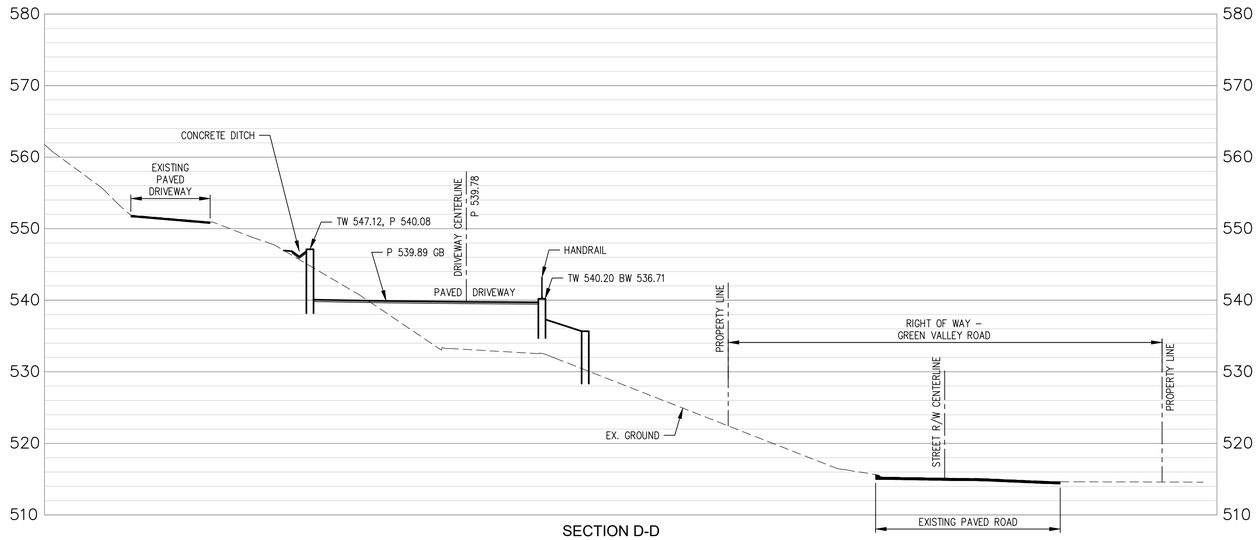
dk JOB# 20-1049



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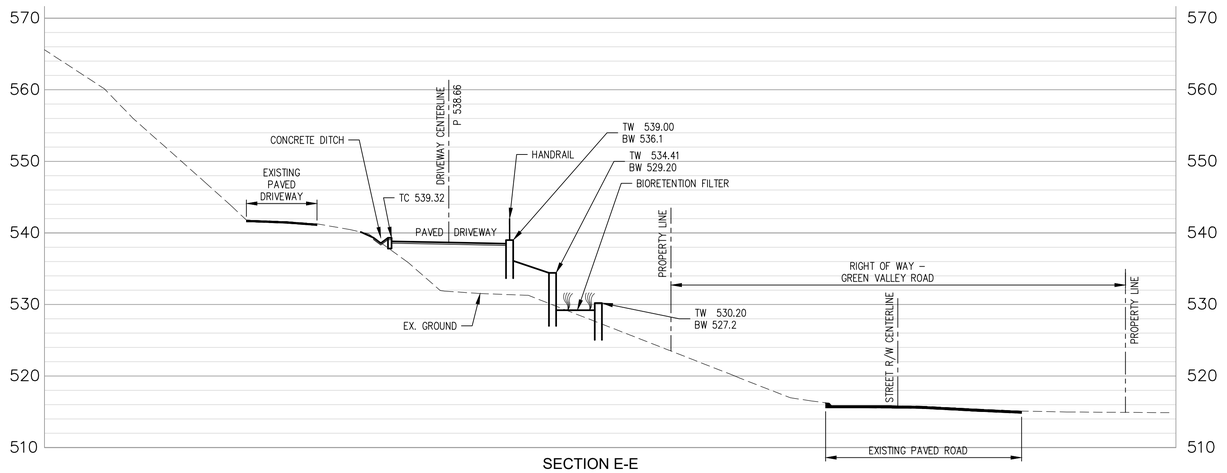

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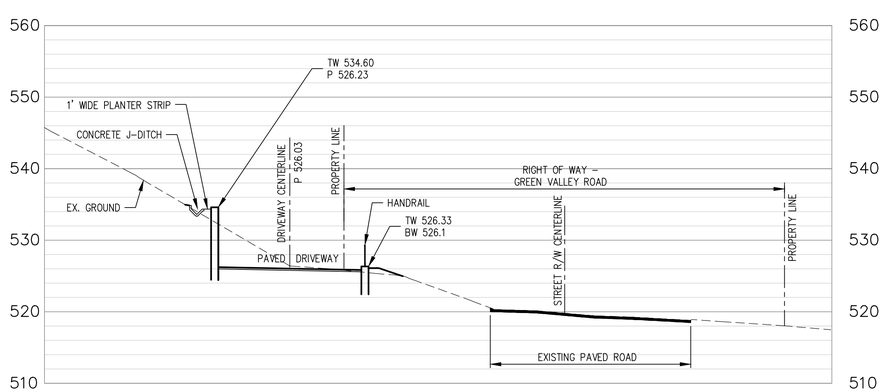


SECTION F-F

10' 0' 5' 10' 20'

1 INCH = 10 FEET

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 8 SECTIONS-2049.DWG

dk JOB# 20-1049

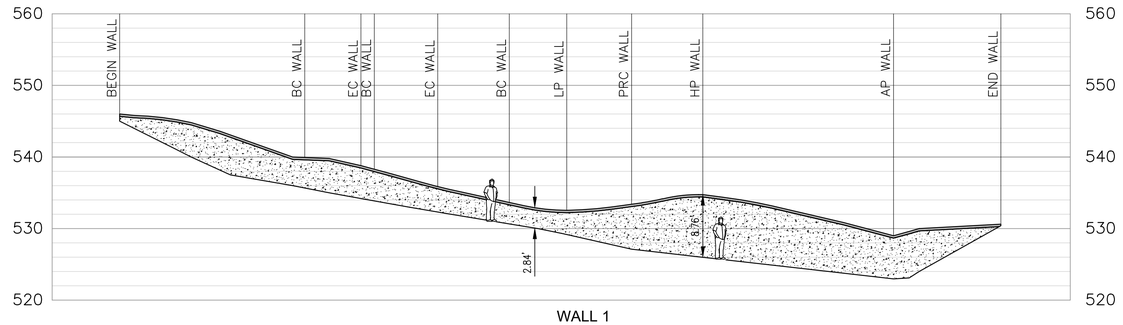
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

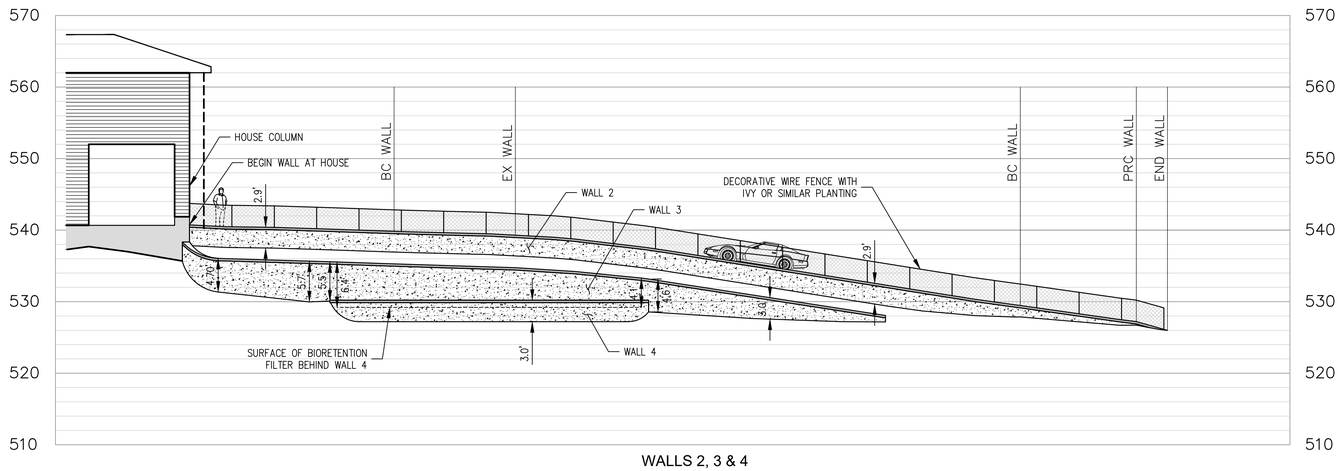
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE CROSS-SECTIONS

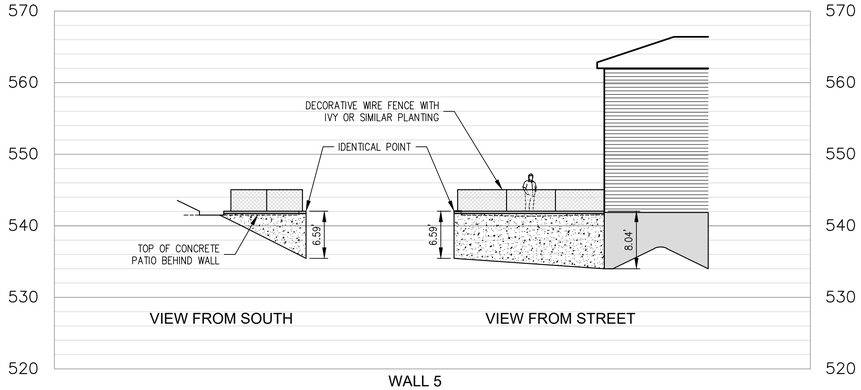
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



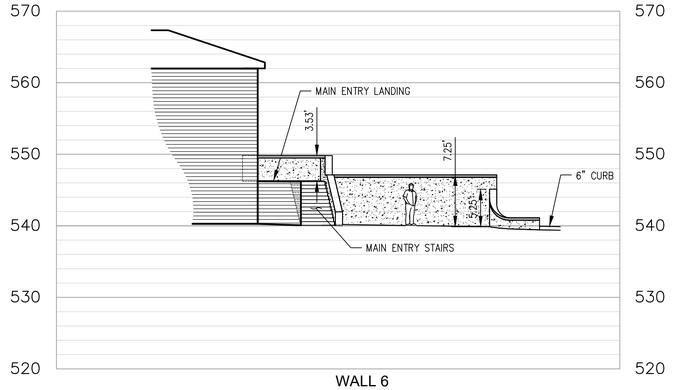
WALL 1



WALLS 2, 3 & 4



WALL 5



WALL 6

10' 0' 5' 10' 20'

1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

RETAINING WALL PROFILES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 8 SECTIONS-2049.DWG

dk JOB# 20-1049

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

OUTFALL STORM DRAIN FROM NEW BIORETENTION FILTERS AT EXISTING HOUSE

STORM DRAIN CLEANOUT

INLET IN FLAT AREA AT TOE OF SLOPE

INLET AT CONCRETE DITCH

ROOF LEADER DISCHARGES THROUGH WALL TO PAVEMENT

2' WIDE CONCRETE DITCH

INLET AT BOTTOM OF WALL

INLET AT LOW POINT OF CONCRETE DITCH

2' WIDE CONCRETE J-DITCH

INLET AT LOW POINT OF CONCRETE J-DITCH

EX. OVERHEAD UTILITIES TO REMAIN

20.00' SIDE SETBACK

PUE WIDTH VARIES 16' MIN

HP CONCRETE DITCH

CONNECT JOINT TRENCH TO UTILITY RECESS IN WALL: CONNECTION POINT TO BE DETERMINED

WATER SERVICE, SIZE TO BE DETERMINED

TRENCH DRAIN, S=2%

ROOF LEADER

LINE OF BUILDING OVERHEAD

EX SS LATERAL AND SSCO FROM EX. BARN TO BE REMOVED

RELOCATE EX. GAS, SEWER AND WATER LATERALS (TO SERVE THE EXISTING HOUSE ON PARCEL 'A') HORIZONTALLY AND VERTICALLY AS NECESSARY TO AVOID PROPOSED CONSTRUCTION WITHIN THESE LIMITS

N37°25'36"W 127.24'

N72°56'07"W 53.76'

N17°13'38"E 281.31'

N12°02'48"E 339.51'

25.00' FRONT SETBACK

REALIGN EX. GAS LINE AS SHOWN

EXISTING PROPERTY LINE

STORM DRAIN OUTFALL AT FACE OF RETAINING WALL. 6" INV. 529.70

OVERFLOW GRATE 529.70

BASIN SURFACE 529.2

GUY 4.79' TO C/L UTILITY POLE

CONVERT UTILITY POLE TO A DOWN-POLE. BEGIN JOINT TRENCH TO HOUSE

EX. SSCO TO REMAIN

EX. SEWER LATERAL TO REMAIN

EX. WATER LATERAL TO REMAIN

EX. GAS LINE TO REMAIN

4" SEWER LATERAL

CONNECT HOUSE SEWER TO EX. SEWER MAIN

CONNECT ON-SITE STORM DRAIN TO EX. CURB INLET
RIM=514.59'
INV=512.34'

STORM DRAIN
GR=513.60'
IN=511.26'
OUT=509.87'

EX. SSMH

NEW WATER METER

EX. MAILBOX
ADD ONE NEW MAILBOX

CONNECT NEW WATER SERVICE TO EX. WATER MAIN

CONNECT 12" ON-SITE STORM DRAIN TO NEW COUNTY STANDARD INLET TO BE CONSTRUCTED ON EX. STORM DRAIN LINE

FIRE HYDRANT

GREEN VALLEY ROAD

KIMBERWICKE COURT

10' 0' 5' 10' 20'
1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

UTILITY PLAN

40+ YEARS ENGINEERING SURVEYING • PLANNING
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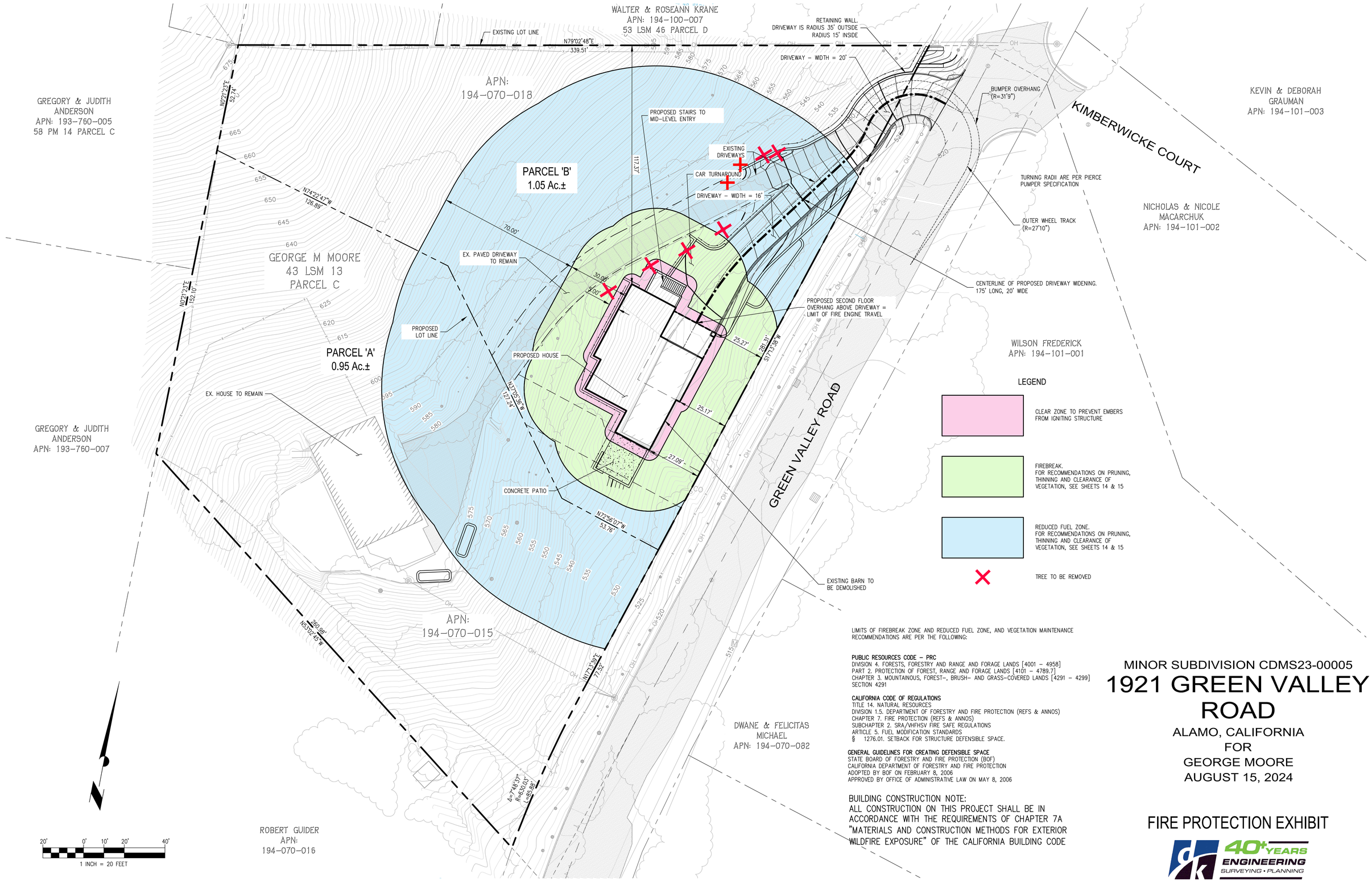

LEGEND

- CLEAR ZONE TO PREVENT EMBERS FROM IGNITING STRUCTURE
- FIREBREAK. FOR RECOMMENDATIONS ON PRUNING, THINNING AND CLEARANCE OF VEGETATION, SEE SHEETS 14 & 15
- REDUCED FUEL ZONE. FOR RECOMMENDATIONS ON PRUNING, THINNING AND CLEARANCE OF VEGETATION, SEE SHEETS 14 & 15
- TREE TO BE REMOVED

LIMITS OF FIREBREAK ZONE AND REDUCED FUEL ZONE, AND VEGETATION MAINTENANCE RECOMMENDATIONS ARE PER THE FOLLOWING:

PUBLIC RESOURCES CODE - PRC
DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS [4001 - 4958]
PART 2. PROTECTION OF FOREST, RANGE AND FORAGE LANDS [4101 - 4789.7]
CHAPTER 3. MOUNTAINOUS, FOREST-, BRUSH- AND GRASS-COVERED LANDS [4291 - 4299]
SECTION 4291

CALIFORNIA CODE OF REGULATIONS
TITLE 14. NATURAL RESOURCES
DIVISION 1.5. DEPARTMENT OF FORESTRY AND FIRE PROTECTION (REFS & ANNOS)
CHAPTER 7. FIRE PROTECTION (REFS & ANNOS)
SUBCHAPTER 2. SRA/VHFHSV FIRE SAFE REGULATIONS
ARTICLE 5. FUEL MODIFICATION STANDARDS
§ 1276.01. SETBACK FOR STRUCTURE DEFENSIBLE SPACE.

GENERAL GUIDELINES FOR CREATING DEFENSIBLE SPACE
STATE BOARD OF FORESTRY AND FIRE PROTECTION (BOF)
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
ADOPTED BY BOF ON FEBRUARY 8, 2006
APPROVED BY OFFICE OF ADMINISTRATIVE LAW ON MAY 8, 2006

BUILDING CONSTRUCTION NOTE:
ALL CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7A "MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE" OF THE CALIFORNIA BUILDING CODE

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION EXHIBIT

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

General Guidelines for Creating Defensible Space

State Board of Forestry and Fire Protection (BOF)
California Department of Forestry and Fire Protection

Adopted by BOF on February 8, 2006
Approved by Office of Administrative Law on May 8, 2006

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A. Purpose of Guidelines

Effective defensible space

Recent changes to Public Resources Code (PRC) 4291 expand the defensible space clearance requirement maintained around buildings and structures from 30 feet to a distance of 100 feet. These guidelines are intended to provide property owners with examples of fuel modification measures that can be used to create an area around buildings or structures to create defensible space. A defensible space perimeter around buildings and structures provide firefighters a working environment that allows them to protect buildings and structures from encroaching wildfires as well as minimizing the chance that a structure fire will escape to the surrounding wildland. These guidelines apply to any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

The vegetation surrounding a building or structure is fuel for a fire. Even the building or structure itself is considered fuel. Research and experience have shown that fuel reduction around a building or structure increases the probability of it surviving a wildfire. Good defensible space allows firefighters to protect and save buildings or structures safely without facing unacceptable risk to their lives. Fuel reduction through vegetation management is the key to creating good defensible space.

Terrain, climate conditions and vegetation interact to affect fire behavior and fuel reduction standards. The diversity of California's geography also influences fire behavior and fuel reduction standards as well. While fuel reduction standards will vary throughout the State, there are some common practices that guide fuel modification treatments to ensure creation of adequate defensible space:

- Properties with greater fire hazards will require more clearing. Clearing requirements will be greater for those lands with steeper terrain, larger and denser fuels, fuels that are highly volatile, and in locations subject to frequent fires.
- Creation of defensible space through vegetation management usually means reducing the amount of fuel around the building or structure, providing separation between fuels, and or reshaping retained fuels by trimming. Defensible space can be created removing dead vegetation, separating fuels, and pruning lower limbs.
- In all cases, fuel reduction means arranging the tree, shrubs and other fuels sources in a way that makes it difficult for fire to transfer from one fuel source to another. It does not mean cutting down all trees and shrubs, or creating a bare ring of earth across the property.
- A homeowner's clearing responsibility is limited to 100 feet away from his or her building or structure or to the property line, which ever is less, and limited to their land. While individual property owners are not required to clear beyond 100 feet, groups of property owners are encouraged to extend clearances beyond the 100 foot requirement in order to create community-wide defensible spaces.
- Homeowners who do fuel reduction activities that remove or dispose of vegetation are required to comply with all federal, state or local environmental protection laws and obtain permits when necessary. Environmental protection laws include, but are not limited to, threatened and endangered species, water quality, air quality, and cultural/archeological resources. For example, trees removed for fuel reduction that are used for commercial purposes require permits from the

California Department of Forestry and Fire Protection. Also, many counties and towns require tree removal permits when cutting trees over a specified size. Contact your local resource or planning agency officials to ensure compliance.

The methods used to manage fuel can be important in the safe creation of defensible space. Care should be taken with the use of equipment when creating your defensible space zone. Internal combustion engines must have an approved spark arresters and metal cutting blades (lawn mowers or weed trimmers) should be used with caution to prevent starting fires during periods of high fire danger. A metal blade striking a rock can create a spark and start a fire, a common cause of fires during summertime.

Vegetation removal can also cause soil disturbance, soil erosion, regrowth of new vegetation, and introduce non-native invasive plants. Always keep soil disturbance to a minimum, especially on steep slopes. Erosion control techniques such as minimizing use of heavy equipment, avoiding stream or gully crossings, using mobile equipment during dry conditions, and covering exposed disturbed soil areas will help reduce soil erosion and plant regrowth.

Areas near water (riparian areas), such as streams or ponds, are a particular concern for protection of water quality. To help protect water quality in riparian areas, avoid removing vegetation associated with water, avoid using heavy equipment, and do not clear vegetation to bare mineral soil.

B. Definitions

Defensible space: The area within the perimeter of a parcel where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

Aerial fuels: All live and dead vegetation in the forest canopy or above surface fuels, including tree branches, twigs and cones, snags, moss, and high brush. Examples include trees and large bushes.

Building or structure: Any structure used for support or shelter of any use or occupancy.

Flammable and combustible vegetation: Fuel as defined in these guidelines.

Fuel Vegetative material, live or dead, which is combustible during normal summer weather. For the purposes of these guidelines, it does not include fences, decks, woodpiles, trash, etc.

Homeowner: Any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

Ladder Fuels: Fuels that can carry a fire vertically between or within a fuel type.

Reduced Fuel Zone: The area that extends out from 30 to 100 feet away from the building or structure (or to the property line, whichever is nearer to the building or structure).

Surface fuels: Loose surface litter on the soil surface, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches that have not yet decayed enough to lose their identity; also grasses, forbs, low and medium shrubs, tree seedlings, heavier branches and downed logs.

C. Fuel Treatment Guidelines

The following fuel treatment guidelines comply with the requirements of 14 CCR 1299 and PRC 4291. **All persons using these guidelines to comply with CCR 1299 and PRC 4291 shall implement General Guidelines 1., 2., 3., and either 4a or 4b., as described below.**

General Guidelines:

1. Maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth within 30 feet of each building or structure, with certain exceptions pursuant to PRC §4291(a). Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.

2. Dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches. This guideline is primarily intended to eliminate trees, bushes, shrubs and surface debris that are completely dead or with substantial amounts of dead branches or leaves/needles that would readily burn.

3. Down logs or stumps anywhere within 100 feet from the building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-space from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.

4. Within the Reduced Fuel Zone, one of the following fuel treatments (4a. or 4b.) shall be implemented. Properties with greater fire hazards will require greater clearing treatments. Combinations of the methods may be acceptable under §1299(c) as long as the intent of these guidelines is met.

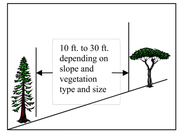
4a. Reduced Fuel Zone: Fuel Separation

In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

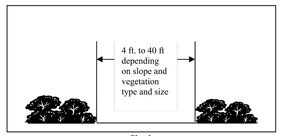
Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content etc.). Properties with greater fire hazards will require greater separation between fuels. For example, properties on steep slopes having large sized vegetation will require greater spacing between individual trees and bushes (see Plant Spacing Guidelines and Case Examples below). Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For example, three individual manzanita plants growing together with a total foliage width of eight feet can be "grouped" and considered as one plant and spaced according to the Plant Spacing Guidelines in this document.

Grass generally should not exceed 4 inches in height. However, homeowners may keep grass and other forbs less than 18 inches in height above the ground when these grasses are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.
Clearance requirements include:

- Horizontal clearance between aerial fuels, such as the outside edge of the tree crowns or high brush. Horizontal clearance helps stop the spread of fire from one fuel to the next.



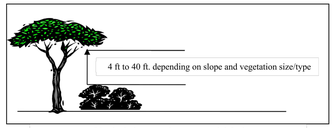
Trees



Shrubs

Horizontal clearance between aerial fuels

- Vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and grass/weeds. Vertical clearance removes *ladder fuels* and helps prevent a fire from moving from the shorter fuels to the taller fuels.



Vertical clearance between aerial fuels

Effective vertical and horizontal fuel separation
Photo Courtesy Plumas Fire Safe Council.

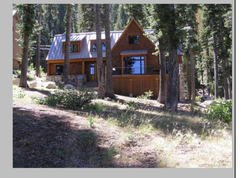
Plant Spacing Guidelines

Guidelines are designed to break the continuity of fuels and be used as a "rule of thumb" for achieving compliance with Regulation 14 CCR 1299.

Trees	**Minimum horizontal space from edge of one tree canopy to the edge of the next**	
	Slope	Spacing
	0% to 20 %	10 feet
	20% to 40%	20 feet
	Greater than 40%	30 feet
Shrubs	**Minimum horizontal space between edges of shrub**	
	Slope	Spacing
	0% to 20 %	2 times the height of the shrub
	20% to 40%	4 times the height of the shrub
	Greater than 40%	6 times the height of the shrub
Vertical Space	**Minimum vertical space between top of shrub and bottom of lower tree branches:** 3 times the height of the shrub	

Adapted from: Gilmer, M. 1994. California Wildfire Landscaping

Case Example of Fuel Separation: Sierra Nevada conifer forests



Conifer forests intermixed with rural housing present a hazardous fire situation. Dense vegetation, long fire seasons, and ample ignition sources related to human access and lightning, makes this home vulnerable to wildfires. This home is located on gentle slopes (less than 20%), and is surrounded by large mature tree overstory and intermixed small to medium size brush (three to four feet in height).

Application of the guideline under 4a. would result in horizontal spacing between large tree branches of 10 feet; removal of many of the smaller trees to create vertical space between large trees and smaller trees and horizontal spacing between brush of six to eight feet (calculated by using 2 times the height of brush).

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
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MATERIALS AND CONSTRUCTION METHODS FOR BUILDING IN AREAS OF EXTERIOR WILDFIRE EXPOSURE

THE FOLLOWING IS DERIVED FROM THE CALIFORNIA BUILDING CODE, CHAPTER 7A

NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND–URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE FOLLOWING:

SECTION 704A IGNITION–RESISTANT CONSTRUCTION

IGNITION–RESISTANT CONSTRUCTION MATERIALS SHALL BE THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. FIRE–RETARDANT–TREATED WOOD IDENTIFIED FOR EXTERIOR USE.
3. FIRE–RETARDANT–TREATED WOOD SHINGLES AND SHAKES WHEN INSTALLED OVER SOLID SHEATHING.

SECTION 705A ROOFING

WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019–INCH (NO. 26 GAUGE) GALVANIZED SHEET CORROSION–RESISTANT METAL INSTALLED OVER AT LEAST ONE LAYER OF MINIMUM 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET AT LEAST 36–INCH–WIDE, RUNNING THE FULL LENGTH OF THE VALLEY.
ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

SECTION 706A VENTS

WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE CONSTRUCTED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS, AND SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:
1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16–INCH AND SHALL NOT EXCEED 1/8–INCH.
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION–RESISTANT.

EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.
THE VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

EXCEPTIONS:
1. VENTS RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.
2. VENTS MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:
3. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM OR,
4. THE EXTERIOR WALL–COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION–RESISTANT–MATERIALS AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.

SECTION 707A EXTERIOR COVERING

THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. EXTERIOR WALL COVERING MATERIAL
2. EXTERIOR WALL ASSEMBLY
3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS
5. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS
6. EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS
7. EXTERIOR UNDERFLOOR AREAS

THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF ANY OF THE FOLLOWING MATERIALS:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
4. LOG WALL CONSTRUCTION ASSEMBLY
5. WALL ASSEMBLIES THAT MEET A 10–MINUTE DIRECT FLAME CONTACT EXPOSURE TEST

EXCEPTION: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:
1. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING
2. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND SHALL TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
3. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
4. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED–IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. BOXED–IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS
2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE, OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

SECTION 708A EXTERIOR WINDOWS AND DOORS

EXTERIOR GLAZING MATERIALS INCLUDE:
1. EXTERIOR WINDOWS
2. EXTERIOR GLAZED DOORS
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
5. EXTERIOR STRUCTURAL GLASS VENEER.

EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, OR
4. BE TESTED FOR NONCOMBUSTIBILTY OR IGNITION–RESISTANCE.

THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL BE EXTERIOR WALLS AS DESCRIBED ABOVE.

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL, OR
2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
3. STILES AND RAILS SHALL NOT BE LESS THAN 13/8 INCHES THICK.
4. RAISED PANELS SHALL NOT BE LESS THAN 11/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
5. SHALL HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTE.
6. SHALL BE TESTED FOR NONCOMBUSTIBILTY OR IGNITION–RESISTANCE.

GLAZING IN EXTERIOR DOORS SHALL MEET THE REQUIREMENTS FOR EXTERIOR WINDOWS, ABOVE.

SECTION 709A DECKING

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.

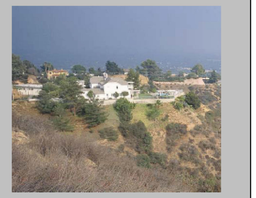
THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
1. IGNITION–RESISTANT MATERIAL.
2. EXTERIOR FIRE RETARDANT TREATED WOOD
3. NONCOMBUSTIBLE MATERIAL
4. ANY NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL.

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 14 FIRE-2049.DWG

dk JOB# 20–1049

Case Example of Fuel Separation: Southern California chaparral

Mature, dense and continuous chaparral brush fields on steep slopes found in Southern California represents one of the most hazardous fuel situations in the United States. Chaparral grows in an unbroken sea of dense vegetation creating a fuel-rich path which spreads fire rapidly. Chaparral shrubs burn hot and produce tall flames. From the flames come burning embers which can ignite homes and plants. (Gilmer, 1994). All these factors results in a setting where aggressive defensible space clearing requirements are necessary.



Steep slopes (greater than 40%) and tall, old brush (greater than 7 feet tall), need significant modification. These settings require aggressive clearing to create defensible space, and would require maximum spacing. Application of the guidelines would result in 42 feet horizontal spacing (calculated as 6 times the height of the brush) between retained groups of chaparral.

4b. Reduced Fuel Zone: Defensible Space with Continuous Tree Canopy

To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy apply the following treatments:

- Generally, remove all surface fuels greater than 4 inches in height. Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
- Remove lower limbs of trees ("prune") to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.

Defensible Space retaining continuous trees

Photo Courtesy Plumas Fire Safe Council.

Defensible space with continuous tree canopy by clearing understory and pruning

Authority cited: Section 4102, 4291, 4125-4128.5, Public Resource Code. Reference: 4291, Public Resource Code; 14 CCR 1299 (d).

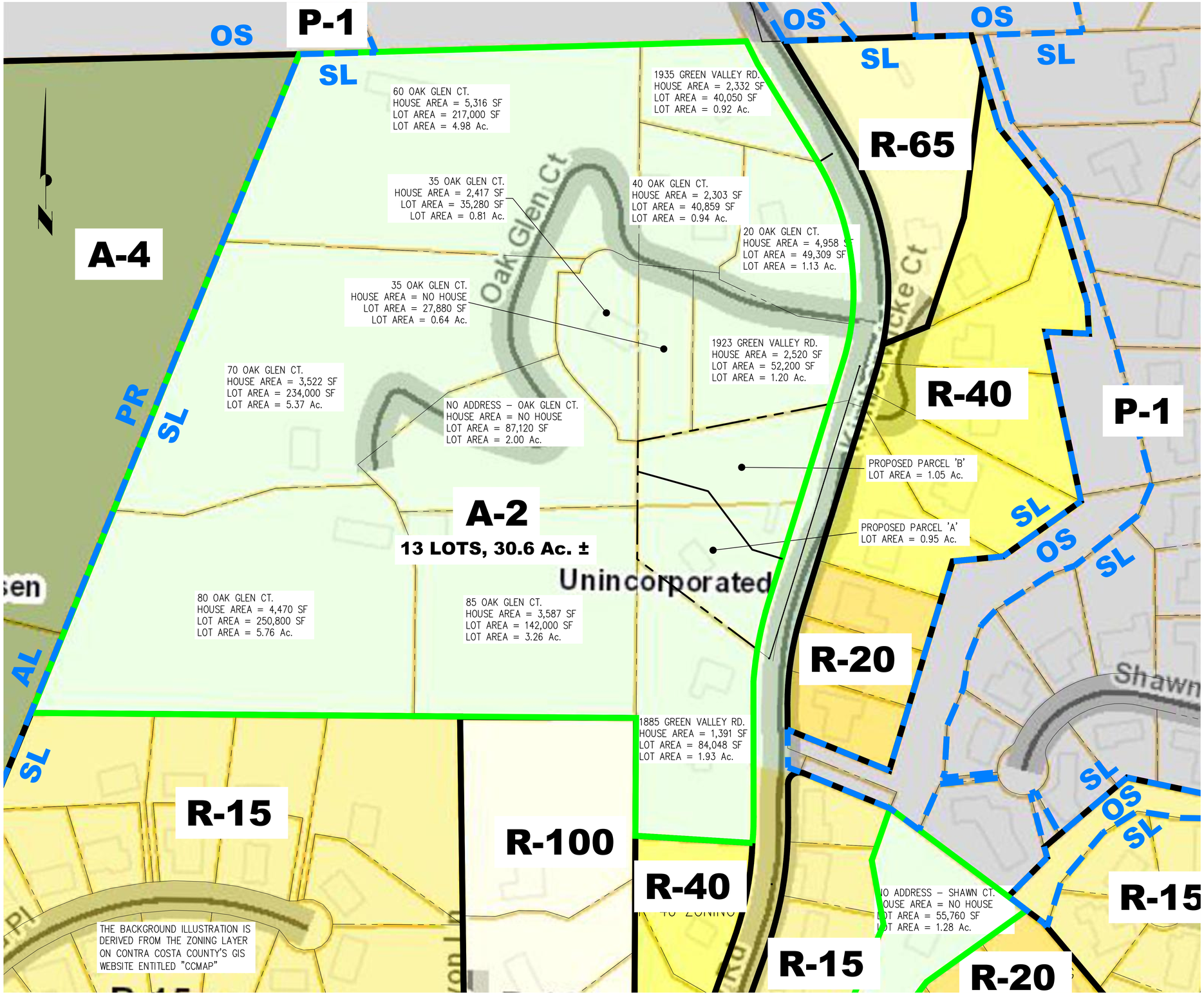
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION NOTES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



LEGEND

PROPERTY LINE	
ZONING BOUNDARY (A–2 ZONING)	
ZONING BOUNDARY FOR ZONING DESIGNATIONS, SEE BELOW	
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-40	SINGLE–FAMILY RESIDENTIAL DISTRICT THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET
GENERAL PLAN BOUNDARY FOR LAND USE DESIGNATIONS, SEE BELOW	
AL	AGRICULTURAL LANDS
OS	OPEN SPACE
PR	PARKS AND RECREATION
SL	SINGLE FAMILY RESIDENTIAL, LOW DENSITY

80' 0' 40' 80' 160'

1 INCH = 80 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

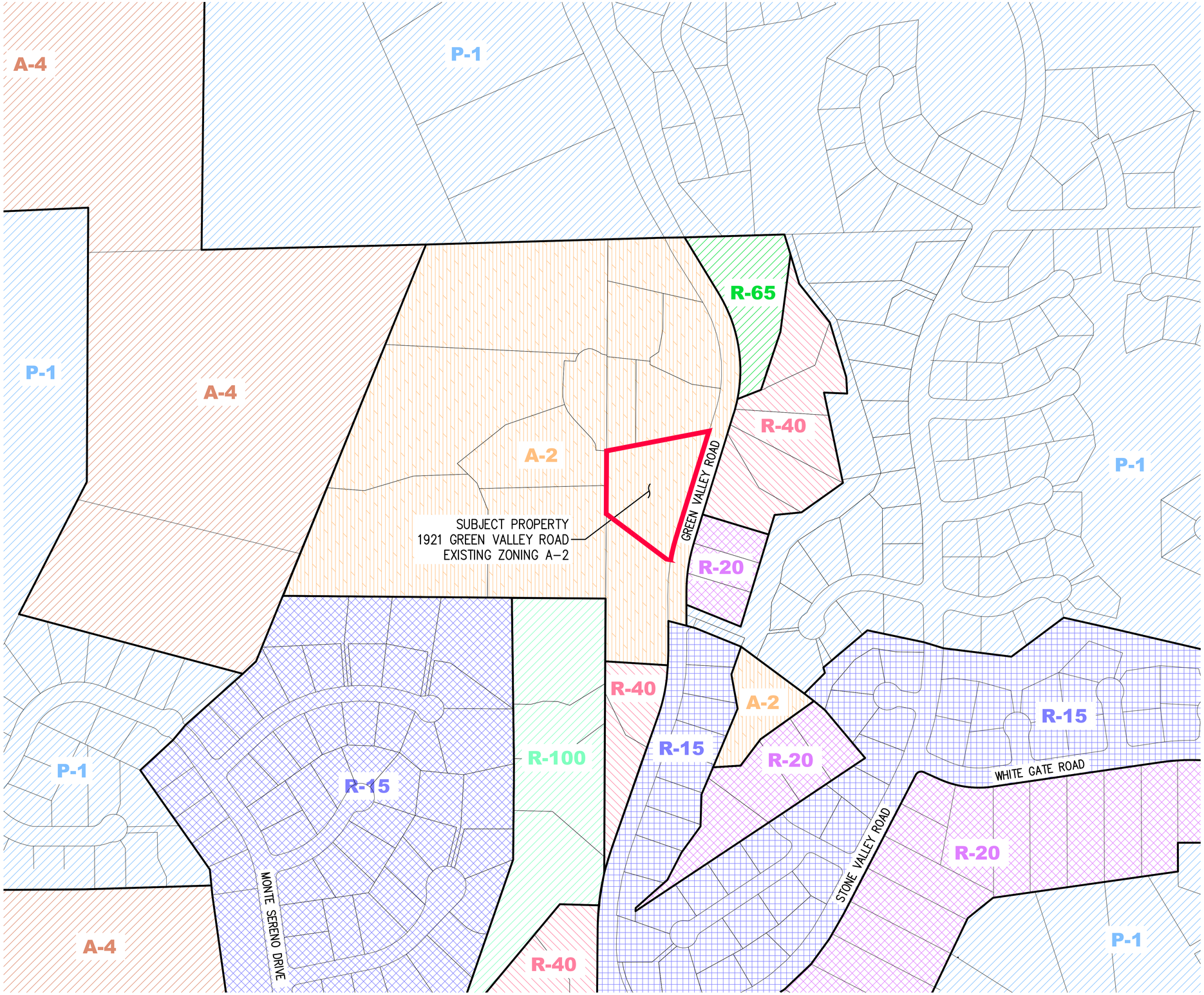
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT
A-2 ZONING

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: E:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 15 LOT AREA EXHIBIT-2049.DWG

dk JOB# 20-1049



LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- A-2 GENERAL AGRICULTURAL DISTRICT
- A-4 AGRICULTURAL PRESERVE DISTRICT
- P-1 PLANNED UNIT DISTRICT
- R-15, R-20, R-40, R-65, R-100 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

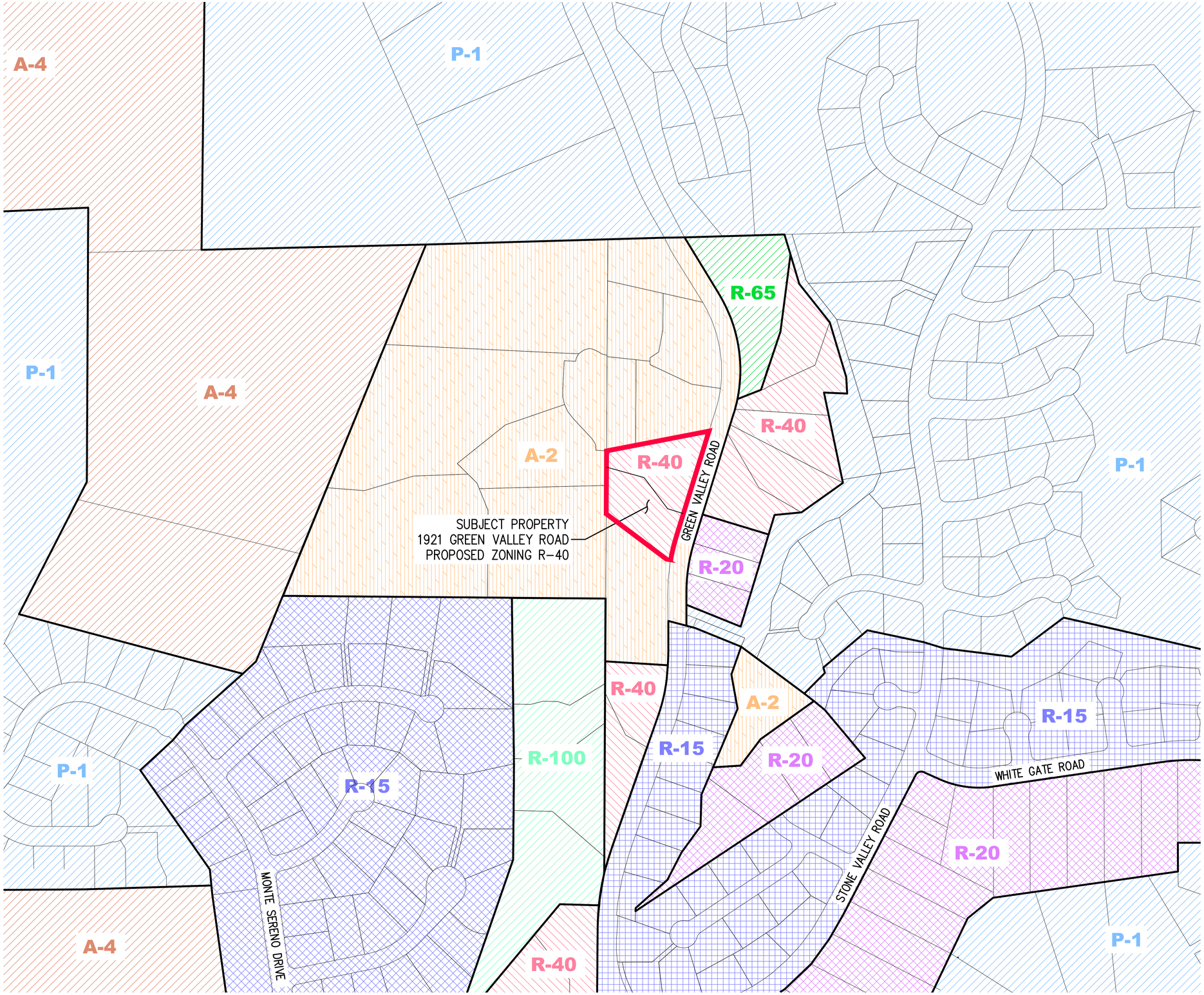
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
EXISTING CONDITION

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 16 REZONING-EX-2049.DWG

dk JOB# 20-1049



LEGEND

PROPERTY LINE	
ZONING BOUNDARY	
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-15	SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
R-20	
R-40	
R-65	
R-100	

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

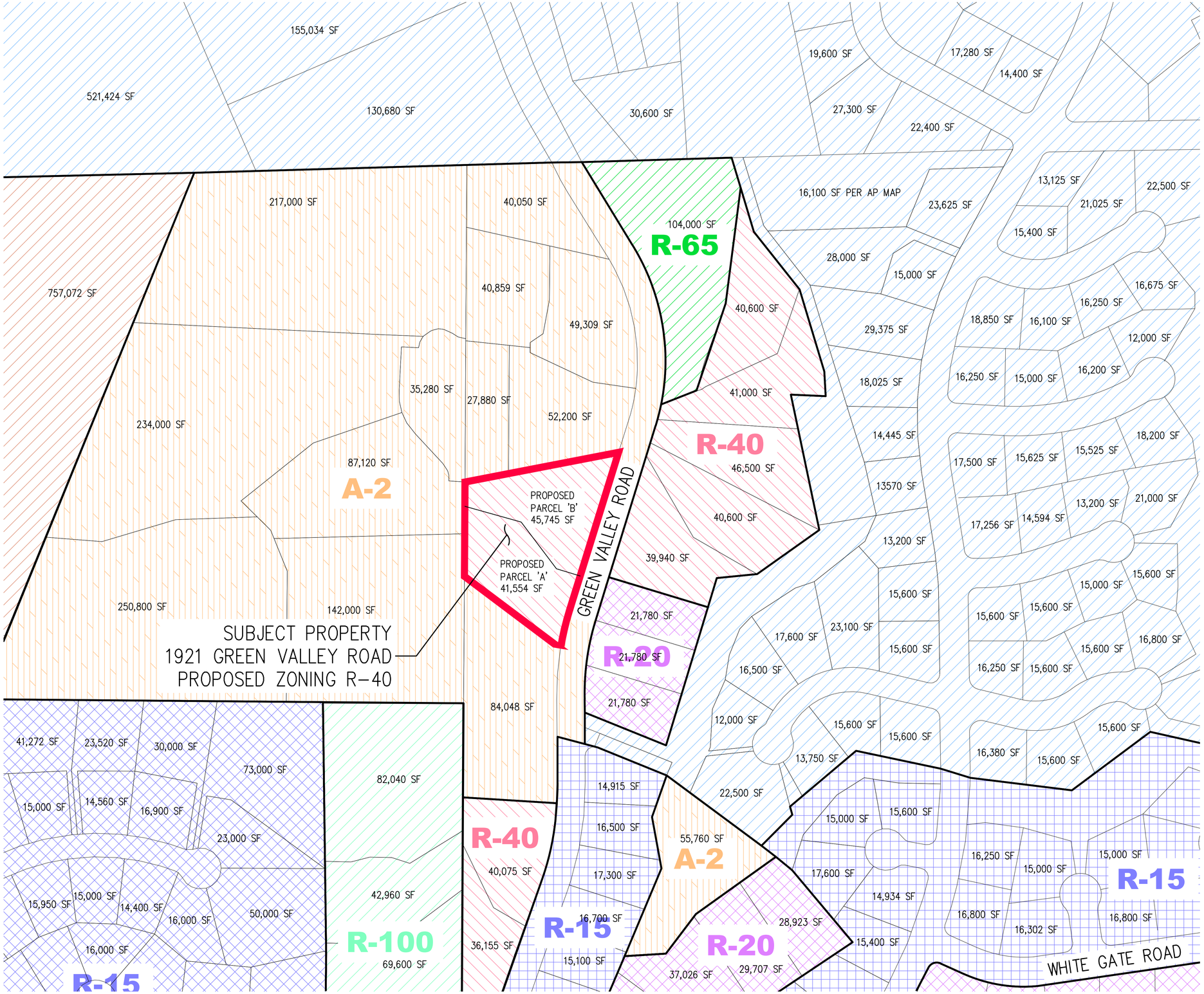
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
PROPOSED CONDITION

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 17 REZONING-PROP-2049.DWG

dk JOB# 20-1049



LEGEND

	PROPERTY LINE
	ZONING BOUNDARY
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-15	SINGLE–FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
R-20	
R-40	
R-65	
R-100	
12,000 SF	LOT AREA PER ASSESSOR'S PARCEL INFORMATION ON COUNTY GIS WEBSITE

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT - SURROUNDING PROPERTIES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 18 LOT AREAS-2049.DWG

dk JOB# 20-1049

FLOOR AREA CALCULATION

LOT AREA 1.04 AC, 45,500 S.F.

EXISTING BARN TO BE REMOVED - 839 S.F.

PROPOSED LIVING AREA - 3496 S.F.

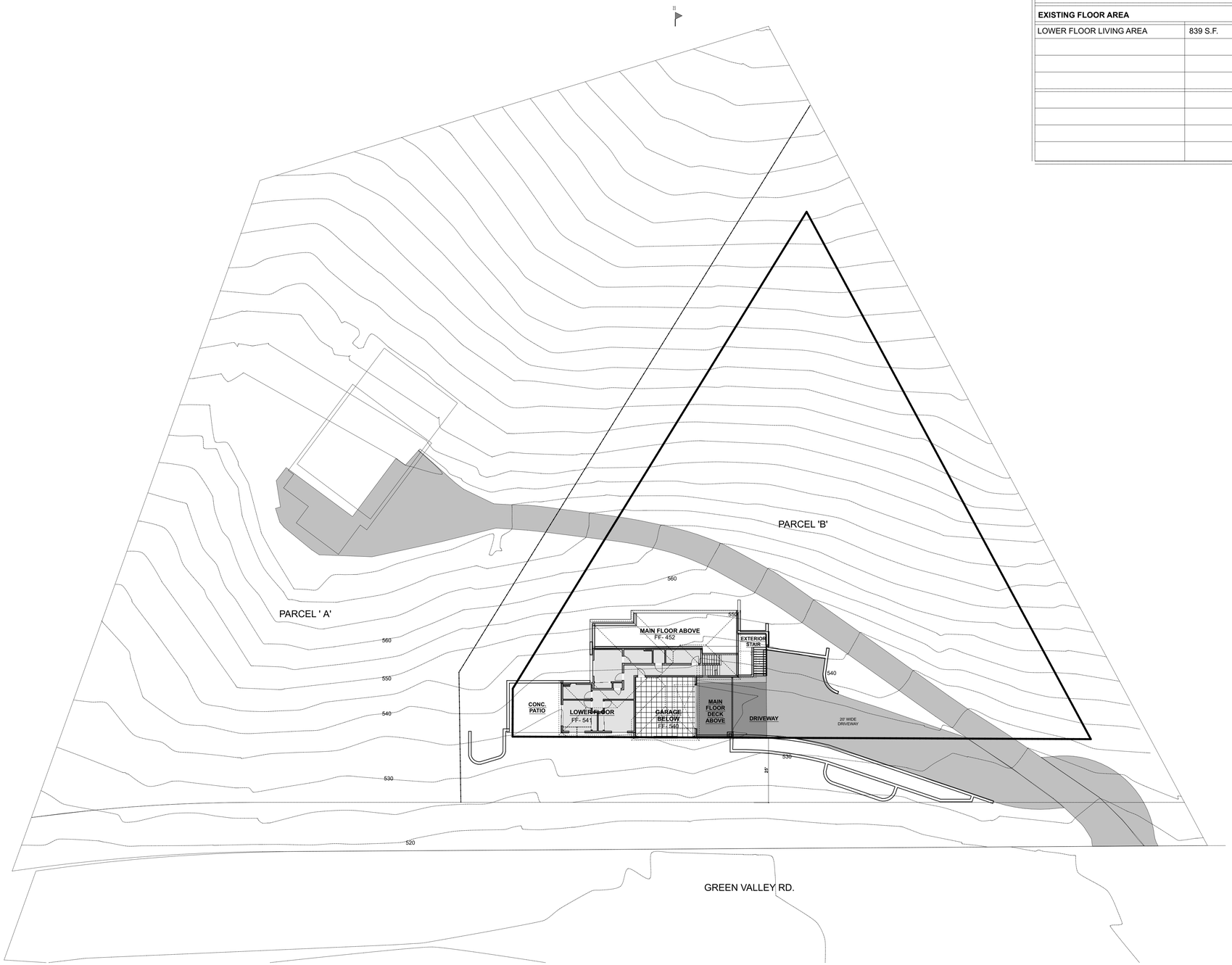
EXISTING FLOOR AREA		NEW/ PROPOSED FLOOR AREA	
LOWER FLOOR LIVING AREA	839 S.F.	MAIN FLOOR LIVING AREA	2445 S.F.
		LOWER FLOOR LIVING AREA	1051 S.F.
		TOTAL LIVING AREA	3496 S.F.
		GARAGE	553 S.F.
		MAIN FLOOR DECK	315 S.F.
		LOWER FLOOR CONC. PATIO	383 S.F.

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

SHEET A1-1 SITE PLAN SUPERSEDED - SEE VESTING TENTATIVE PARCEL MAP and SITE PLAN BY DK ENGINEERING RECEIVED 8/14/2024

SHEETS A2-1, A2-2, AND A3-1 ARE CURRENT AS RECEIVED 2/14/2024



N

3
A1-1

SITE PLAN - PROPOSED

SCALE: 1" = 20'

0 10 20 40

DOUGLAS A. MCQUILLAN
ARCHITECT

820 ORANGE BLOSSOM WAY,
DANVILLE, CA 94526
(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY
ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

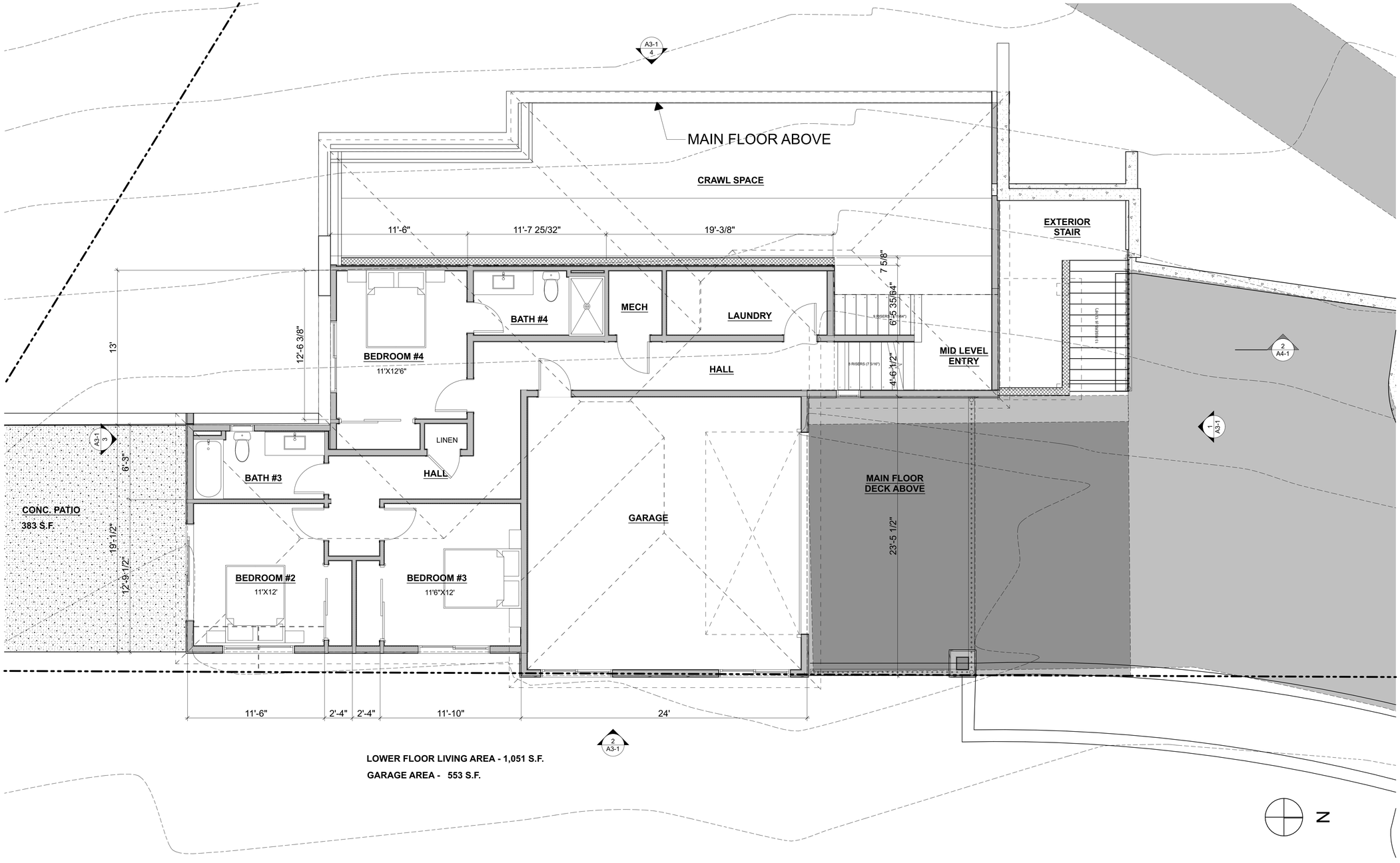
JOB	2023
DATE	12/27/23
SHEET	

A1-1

SHEET 4

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



1 A2-1 LOWER FLOOR - PROPOSED

SCALE: 1/4" = 1'-0"

0 2 4 8

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ARCHITECT

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(925) 314-9826

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DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB	2023
DATE	12/27/23
SHEET	A2-1

SHEET 6

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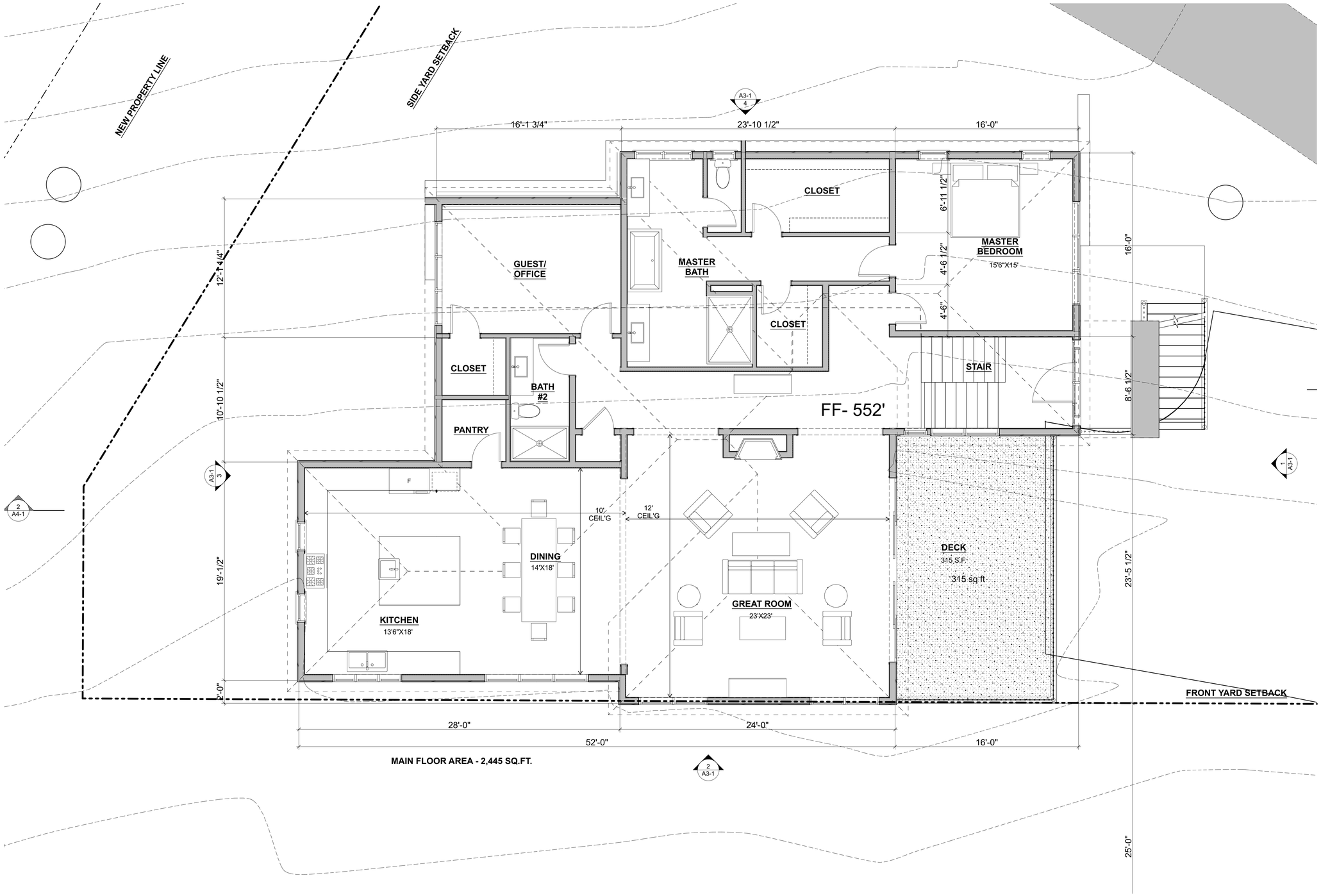
RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



MAIN FLOOR AREA - 2,445 SQ.FT.

2 A2-2 MAIN FLOOR - PROPOSED

SCALE: 1/4" = 1'-0"

0 2 4 8

N

DOUGLAS A. MCQUILLAN
ARCHITECT

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(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB	2023
DATE	12/27/23
SHEET	A2-2

SHEET 7

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

2 A3-1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 A3-1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 A3-1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 A3-1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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GREEN VALLEY RESIDENCE

1921 GREEN VALLEY ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB 2023
DATE 12/27/23
SHEET

A3-1

SHEET 13

REVISED

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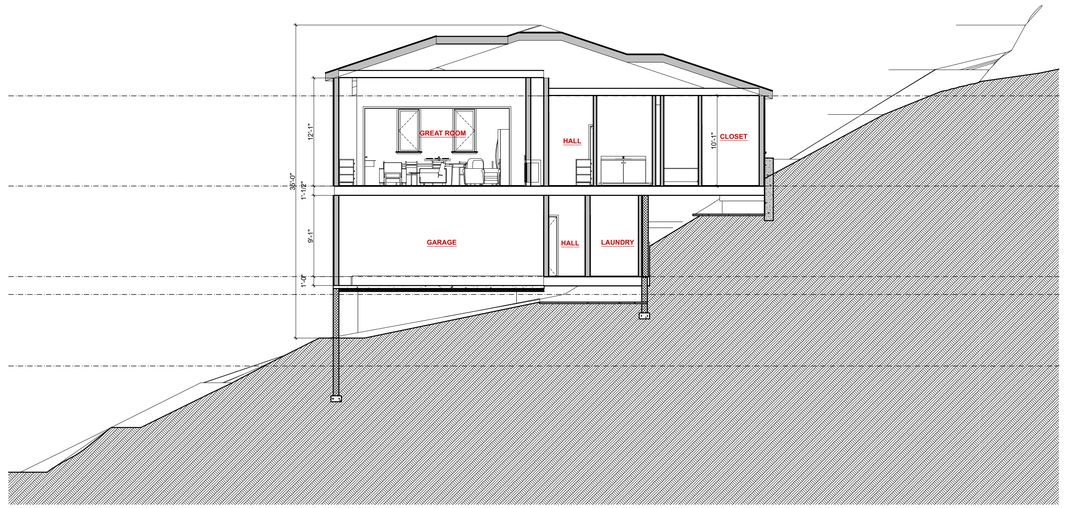
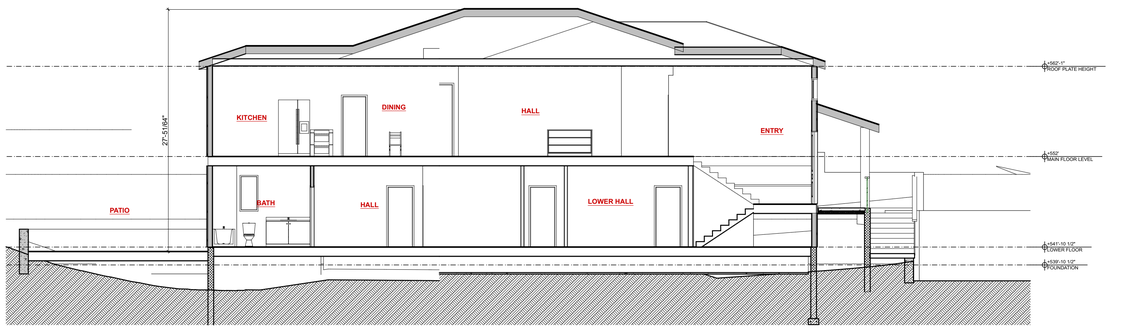
By Contra Costa County
Department of Conservation and Development



1 A4-1 SECTION

SCALE: 1/8" = 1'-0"

0 4 8 16



2 A4-1 SECTION

SCALE: 1/8" = 1'-0"

0 4 8 16

DOUGLAS A. MCQUILLAN
ARCHITECT

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DANVILLE, CA 94526
(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB 2023

DATE 12/27/23

SHEET

A4-1

SHEET 17

FINAL CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Green Valley Road Rezone and Two-Lot Minor Subdivision (County File CDRZ23-03271 and CDMS23-00005)
2.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Rd. Martinez, CA 94553
3.	**Contact Person and Phone Number:**	Syd Sotoodeh, Senior Planner (925) 655-2877 syd.sotoodeh@dcd.cccounty.us
4.	**Project Location:**	1921 Green Valley Road in the Alamo area (Assessor's Parcel Numbers: 194-070-015 & 194-070-018)
5.	**Project Sponsor/ Applicant Name and Address:**	Benoit McVeigh dk Engineering 1931 San Miguel Drive Walnut Creek, CA 94596
6.	**General Plan Designation:**	SL, Single-Family Residential, Low Density (SL)
7.	**Zoning:**	A-2, General Agricultural District (A-2)

8. Description of Project:

The applicant is requesting approval of a vesting tentative map to subdivide the subject 2-acre property into two parcels, resulting in a 0.95-acre (gross) Parcel A and a 1.05-acre (gross) Parcel B. The project proposes one approximately 25-foot-wide private access and utility easement (PAUE). Access to both lots would be from Green Valley Road through an existing driveway within the new private access easement. The project proposes to remove and replace the existing driveway. The new and wider driveway will split from the PAUE to provide direct access to a proposed residence on Parcel B. The driveway to the existing residence on Parcel A will remain as-is.

Site improvements also include three bioretention filters, a concrete ditch, and trench inlets/drains for stormwater control/drainage. Six retaining walls are proposed, ranging between zero and approximately nine feet in height. It is anticipated that the project will entail ±330 cubic yards (CYS) of cut and ±540 CYS of fill for a net 210 CYS of grading for site and residential improvements, primarily on proposed Parcel B.

New development for proposed Parcel B includes demolishing a barn and constructing a new 3,496-square-foot, two-story, single-family residence with a 553-square-foot garage, 315-square-foot main floor deck, and 383-square-foot lower floor concrete patio in approximately the same location as the barn. New development proposed for Parcel A consists of the installation of two bioretention filters for stormwater control. No changes to the existing residence or driveway on Parcel A are proposed.

The applicant also requests a rezone of the property from A-2, General Agricultural District to R-40, Single-Family Residential district. The applicant has requested the following variances to the requirements of the R-40 zoning district for the construction of two retaining walls over three feet in height:

- 0-foot front setback (where 25 feet is required) and 8-foot side yard (where 20 feet is required) for "Wall No. 1"; and
- 5-foot front setback (where 25 feet is required) for "Wall No. 3".

In addition, the applicant is requesting an exception from the requirements of Title 9, Chapter 96-10, of the County Ordinance Code related to the undergrounding of existing overhead utility services along the subject property's Green Valley Road frontage. Water, sewer, electrical, and other utilities extending to the proposed residence on Parcel B would be installed underground. Trenching for those utilities, as well as drainage improvements, would be performed as part of grading.

The applicant also requests approval of a tree permit for project-related impacts to code-protected trees located on the subject property, including the removal of eight trees (three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches), and work including construction, trenching or grading within the driplines of four trees (one valley oak and three coast live oaks with a combined diameter of 79 inches). Up to seventeen non-code-protected trees (thirteen valley oak, two coast redwood, one black walnut, and one fan palm) located within the public right-of-way may also be removed or potentially altered due to work within their driplines. Project impacts to the trees include being located within the footprint of site improvements, the new residential structure, or accessory structures such as retaining walls.

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005-2020 applies and is cited throughout this Initial Study.

9. Surrounding Land Uses and Setting:

The subject property is located on Green Valley Road in the Alamo area of the County, approximately 1/4-mile north of Stone Valley Road and approximately 1-3/4 miles northeast of I-680. Access to I-680 is at either Stone Valley Road or El Cerro Boulevard. Developments in the surrounding unincorporated area are located within a variety of single-family residential zoning districts (R-10, R-15, R-20, R-40, or R-100), Planned Unit (P-1) districts, and General Agriculture (A-2) districts. Nearby town centers include Alamo (e.g., Alamo Plaza) approximately 3 miles to the west and downtown Danville approximately 2 miles to the south.

The surrounding area of Alamo is predominantly developed with single-family residences. The subject property is bounded by Green Valley Road on the east and single-family residences on the north, south, and west. Other land uses in the vicinity include schools such as Monte Vista High School and Los Cerros Middle School, Monte Vista swimming pool and sports complex, and Oak Hill Park, all approximately 1/2-mile south of the project site. The Green Valley trail head with public hiking access to the Summit Trail at the base of Mt. Diablo is located approximately 962 feet north of the subject property. The nearest water body is the West Branch of Green Valley Creek approximately 378 feet west of the project site. As designated by the U.S.

Census Bureau urban area reference map, the subject property is located within the Concord-Walnut Creek urban area, however, there is an element of suburban/rural character due to open hillsides and very low-density residential development to the west, and small roads and lanes of residential areas in the vicinity that typically lack sidewalks and often lack curbs.

The subject property is an approximately 2-acre, irregularly shaped lot located within a General Agricultural (A-2) zoning district. The property is one legal lot comprised of two tax parcels, created as Parcel "C" of minor subdivision MS66-0089 (43LSM13, filed June 190, 1966), and is developed with a single-family residence, driveway, and barn. Located within the foothills of Mt. Diablo and situated at the bottom of a low hill that is part of a series of low ridges and small canyons to the west, the subject property has fairly steep topography rising approximately 140 feet from the eastern property line to the western property line with an average slope of approximately 53 percent. The elevation ranges from approximately 525 feet to 670 feet above sea level. The area of the project site where the barn is located has been leveled, with slopes less than 15 percent. Nineteen mature, code-protected trees (measuring more than 6.5-inches in diameter) on the subject property and seventeen mature, non-code-protected trees in the public right-of-way along the frontage of the subject property were inventoried by the project arborist.

10. Other public agencies whose approval may be required (e.g., permits, financing, approval, or participation agreement). Please be advised that this may not be an exhaustive list and that approval may be required from other public agencies not listed here:

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- San Ramon Valley Fire Protection District
- Central Contra Costa Sanitary District (Central San)
- East Bay Municipal Utility District (EBMUD)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

A Notice of Opportunity to Request Consultation was sent on October 31, 2024, to Wilton Rancheria, Cultural Preservation Department and on November 1, 2024, to the Confederated Villages of Lisjan Nation. Pursuant to Section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria or the Confederated Villages of Lisjan Nation to either request or decline consultation in writing for this project.

On December 12, 2024, the Confederated Villages of Lisjan Nation requested consultation, resulting in email correspondence received from the Confederated Villages of Lisjan Nation on January 27, 2025, indicating that due to the proximity of this project to Green Valley Creek, the project area may be sensitive for Tribal Cultural Resources. As of the writing of this Initial Study, the Wilton Rancheria has not responded to the Opportunity to Request Consultation.

As a courtesy, the County will provide a copy of this environmental document for the Tribes' comments.

Environmental Factors Potentially Affected

The environmental factors checked below would have been potentially affected by this project, but have been mitigated in a manner as to not result in a significant effect on the environment:

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Services Systems	☒ Wildfire	☒ Mandatory Findings of Significance

Environmental Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Syd Sotoodeh — January 2, 2026

Syd Sotoodeh
Senior Planner
Contra Costa County
Department of Conservation & Development

Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. *AESTHETICS –* *Except as provided in Public Resources Code Section 21099,* **would *the project*:**				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUMMARY:

a) *Would the project have a substantial adverse effect on a scenic vista?* (**Less Than Significant Impact**)

(On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. This project was deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005- 2020 applies and is cited throughout this Initial Study.)

Figure 9-1 of the Open Space Element of the County General Plan 2005 – 2020 identifies major scenic ridges and waterways within the County. According to Figure 9, there are no scenic waterways within the vicinity of the project site. The subject property is located within the foothills of Mt. Diablo and situated at the bottom of a low hill that is part of a series of low ridges and small canyons spanning to the northwest of the project site. These ridges are unnamed; however, they are identified in Figure 9 as an area of scenic ridges. The proposed project site for the construction of a new single-family residence on proposed Parcel B is approximately 650 feet below the top of the nearest scenic ridge, which is developed with several existing single-family homes, at least one of which is visible from the Green Valley Road public right-of-way and adjacent single-family residential neighborhood. The area of the property above the existing driveway is very steep, rising approximately 120 feet in elevation from the east to the west, limiting development to the lower-lying, eastern area of the property. As such, after demolition of an existing barn, the project would construct one new residence on proposed Parcel B that is designed to utilize the relatively flat area of the property. There are no changes proposed to the existing residence that would remain on proposed Parcel A. Due to the proposed location of the new residence at the lower elevation on the lot adjacent to an established single-family residential neighborhood, the presence of many mature trees in the area, and the nearest ridge being

developed with single-family residences, views of the project site from any nearby public trails or other scenic ridges would be marginal. Thus, the project would have a negligible impact on views of or from a nearby scenic ridgeway and would have a less than significant impact on scenic vistas.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?* **(No Impact)**:

Interstate 680, an officially designated State Scenic Highway, is located approximately 1.8 miles southwest of the property at its nearest location. As such, the subject property is not visible from this Scenic Highway. Thus, the project which involves the removal of mature trees, minor grading for an improved driveway, and construction of one new residence on proposed Parcel B would have no impact on scenic resources within a state scenic highway area.

c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (***Less Than Significant Impact)**

As designated by the U.S. Census Bureau urban area reference map, the subject property is located within the Concord-Walnut Creek urban area and is therefore considered to be within an urbanized area. The Transportation and Circulation Element (Figure 5-4) of the County General Plan identifies County-designated scenic routes in the County.

According to Figure 5-4, the nearest County designated scenic route within the project vicinity is Stone Valley Road. Generally, a scenic route corridor includes the land adjacent to the scenic route and extends to the landscape visible from the route. Stone Valley Road is located approximately 1,720 feet (0.3 miles) south of the project site. As such, the subject property is not visible or distinguishable from any portion of the scenic route and the project would have no impact on County-designated scenic resources.

The project site is located within an A-2, General Agricultural (A-2) zoning district and an established neighborhood. As part of the project, the applicant requested a rezone from A-2 to an R-40, Single-Family Residential (R-40) zoning district, which is consistent with the SL, Single-Family Residential – Low Density (SL) General Plan land use designation for the subject property. No aspect of the project would change the allowed single-family residential land use on the lot pursuant to the County General Plan land use designations. As proposed, the minor subdivision would result in two lots that are consistent with the R-40 zoning district requirements for minimum lot area and average width. The surrounding area of the subject property is predominantly developed with single-family residences, including an existing residence that would remain on Parcel A as proposed by the project. Approval of a tree permit and review of project plans have also been requested for the demolition of an existing barn and construction of site improvements including an improved driveway, retaining walls, and a new single-family residence that would be located on proposed Parcel B in the same location as the existing barn. Although the existing visual character of the subject property would change with the new residential development, the proposed height and setback of the new home is consistent with the requirements of the R-40 zoning district. In addition, this type of visual change is consistent with the Single-Family Residential – Low Density (SL) General Plan land use designation of the subject property, as a single-family residence is permitted by-right for each new lot and the project complies with the

allowed density. The applicant has requested a tree permit for the removal of up to eight code-protected trees due to their location within the project site. If approved, the applicant would be required to submit a tree planting plan prior to the issuance of the first building permit as restitution for the removal of trees, ensuring planting of replacement trees on the site. The extent to which the project may affect public views would be reduced through recommended conditions of approval for the restitution of any tree approved for removal through planting replacement trees. In addition, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality and impacts would be less than significant.

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **(Less Than Significant Impact)**

Due to the residential nature of the project, minimal glare would be introduced in the area. New sources of external light associated with the proposed single-family home may illuminate the surrounding properties. There would be a change in ambient nighttime light levels on the project site. The extent to which project lighting would spill off the project site would be reduced through recommended COAs including requiring outdoor lighting to be oriented down onto the project site and to be shielded where necessary to avoid glare and contain lighting within the subject property. As such, the project would have a less than significant impact on day or nighttime views in the area due to new sources of substantial light or glare.

Sources of Information

Contra Costa County Code. "Title 8 – Zoning." https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO

Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=.

Contra Costa County General Plan. "Chapter 5: "Transportation and Circulation Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=

Contra Costa County General Plan. "Chapter 9: Open Space Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=.

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

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U.S. Department Of Commerce, Economics & Statistics Administration, U.S. Census Bureau. U.S. Census Bureau TIGERweb Geography Division map, Accessed March 5, 2025. https://tigerweb.geo.census.gov/tigerweb/

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. *AGRICULTURAL AND FOREST RESOURCES – Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	☐	☐	☒	☐

SUMMARY:

a, b, e) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, conflict with existing zoning for agricultural use, or a Williamson Act contract, or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use?* **(Less Than Significant Impact)**

The subject property is located within a General Agricultural District (A-2) zoning district and Single-Family Residential – Low Density (SL) General Plan land use designation. The property is not under a Williamson Act Contract with the County. According to the California Department of Conservation's California Important Farmland Finder map, the western area (approximately half) of the subject property is within an area deemed to be "Grazing Land" which is considered to contain vegetation that is suited to livestock grazing. However, there is no evidence that the subject property is utilized for such agricultural uses. The eastern area (approximately half) of the subject property along the Green Valley Road frontage is within an area deemed to be "Urban and Built-Up Land" which is considered to be occupied by or suitable for urban structures with a building density of at least one unit per 1.5 acres. Typical developments in the Urban and Built-Up Land category include residential uses such as the project proposes. Neither category is considered to be prime or unique farmland, or farmland of statewide importance. As proposed, no development will occur within the western area of the property. The applicant has requested a

rezone from A-2 to a Single-Family Residential (R-40) zoning district which is compatible with the existing SL General Plan land use designation. Thus, although the proposed subdivision may result in the rezoning of the property to a R-40 district, and development of the resulting Parcel B with a single-family residential use, the project would not conflict with existing zoning for agricultural use and would have a less than significant impact due to the conversion of farmland to non-agricultural use.

c, d) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g), or result in the loss of forest land or conversion of forest land to non-forest use?* **(Less Than Significant Impact)**

The Arborist Report prepared for the project (Traverso Tree, 11/30/2023) inventoried a total of 36 trees, including twenty valley oaks, four coast live oaks, two black walnuts, eight coast redwoods, one ash tree, and one fan palm. Approximately half are located within the public right-of-way (Green Valley Road) with the rest on the subject property. The subject property is located within a General Agricultural District (A-2) zoning district and Single-Family Residential – Low Density (SL) General Plan land use designation. Although the A-2 zoning district allows forestry as a permitted use, the project site is not considered forest land as defined by California Public Resources Code Section 12220(g), which is "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits."

The subject property is not considered timberland as defined by California Public Resources Code Section 4526, nor is the property zoned for Timberland Production as defined by Government Code Section 51104(g). California Public Resources Code Section 4526 defines timberland as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." California Government Code 51104(g), under the Timberland Productivity Act, defines timberland as privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

The subject 2.004-acre property may be capable of supporting a 10 percent native tree cover of any species; however, it is surrounded by existing suburban development, including single-family residences, and would not be suitable for management as forest land, recreation, or other public benefits, and the property does not contain any wetland, creek, or other water resources. The property is hilly with slopes up to and exceeding 26% which would not be suitable for timber projection. In addition, as stated in the Contra Costa County General Plan, no land in the County is used for timber harvesting. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, and there would be a less than significant impact resulting from the loss of forest land, or conversion of forest land, due to non-forest use.

Sources of Information

California Department of Conservation. "California Important Farmland Finder." 2022. https://maps.conservation.ca.gov/DLRP/CIFF/.

Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=.

Contra Costa County Code. "Title 8 – Zoning." https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

Traverso Tree, Consulting Arborist. "Arborist Report for 1921 Green Valley Road, Alamo." 20 November 2023; Received on 14 February 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. *AIR QUALITY – Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

SUMMARY*:*

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?* **(Less Than Significant Impact)**

Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Spare the Air, Cool the Climate Final 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and to protect the climate through the reduction of criteria pollutants and greenhouse gases. BAAQMD has prepared CEQA Guidelines to assist lead agencies in air quality analysis, as well as to promote sustainable development in the region. The potential air quality impacts for this project were evaluated using the BAAQMD 2022 CEQA Air Quality Guidelines screening criteria. If a project exceeds the screening criteria levels, it would be considered to have a cumulatively considerable impact on a region's ability to attain national ambient air quality standards for six common air pollutants (criteria pollutants). Pursuant to these guidelines, if a project does not exceed the screening criteria size it would not need to perform a detailed assessment of the project's criteria air pollutants and

precursor emissions and is expected to result in less than significant impacts to air quality. According to the Single Land Use Construction and Operational Criteria Air Pollutant and Precursor Screening Levels (Table 4-1) for single-family residential development, the operational screening size is 421 dwelling units, and the construction-related screening size is 254 dwelling units.

As proposed, the two-lot subdivision will result in the construction of one new single-family residence on new Parcel B and associated development on the project site including improvements to an existing driveway and new retaining walls. One new dwelling unit would be well below the BAAQMD operational or construction-related screening criteria for this type of project. The project site is not located in a Community Air Protection Program Community pursuant to the California Air Resources Board (CARB) and is therefore not subject to a community emissions reduction program or plan (CERP). Therefore, the subdivision of land and proposed development of the project would not be in conflict with the Clean Air Plan or obstruct its implementation. Nor would the project be in conflict with a community emissions reduction plan.

b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?* **(Less Than Significant Impact)**

As mentioned above in subsection-a, the proposed two-lot subdivision is not expected to exceed the threshold for criteria pollutant screening size for new single-family residences as determined by the BAAQMD. Thus, the project would not result in significant emissions of criteria air pollutants during the construction period or during project operation.

Based on a maximum score of 100 where a high score reflects a higher pollution burden as compared to other census tracts in California, the CalEnviroScreen score for the subject property and surrounding vicinity is one (1). In addition, the healthy places index score for the vicinity is 99, where a high score indicates healthier community conditions. Although the proposed project could contribute incrementally to the level of criteria air pollutants in the atmosphere, the project would have a less than significant impact on the level of any criteria pollutant.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?* **(Less Than Significant Impact)**

The project site is located within an established area of Alamo that is generally developed with single-family residential uses with schools and a community sports, parks, and trail heads all less than ½-mile from the subject property. Table 3-1 of the BAAQMD's 2022 CEQA Guidelines identifies the quantifiable air quality thresholds of significance for determining whether project-level operational and construction-related activities would have significant environmental impacts, including those related to substantial pollutant concentrations. As mentioned above in subsection-a, the proposed two-lot subdivision with development of a new single-family residence on resultant Parcel B does not exceed the threshold for criteria pollutant screening size for new single-family residential lots or single-family residences as determined by the BAAQMD. Thus, it is expected that the project would not result in substantial emissions of pollutant concentrations during operation or construction activities. However, although temporary, during grading and construction activities, the project could have an adverse environmental impact on sensitive receptors due to fugitive dust emissions. Consequently, staff will recommend as a condition of approval that the applicant be required to implement the following *Basic Best Management*

Practices for Construction-Related Fugitive Dust Emissions (BAAQMD, Table 5-2) throughout the grading and construction phase of the project:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
9. The property owner or site contractor shall post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints phone number shall also be visible to ensure compliance with applicable regulations.

As a result, the project would have a less than significant potential of exposing sensitive receptors to substantial pollutant concentrations including fugitive dust emissions.

d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?* **(Less Than Significant Impact)**

The BAAQMD's CEQA guidelines indicate that odor impacts can occur from the siting of a new odor source (e.g., wastewater treatment plant), or from the siting of a new sensitive receptor (e.g., residents) near an existing odor source. The subject property is not located in an area with existing uses that typically produce odors (e.g., landfills or treatment plants). The future development of Parcel B would be within an established residential area, at a location and density that is compatible with the single-family residential General Plan land use designation on the subject property. Once constructed, the project would not produce any major sources of odor during operation. Diesel powered equipment and vehicles may be used on the site which may create temporary, localized odors during grading and construction of site improvements and the new residence on Parcel B. Although the proposed project could contribute incrementally to temporary odors due to diesel emissions during grading or construction, the project would not adversely affect a substantial number of people and would have a less than significant impact due to odor emissions.

Sources of Information

Bay Area Air Quality Management District. "California Environmental Quality Act, Air Quality Guidelines." Adopted 20 April 2022, revised 20 April 2023. https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines.

Bay Area Air Quality Management District. "Spare the Air, Cool the Climate Final, 2017 Clean Air Plan." Adopted 19 April 2017. http://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en.

California Air Resources Board. "Community Air Protection Program Communities." Website. Accessed June 2024. https://ww2.arb.ca.gov/capp-communities

California Emissions Estimator Model [CalEEMod]. "1921 Green Valley Road, Alamo; Health and Equity Metrics." February 2025

Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. *BIOLOGICAL RESOURCES – Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SUMMARY:

On October 31, 2023, Monk & Associates (M&A) biologists conducted a general survey of the subject property to search all habitats on the site, record all plant and wildlife species observed, and examination of the project site to determine if there could be any areas within the site that would be regulated waters of the U.S. and/or State level. M&A subsequently prepared a *Biological Resources Analysis* (Analysis; November 27, 2023) for the project proposing a minor subdivision, rezone, and development of one new single-family residence. Preparation of the report included a review of pertinent information available in the California Natural Diversity Database (CNDDB) and the California Native Plant Society's (NCPS) Inventory of Rare and Endangered Plant of California (2001) for records of special-status plant and/or animal species (threatened, endangered, rare) in the region of the project site. In addition, M&A researched all known record locations for special-status species to determine if any could occur on the project site or within the area. If approved, development of the two-lot minor subdivision would result in the removal of eight code-protected trees from the property and potential project impacts to four code-protected trees due to grading and trenching for utilities, and construction of retaining walls, driveway improvements, and a new single-family residence on resulting Parcel B. The project may also result in potential impacts due to the removal or work within driplines of seventeen non-code-protected trees located within the public right-of-way.

a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* **(Less Than Significant Impact With Mitigation Incorporated)**

Special-status Plants: In their analysis, M&A indicated that with the exception of landscaping around the existing residence, the entire project site can be characterized as non-native annual grassland with an assortment of trees that were either planted years ago (e.g., coast redwoods) or voluntarily and naturally established (primarily oaks). M&A found that no special-status plants have been mapped on or adjacent to the subject property, although 16 special-status plant species are known to occur in the region. The project site where construction of the residence would occur is a barn and former horse pasture and is highly disturbed due to past activities as a horse pasture and regular weed control (whacking or mowing) activities now that horses are no longer kept on the property. M&A indicates that although some special status plant species known from the area would have been flowering in October of 2023, during their site visit, no special-status plants were observed onsite. In addition, M&A indicates that the project site does not support the specialized habitats including rocky serpentine or alkaline soils necessary for growth of special-status plant species such as uncommon jewelflower (*Streptanthus albidus ssp. peramoenus*), Congdon's tarplant (*Centromadia parryi ssp. congdonii*), or San Joaquin spearscale (*Extriplex*

joaquiniana). Nor does it support the type of micro-habitats such as rock outcrops, marshes and swamps, or chaparral needed for Mount Diablo jewel flower (*Streptanthus hispidus*), slender-leaved pondweed (*Stuckenia filiformis ssp. alpina*), Hall's bush mallow (*Malacothamnus hallii*), Mount Diablo manzanita (*Arctostaphylos auriculata*), or Diablo helianthella (*Helianthella castanea*). As such, no impacts to special-status plants are expected from development of the proposed project.

Special-status Wildlife: M&A found that foraging raptors and passerine birds, nesting passerine birds, western bumble, and special-status bats could be impacted by the proposed project.

- *Foraging or Nesting Raptor/Passerine Species.* In their analysis, M&A indicated that the subject property's grassland areas do provide suitable foraging habitat for a variety of birds including House Finch, Lesser Goldfinch, California Scrub-jay, and Northern Flicker, as raptors such as Red-tailed Hawk, all of which M&A observed during their site survey. M&A indicates that all of the trees on the project site are too small to support large raptor stick nests; therefore, trees on the project site would not provide suitable nesting habitat for raptors. Common song birds (passerine birds) could nest on the project site. All of these birds are protected under the Migratory Bird Treaty Act (50 CFR 10.13) and their eggs and young are protected under California Fish and Game Code Sections 3503, 3503.5. Any project-related impacts to these species would be considered a significant adverse impact. Potential impacts to these species from the proposed project include disturbance to nesting birds and possibly death of adults and/or young. In the absence of survey results, it must be concluded that impacts to nesting raptors and songbirds from the proposed project would be potentially significant pursuant to CEQA. This impact could be mitigated to a level considered less than significant.

- W*estern Bumblebee.* On June 12, 2019, the California Fish and Game Commission (Commission) voted to accept a petition from the Xerces Society to consider listing four subspecies of bumble bee under CESA, one of which has a current range that include the project site, the western bumble bee (Bombus occidentalis). A recent court decision determined that the California Fish and Game Commission has the authority to list insects. Candidacy was reinstated for these bumble bee species on September 30, 2022. As candidate species, they receive the same legal protection afforded to endangered or threatened species (Fish and Game Code, §§ 2074.2 & 2085).

  No documented observations of western bumblebee occur within the project site. However, until recently, few people have been surveying for bumblebee species. The proposed project could constitute a potentially significant impact on western bumble bees because no focused surveys have been conducted to date, the site is within the range for this species, and the annual grassland habitat onsite with small mammal burrows provide potentially suitable underground nesting habitat. Should western bumblebee colonies or overwintering queens be present in underground nests in project construction areas, work activities related to the proposed project could adversely affect these species and their habitats.

- *Pallid Bat and Townsend's Big-eared Bat*. The barn proposed for demolition and the trees proposed for removal may provide roosting and maternity habitat for special-status bats including the pallid bat and the Townsend's big-eared bat. These bat species are

designated by the State as "species of special concern." In accordance with the CEQA Guidelines (Section 15380) which protects "rare" and "endangered" species as defined by CEQA (species of special concern meet this CEQA definition), impacts to these bat species would be considered a potentially significant adverse impact. Potential impacts to special-status bats from the proposed project include loss of maternity and/or roosting habitat, death of individual adult bats and/or young. This impact could be mitigated to a less than significant level following Mitigation Measure BIO-3.

- *Alameda Whipsnake*. According to M&A's analysis, the project site is located approximately 1 mile outside of the U.S. Fish and Wildlife Service (USFWS) critical habitat Unit 4 designated for Contra Costa County. Rock outcrops are an important feature of Alameda whipsnake habitat as they provide opportunities for retreat and promote lizard populations. Alameda whipsnakes are also typically found in chaparral and coastal sage scrub communities and are known to venture up to 500 feet into adjacent grassland, oak savanna, oak-bay woodland, and riparian habitats. The snake primarily inhabits the inner coast range in western and central Contra Costa County and the nearest CNDBB record of the species is located approximately 1.7 miles northeast of the project site (Occurrence No. 125; 1998). M&A indicated that since the project site is a developed area that would be re-developed due to the demolition of a barn and grading for a new residence, it is not considered undisturbed land that supports wildlife such as Alameda whipsnake. In addition, neither the project site nor the surrounding area within approximately 150 feet provide the type of habitats, such as rock outcrops, for the snake. As such, M&A's analysis concluded that the Alameda whipsnake is unlikely to occur on the project site; therefore, no impacts to this species are expected.

Potential Impacts: Based on the above, the *Biological Resources Analysis* indicates that there is the potential for special-status animal species to occur within the project site due to both observance of these species on the site, nearby and/or recent occurrences listed in the CNDDB, or suitable habitat for the species as summarized above. In addition, the barn and trees within and bordering the project area could be used for nesting by a variety of passerine and other avian species, or bats. Thus, the removal of trees from the subject property and development of the project could have an adverse environmental impact on nesting or foraging birds, raptors, western bumblebees, or bats.

Implementation of the following mitigation measures would bring potential project-related impacts on biological resources to less than significant levels:

BIO-1: **Pre-Construction Nesting Bird Surveys** – To avoid impacts to nesting birds, a nesting survey should be conducted **no more than 15 days prior to the commencement of demolition, construction, or tree removal, whichever is first**, if this work would commence between February 1st and August 31st. The nesting survey should include an examination of the barn onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective nest buffer around

the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known within the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.

BIO-2 **Pre-construction Western Bumblebee Surveys** – To avoid "take" of western bumblebee, a qualified entomologist shall conduct a take avoidance survey for active bumblebee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the Community Development Department (CDD) **prior to issuance of a grading or building permit, or the start of ground-disturbing activities, whichever is first.** Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection of foraging bumblebees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following:

- If no western bumblebees or potential western bumblebees are detected, no further mitigation is required.
- If potential western bumblebees are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumblebees to identify them to species.
- If protected bumblebee nests are found, a plan to protect bumblebee nests and individuals to ensure no take of western bumblebee species shall be developed

by a qualified entomologist and submitted to the (CDD) for review. The County shall approve the plan prior to implementation.

BIO-3: **Pre-construction Bat Surveys** – In order to avoid impacts to roosting pallid bat or Townsend's big-eared bat, building and tree removal should only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid hibernating bats, and prior to the formation of maternity colonies. Then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If the qualified biologist finds evidence of bat presence during the surveys, then he/she should develop a plan for removal and exclusion, in conjunction with the CDFW.

If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If roosts are found, a determination should be made whether there are young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then he/she should develop a plan for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW.

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* **(No Impact)**

M&A's Analysis indicates that there is no riparian habitat or sensitive natural community on the project site that has been identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. Therefore, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* **(No Impact)**

M&A's Analysis indicates that there are no wetlands, creeks, streams or other jurisdictional waters located on the project site. The project site is too steep, and the soil is too friable for seasonal wetlands to develop. Precipitation flows overland, down the steep hill east towards Green Valley Road, to Green Valley Creek then San Ramon Creek, eventually flowing into the San Francisco Bay. Therefore, there is no likelihood of the project having a substantial adverse effect on state or federally protected wetlands due to the proposed development of a new residence.

d) *Would the project Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?* **(Less Than Significant Impact)**

According to M&A's Analysis, wildlife corridors are linear and/or regional habitats that connect to other natural vegetation communities within a landscape that may be fractured by urbanization and other development. These types of corridors can provide avenues for animals (generally wide-ranging) to travel or migrate to breed, or due to environmental changes and natural disasters. Wildlife corridors may also facilitate the recolonization of older habitats. To be successful, the wildlife corridor must be accessible to wildlife for foraging, breeding, retreat, dispersing, etc.

M&A's Analysis indicates that there are no wildlife nursery grounds onsite or any significant regional wildlife corridors on the project site. In addition, the project site is essentially surrounded with existing residential development, including the ridge directly to the west and uphill of the project site. Although common wildlife species occur on the subject property and in the area (e.g., deer as observed during M&A's site visit), there is only a very small and localized wildlife corridor to the west and north, around existing houses and up to the East Bay Regional Park District open space approximately 0.5 miles to the west. Finally, the project site for the proposed new residence is in the same location as an existing barn, which already constrains wildlife movement on the site. Thus, the proposed project would have a less than significant impact on nursery sites and would not adversely interfere with wildlife movement corridors.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* **(Less Than Significant Impact)**

The Contra Costa County Tree Protection and Preservation Ordinance (Tree Ordinance) provides for the protection of certain trees by regulating tree removal and alteration while allowing for reasonable development of private property and tree maintenance. The subject property contains a number of mature trees, including valley or coast live oaks, coast redwoods, black walnut, fan palm, and ash, all of which are considered protected trees under the Tree Ordinance due to their size and their presence on a property that is further subdividable if the requested rezone to an R-40 zoning district is approved. The project proposes to remove a portion of these code-protected trees, or to alter code-protected trees by working within their driplines for site improvements or development of proposed Parcel B. Thus, due to the anticipated grading, trenching, and construction activities as part of the proposed project on the subject property, a tree permit has been requested as part of the minor subdivision application for the removal of eight code-protected trees and for the alteration of four code-protected trees due to potential drip line encroachment. As conditions of approval, staff will recommend that restitution in the form of replacement of any tree approved for removal, protection of remaining trees where work may occur within the drip lines of the trees, and implementation of the tree protection measures as recommended in the project's arborist report be required. Additional trees that are less than 6.5-inches in diameter or that are located within the public right-of-way may also be removed for construction or maintenance of the property, however, these trees are not protected pursuant to the Tree Ordinance. Project impacts to the trees include being located within the footprint of site improvements, the new residential structure, or accessory structures such as retaining walls. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, the project would have a less than significant potential for conflict with any applicable policy or ordinance protecting biological resources.

f) *Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?* **(No Impact)**

The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered, special status species within the rapidly expanding region of Eastern Contra Costa. The subject property is located outside of the HCP/NCCP urban development area and thus HCP ordinance no. 2007-53 does not apply to the project. Therefore, the project would not conflict with any conservation plan.

Sources of Information

Contra Costa County Code. "Title 8 – Zoning." https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

Douglas A. McQuillan, Architect. Green Valley Residence – Project Plans. Received 14 February 2024.

Monk & Associates, Inc. "Biological Resource Analysis, 1921 Green Valley Road." 11 November 2023.

Traverso Tree, Consulting Arborist. "Arborist Report for 1921 Green Valley Road, Alamo." 20 November 2023.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. *CULTURAL RESOURCES – Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

SUMMARY*:*

a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?* **(No Impact)**

The California Public Resources code defines a historical resource as a resource that has been listed or is eligible for listing on the California Historical Register of Historical Resources, a resource included in a local register of historical resources, or a resource identified as significant in a historical survey meeting the requirements of the Public Resources Code. According to

comments received from the California Historical Resources Information System, Northwest Information Center (NWIC) for this project (July 12, 2023), the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value. The available property records indicate that the existing residence was built in 1969 and the existing barn in approximately 1970. The barn is proposed for demolition in order to construct one new single-family residence on resulting Parcel B. The existing residence on resulting Parcel A is proposed to remain and will be undisturbed by this project. However, neither the subject property nor any of the existing structures located on the parcel are listed in the California Register of Historic Resources or in the Contra Costa County Historic Resources Inventory. Nor are they associated with historically or culturally significant events. Thus, the subdivision of the subject property and development of Parcel B would not cause a significant adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?* **(Less Than Significant With Mitigation Incorporated)**

According to the letter from staff of the NWIC (July 12, 2023), there is no record of any previous cultural resource studies for the proposed project area. However, CHRIS indicates that the project area has a low possibility of containing unrecorded archaeological sites. As shown on Figure 9-2 (Archeological Sensitivity Map) of the Contra Costa County General Plan (2005-2020), the surrounding area to the west of the subject property is identified as having medium archeological sensitivity. However, the project site and the surrounding area to the east is a largely urbanized area that are excluded from archaeological sensitivity surveys although there may also be significant archaeological resources within these areas.

Potential Impacts: Upon approval of the project, the future development of the site would include ground disturbance which has the potential for uncovering previously unknown cultural resources.

The following mitigation measures will ensure that in the event cultural resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level:

CUL-1: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary.

CUL-2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts, or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish

remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?* **(Less Than Significant With Mitigation Incorporated)**

The project record does not have any prior cultural resource studies conducted at the subject property which indicate that human remains exist at the subject property.

Potential Impact: There is a possibility that human remains could be present, and that accidental discovery of human remains could occur.

Implementation of the following mitigation measure would reduce the potential to disturb any human remains, including those outside of formal cemeteries, to a less than significant level:

CUL-3: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Sources of Information

California Historical Resources Information System, Northwest Information System (NWIC). "CDMS23-00005 & CDRZ23-03271 / APNs 194-070-016 & 194-070-018." Agency Comment Response Letter. 12 July 2023.

Contra Costa County General Plan. "Chapter 9: Open Space Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=.

Contra Costa County. "Historic Resources Inventory." Revised 2019. Accessed in 2024. https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. *ENERGY – Would the project:*				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

SUMMARY:

a-b) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?* **(No Impact)**

If approved, the project would result in the future construction of one new single-family residence on resulting Parcel B. On November 5, 2024, a Climate Action and Adaptation Plan (CAAP) was adopted by the Contra Costa County Board of Supervisors in order to identify and achieve a reduction in greenhouse gas (GHG) emissions by the year 2045 as mandated by the State under AB32, including encouraging the construction of new residences to be low-carbon or carbon-neutral and achieve higher levels of energy performance. Any future development of the project site will require compliance with all California Code Title 24 (CalGreen) building energy efficiency standards for single-family residences that are in effect at the time that building permit applications are submitted, including design standards and building components intended to conserve energy and any standards regarding the provision of solar energy. During construction, the project may require temporary electrical power. The General Contractor would be required to apply for a temporary power permit from the County and to comply with all applicable building standards for a temporary power connection. Therefore, there will be no impact on energy resources or state or local plans for renewable energy or energy efficiency due to the two-lot minor subdivision or the construction or operation of a new single-family residence.

Sources of Information

California Building Code, 2022.

Contra Costa County. "Climate Action and Adaptation Plan." Adopted by the Contra Costa County Board of Supervisors on 5 November 2024. https://www.contracosta.ca.gov/DocumentCenter/View/84967/Contra-Costa-County-2024-Climate-Action-and-Adaptation-Plan-PDF?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. *GEOLOGY AND SOILS – Would the project:*				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

SUMMARY:

A Geotechnical Investigation for the proposed minor subdivision was prepared by GFK & Associates, dated January 4, 2024 (GFK Investigation) on behalf of the project proponent. The findings in the GFK Investigation were peer-reviewed by the County Peer Review Geologist.

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?
iv) Landslides?
(Less Than Significant Impact With Mitigations Incorporated)

The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by Contra Costa County for the past 50+ years. However, Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. There are standards for the required reports. To ensure that SHZ reports comply with those standards, the state law requires that all reports are subject to peer review by a California licensed registered geologist or geotechnical engineer. The consultant-prepared report, along with evidence of peer review, is required to be provided to the CGS within 30 days of completion of the peer review. Accompanying each SHZ map is a Seismic Hazard Zone Report that explains the methodology used by the CGS. The report presents technical data on a) geology, b) groundwater, c) geologic probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) lists key references and f) describes the zoning techniques. The SHZ seismicity analysis on a peak ground acceleration having a 10% probability of being exceeded in a 50-year period. The project site is located within the Diablo Quadrangle according to the Diablo Quad SHZ Map, issued on February 22, 2024. According to the Diablo Quad SHZ Map (attached as Figure 5 to the Geology Peer Review for the project), the project site is within an Earthquake-Induced Landslide Zone.

The purpose of the GFK Investigation was to evaluate the geotechnical feasibility of the proposed minor subdivision, and provide geotechnical recommendations needed for the construction of the new residence and associated improvements. At the time of the investigation, GFK was provided with preliminary plans for the project. Their scope of work included: (i) site reconnaissance; (ii) review of pertinent geologic maps and reports; (iii) limited subsurface exploration of the project site; (iv) laboratory testing of samples retrieved from the borings; (v) evaluation of the data gathered; and (vi) preparation of a report documenting the investigation and presenting GFK's conclusions and recommendations. Field exploration included the logging of five (5) auger borings ranging from approximately 11 feet to 26 feet in depth (locations shown on Figure 4 of the GFK report). The logs are presented in Figures 6 through 10 and show the details of the units penetrated. The logs classify the materials penetrated using the Unified Soil Classification System; provide SPT adjusted blow counts, as well as presenting the results of laboratory testing of soil samples retrieved from the borings. Based chiefly on the photo-interpretative mapping of the USGS for landslide and other surficial deposits of the Diablo 7.5-minute quadrangle, GFK did not regard landslide displacement or ground failure to be a significant hazard for the proposed project. Although no landslide deposits are present on the hillside overlooking the project site, the methodology used by the CEG geologists has identified a potential risk of earthquake triggered ground failure.

<u>Potential Impacts</u>

A summary of the potential impacts based on the GFK Investigation and Geology Peer Review is below. Mitigation measures are available that would ensure the impacts are less than significant.

- Ground Rupture. The site is not within an Alquist-Priolo Earthquake Fault Zone. On that basis the risk of surface fault ground rupture within the project site is negligible.

- Seismicity/Ground Shaking: The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of structural damage from earthquake ground shaking is controlled by building and grading regulations, compliance with the latest provisions of the California Building Code (CBC), and the use of sound engineering judgement. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead- and live-loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to (i) resist minor earthquakes without damage, (ii) resist moderate earthquakes without structural damage but with some non-structural damage, and (iii) resist major earthquakes without collapse but with some structural as well as non-structural damage.

  The California Building Code (CBC) mandates that for structures requiring building permits (including the proposed residence, retaining walls over 3 ft. in height, and bioretention filters), the design must consider both foundation conditions and proximity of active faults and their associated ground shaking characteristics. With conservative design and quality construction, ground shaking damage can be kept to a practical minimum. Design level geotechnical reports routinely provide seismic design parameters based on the CBC. Thus, upon implementation of the mitigations below, adverse effects due to strong seismic ground shaking would be reduced to a less than significant level.

- Liquefaction: Since 2018, the California Geological Survey (CGS) has commenced updating and issuing Seismic Hazard (SHZ) maps for Contra Consta County. Based on the most recent SHZ maps for liquefaction, although all of the public right-of-way along the subject property's frontage is in a liquefaction SHZ, no part of the project site is located within the hazard zone. In addition, Figure 10-5 of the General Plan Safety Element locates the project site within an area that is rated "generally low" liquefaction potential. Liquefaction hazard is primarily limited to relatively loose, cohesionless soil that is saturated. Considering that bedrock on the project site is relatively near the ground surface, the surface soils on the site are expansive (clayey), and the ground surface is sloping/relatively steep, rapid runoff is expected resulting in a lower expectation for soil saturation. During GFK's investigation, no free water was identified in the exploratory borings, all of which penetrated bedrock. Consequently, GFK considers the liquefaction potential low. As such, the risk of liquefaction can be considered less than significant.

- Expansion and Corrosion Potential Hazard: Laboratory testing performed by GFK indicates that surface soils on the site are moderately to highly expansive. Although corrosion potential testing of soils was not included in GFK's scope of work, recommendations are included in GFK's Investigation to address expansive soils including future corrosion testing. Depending on the outcome of future corrosion potential testing, recommendations could be provided to protect concrete and/ or steel that is in contact with the ground. In addition, with implementation of the mitigations below, the impact of expansive and potentially corrosive soils would be reduced to a less than significant level.

- Landslides and Slope Stability: The County General Plan Safety Element ground failure policy most applicable to the project site is Policy 10-22 which states that "slope stability shall be a primary consideration on the ability of land to be developed or designated for urban uses." There are no mapped landslides on or near the project site and, based on the most recent SHZ maps for landslides, the subject property is not located in a landslide SHZ. However, the SHZ map indicates that during a high magnitude earthquake the stability of all slopes will be reduced. Furthermore, a) slopes on the site are steep, varying from less than 15% to more than 26% degrees; and b) the project site is in an outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. It should also be recognized that the hazard posed by ground failure is strongly influenced by the type of landslide (e.g., fast moving debris flow, cohesive/slow moving earthflow, depth of the slide plane, etc.). Any impacts due to landslides and slope instability during a high-magnitude earthquake would be reduced to less than significant levels upon implementation of the mitigations below.

Accordingly, staff recommends that the following mitigation measures be incorporated as part of the project:

GEO-1: **At least 45 days prior to filing of the Parcel Map or CDD stamp-approval of plans for the issuance of a grading or building permit, whichever is first**, the project proponent shall submit for review by the Community Development Division (CDD) and the County Peer Review Geologist a final geotechnical report and *Landslide Hazard Assessment* that is prepared by an engineering geologist working in combination with the project geotechnical engineer . The report shall be compliant with the standards required for projects within the SHZ and its scope shall include:

- an original geologic map prepared by the engineering geologist which shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity;
- a slope stability analysis that is compliant with standards of the SHZ Mapping Act, including standards for an acceptable safety factor and justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made);
- a review of improvement plans and updated recommendations and specifications that are needed for the project, if any, including any mitigation measure needed to respond to the results of slope stability analysis;
- recommendations for geotechnical monitoring and testing during the construction period; and,
- laboratory test data to evaluate the corrosion potential of soils and bedrock.

An investigation that does not adequately respond to each provision above shall require submitting supplemental data.

GEO-2: **Prior to requesting final building inspection** for a new residence or retaining walls, the applicant/project proponent shall submit a letter or report from the geotechnical

engineer documenting the monitoring work performed as indicated in the *Landslide Hazard Assessment* (GEO-1), including a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.), and the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

b) *Would the project result in substantial soil erosion or the loss of topsoil? (***Less Than Significant Impact)**

Based on their review of site conditions, GFK indicates the presence of undocumented fills on the site and recommends that existing fill within specific areas of the project site be over-excavated and graded in accordance with their recommendations. Any areas that are disturbed during construction of the project would be covered by the proposed improvements or landscaping. Since all areas of the property that will be disturbed will be covered by new structures, pervious and impervious surfaces, or landscaping, the potential for soil erosion or loss of topsoil is less than significant. Additionally, a routine provision for grading permits in Contra Costa County is a submittal requirement for an erosion control plan. This plan is subject to technical review by County Grading Section inspectors. Implementation of an erosion control plan during grading and/or construction activities would ensure that the project results in less than significant impacts on erosion or the loss of topsoil.

c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?* **(Less Than Significant Impact with Mitigation Incorporated)**

As discussed above in subsection-a, the subject property is not located within a landslide hazard zone or a liquefaction hazard zone as designated by the CGS. Based on GFK's Investigation and County Geology Peer Review, there are no mapped landslides on or near the project site, nor is the project site located within a landslide SHZ. However, the SHZ map indicates that during a high magnitude earthquake the stability of all slopes will be reduced. The slopes on the site are steep, varying from less than 15% to more than 26% degrees, and the project site is in an outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. The hazard posed by ground failure is strongly influenced by the type of landslide (e.g., fast moving debris flow, cohesive/slow moving earthflow, depth of the slide plane, etc.).

Potential Impacts: If new parcels are developed with new single-family residences, there is potential for project impacts due to earthquake-induced landslides and slope instability.

Implementation of mitigation measures **GEO-1 and GEO-2** in subsection-a above would ensure that any potential impacts due to potential future landslides and slope instability would be reduced to a less than significant level.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?* **(Less Than Significant Impact with Mitigation Incorporated)**

The surficial soil is the Alo clay, which is considered highly expansive by the Soil Survey of Contra Costa County, and laboratory testing of on-site soils performed by GFK confirms they range from moderately to highly expansive, depending on the clay content. According to the County's geology peer reviewer, the Soil Survey of Contra Costa County considers this soil series to be highly corrosive to uncoated steel.

Potential Impacts: When expansive materials are subjected to increases in moisture content, they swell if unconfined. As expansive soils swell, they are capable of lifting some foundation types or of causing pavement and ground surfaces to crack or be laterally displaced. These pressures can cause slabs and shallow foundations to heave and crack. When the expansive materials dry, they shrink, causing slabs and shallow foundations to settle. Thus, expansive clays, which are common in the San Francisco Bay Area, have the potential to cause extensive damage to structures, particularly when combined with the Bay Area's significant seasonal moisture changes due to its pronounced wet and dry seasons. There are potentially significant impacts due to the presence of expansive soils if the proposed parcels are developed with single-family residences, but mitigation measures are available that would ensure the impacts are less than significant.

The planning-level GFK Investigation indicates structures require appropriate design measures to control damage from expansive soils. Similarly, there are practical measures to prevent or control soil corrosion from damaging or weakening concrete and/or steel from damage. In addition, implementation of mitigation measure **GEO-1** in subsection-a above would ensure that any potential impacts resulting from expansive soils are reduced to less than significant levels.

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* **(No Impact)**

The subject property is within an area served by the Central Contra Costa Sanitary District. Thus, a septic system will not be necessary or installed as a result of this project.

f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* **(Less Than Significant Impact With Mitigations Incorporated)**

There is no indication in either the Geotechnical Investigation prepared by GFK & Associates or in the geology peer reviews for the project that there are known paleontological resources or unique geologic features on the subject property. Grading and construction of the proposed single-family residence, retaining walls, and driveway improvements would occur in an area of the subject property that is already developed or disturbed by the existing residential land use. Thus, there would be a less than significant impact with respect to the project directly or indirectly destroying unique geologic features.

Potential Impact: Although there are no known paleontological resources located on the subject property, ground disturbance during the project's grading phase has the potential for disturbing previously unknown unique paleontological resources.

In addition to the mitigation measures for Cultural Resources, the following mitigation measure will ensure that in the event unique paleontological resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to unique paleontological resources to a less than significant level:

GEO-3: Should unique paleontological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

Sources of Information

California Geological Survey. "Earthquake Zones of Required Investigation – California Geological Survey." Map. Accessed 2024. https://maps.conservation.ca.gov/cgs/EQZApp/app/

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. *GREENHOUSE GAS EMISSIONS – Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY:

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* **(Less Than Significant Impact)**

As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that, in addition to various criteria air pollutants, addresses greenhouse gas (GHG) emission within a region. As proposed, the two-lot subdivision will result in the construction of one new single-family residence on new Parcel B and associated development on the project site including improvements to an existing driveway

and new retaining walls. The construction and future operation of one new residence is likely to generate GHG emissions, however, one new dwelling unit would be well below the BAAQMD operational- or construction-related screening criteria for this type of project. For single-family residential development, the operational screening size is 421 dwelling units, and the construction-related screening size is 254 dwelling units (Table 3-1 of the BAAQMD CEQA Guidelines). The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether or not a proposed project could result in potentially significant air quality impacts. Based on the screening criteria provided in the 2022 BAAQMD CEQA Guidelines, the amount of GHG generated would not result in a significantly adverse environmental impact. Thus, this project is expected to have a less than significant impact, either directly or indirectly, on the environment with respect to greenhouse gas emissions.

b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* **(Less Than Significant Impact)**

The 2022 Thresholds of Significance set forth in the BAAQMD CEQA Guidelines include an analysis and screening criteria for determining if a project would contribute to a significant impact to the environment due to the projected greenhouse gas (GHG) emissions. As is done with the regulated air pollutants, if the proposed project would generate GHG emissions above the identified threshold, then the project would be seen as having the potential for a significant impact. As indicated in the Air Quality CEQA Thresholds of Significance (Table 2-1) of the BAAQMD CEQA Guidelines, a project with total Operational-Related GHG emissions from other than stationary sources[1] that are at a minimum 1,100 metric tons (MT) of CO_{2e} per year level or otherwise are not in compliance with a qualified GHG Reduction Strategy would have a significant impact on the environment. If approved, the project would result in the construction of one new single-family residence on proposed Parcel B, in addition to site improvements (roadway/drainage facilities), and accessory structures (retaining walls). However, based on the Operational GHG Screening Size for single-family residences, any emissions generated as a result of the operational activities of a new single-family residence will be far less than the 1,100 MT carbon dioxide threshold. Thus, the project will not result in significant levels of GHG that will conflict with any applicable plan, policy, or regulation pertaining to the reduction of GHG. There may be some increase in greenhouse gases during construction of the project, but they would be considered less than significant due to the temporary nature of the construction phase of the project. Additionally, any cumulative impact of the proposed project to the amount of greenhouse gas emissions in the County would be negligible and well below the operational and construction-related screening size identified by the BAAQMD for single-family residences. Therefore, the proposed minor subdivision would not substantially conflict with plans, policies, or regulations adopted for the purpose of reducing the emission of greenhouse gases.

Sources of Information

Bay Area Air Quality Management District. "California Environmental Quality Act, Air Quality Guidelines." Adopted 20 April 2022, revised 20 April 2023. https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines.

[1] Stationary sources include, e.g., emergency generators (diesel or natural gas); stationary-source projects are those land uses that would accommodate processes and equipment that emit GHG emissions and would require an Air District permit to operate.

Bay Area Air Quality Management District. "Spare the Air, Cool the Climate Final, 2017 Clean Air Plan." Adopted 19 April 2017. http://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. *HAZARDS AND HAZARDOUS MATERIALS – Would the project:*				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐

SUMMARY:

a-b) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?* **(Less Than Significant Impact)**

The proposed project is a two-lot minor subdivision of a 2.004-acre parcel of land and rezoning from a General Agricultural District (A-2) to a Single-Family Residential district (R-40). After approval of the proposed two-lot minor subdivision application, and as proposed, a single-family residence and accessory structures would be built on Parcel B, and an existing single-family

residence would remain on Parcel A. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. Through compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazardous waste disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be considered less than significant.

According to the Phase 1 Environmental Site Assessment (ESA) Report prepared by ALFA Environmental Assessment Services (ALFA) for the project (June 9, 2025), there is no evidence of improper usage, storage, or disposal of hazardous waste or other chemicals, or indication of potentially hazardous materials related to agricultural uses, on the subject property. The subject property does not utilize a septic system or contain any water, oil, injection, or dry wells. There is no evidence of any drainage ditch on the property. Nor were underground or aboveground storage tanks observed on the property. The ESA indicates that the subject property was not identified in any regulatory database reports, however, nearby properties within a 1-mile radius were identified in the RCRA NonGen/NLR database which identifies facilities that are considered non-generators of hazardous waste and do not currently produce hazardous waste and the e-Manifest database which is a national tracking system for hazardous waste shipments. The listings within a ½-mile radius of the subject property are related to renovations when asbestos containing waste was removed and are not expected to represent a significant concern related to hazardous waste.

ALFA reviewed aerial photographs dated between 1939 and 2025, USGS topographic maps dated between 1896 and 1989, and other historical sources to determine the historical use of the subject property and surrounding area. Based on these sources, the subject property was vacant land from at least 1896 to approximately 1969. Also, from the late 1930's until the late 1960's orchards depicted/visible in an area east of Green Valley Road until approximately the mid-1980s when that area east of Green Valley Road become a residential area. Residences to the south, north, and northwest were developed between 1950 and 1973, followed by residences to the northeast, east, and southeast of the project site between 1989 and 1997. The existing residence that would remain on proposed Parcel A was constructed in 1969. A barn that will be demolished was constructed in the mid-1970s. No significant changes to the subject property have occurred since then. Based on their review of the historical sources and site visit (May 20, 2025), ALFA found no evidence that the subject property was used for any agricultural purposes, including mixing, loading, or storage areas that would have resulted in contaminants of concern (COCs) related to agricultural crops, including pesticides being present in the soil or structures on the property. As such, no further analysis of COCs such as dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin is required. Also, ALFA indicated in their report that there is no expected level of arsenic that would be present or that would require further analysis, sampling, or remediation. Finally, ALFA found no evidence of smudge pots being utilized; therefore, no additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons is required.

Therefore, the potential for impacts associated with handling, storing, and dispensing of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment from the rezoning of the property from an agricultural A-2 district to a residential R-40 district, project construction, or operation of one additional single-family residence would be less than significant.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* **(No Impact)**

The nearest school is Monte Vista High School, located approximately 0.35 miles southeast of the project site. There is no anticipated use or waste of significant quantities of hazardous materials or substances for either the construction or operation of the proposed project that is residential in use. Therefore, the project will have no impact in this respect.

d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* **(No Impact)**

Pursuant to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (DTSC), the subject property is not identified as a hazardous materials site. Furthermore, as discussed above in subsection-a, ALFA indicated in their Phase I ESA that the subject property was not identified in any regulatory database reports for hazardous waste or materials on the project site.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?* **(No Impact)**

The project is not located within the vicinity of any public airport or public use airport and will not conflict with an airport land use plan. The nearest airport facility to the project site is the Buchanan Field Airport, which is approximately 3.75 miles northeast of the project site. Thus, the proposed project would not present any safety hazard to airports or excessive noise for people residing or working in the project area.

f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* **(Less Than Significant Impact)**

The Contra Costa County Emergency Operations Plan (EOP) outlines general procedures in the event of emergency crises and includes policies and information regarding evacuations or shelter-in-place orders. In addition, the project is within the service area of the San Ramon Valley Fire Protection District (Fire District). The Fire District has published Fire Evacuation Plans. The subject property located on Green Valley Road is included in the North Alamo Fire Evacuation Plan which identifies the Round Hill Country Club Golf Course Open Space as a Temporary Refuge Area. The existing roadways would be used in the event of an emergency requiring evacuation of the local neighborhood. As proposed, the driveway improvement for the project would widen and realign the mouth of the existing driveway for improved sight distances and emergency vehicle access to the project site and hillside above. The proposed improvement of the existing driveway has been reviewed by County Public Works and the San Ramon Valley Fire Protection District for agency comments and there is no indication that it will affect minimum

sight distances for vehicles entering and exiting the site or impair emergency apparatus access. The project will be located completely within the boundaries of the subject property. As such, the proposed two-lot minor subdivision would not interfere with the existing infrastructure of Green Valley Road or the nearby arterial or expressway.

The project involves a two-lot subdivision and construction of a new single-family residence on proposed Parcel B. An existing residence would remain on proposed Parcel A. As discussed in the Population and Housing section of this study, the project has the potential to increase the population in the area by approximately 3 people. Cumulatively, there may be an impact on transport or access along any nearby roadways that may be part of an emergency response or evacuation plan, however, the increase in population is not significant enough to require an analysis for the purpose of the projects impact on emergency response and evacuation plans. In addition, the proposed project will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan.

All construction plans for future development will be subject to the applicable Fire Code that is in effect when the application for a building permit is submitted. Thus, the project would not impair implementation of the emergency response or evacuation plan in the County's EOP.

g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?* **(Less Than Significant With Mitigation Incorporated)**

The project site is in a developed area within the service area of the San Ramon Valley Fire Protection District (Fire District). Development projects are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. Although the subject property is located in a State Responsibility Area (SRA) and High Fire Hazard Severity Zone (FHSZ), there was no indication from the Fire District review of the project that the proposed development poses a significant fire risk. The project proponent will be required to comply with any applicable California Fire Codes for improvements related to the subdivision and site improvements. The project will be required to comply with current building codes, including those requiring the installation of automatic fire sprinklers in new single-family residential buildings. Therefore, with routine review of construction plans ensuring compliance with current building and fire code standards, there is a less than significant direct or indirect risk of the project exposing people or structures to loss, injury, or death involving wildland fire.

Sources of Information

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San Ramon Valley Fire Protection District. "CDMS23-00005, CDRZ23-03271." Agency Comment Response Letter. 10 July 2023.

San Ramon Valley Fire Protection District. "CDMS23-00005, 1921 Green Valley Road: revised submittal." Email. 26 August 2024.

San Ramon Valley Fire Protection District. "North Alamo Fire Evacuation Plan." Brochure. 2025. https://www.firedepartment.org/home/showpublisheddocument/2308/637218536907800000 .

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. *HYDROLOGY AND WATER QUALITY – Would the project:*				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

SUMMARY:

a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?* **(Less Than Significant Impact)**

The proposed development is residential in nature, and will not consist of any manufacturing, processing, industrial, or other commercial activities which would generate by-products or waste that would pose a significant risk for impacting water quality or waste discharge requirements within the County. The project site is located within the service area of the Central Contra Costa Sanitary District (Central San) and will have access to public sewage disposal services. Based on comments received from Central San staff, the project would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing, public facilities.

A Stormwater Control Plan (SWCP) is required for applications to subdivide land where the resulting project may result in a total amount of impervious surface area exceeding 5,000 square feet. If at least 5,000 square feet of impervious area is identified for development, a SWCP shall be prepared and submitted for the review and approval of the Public Works Department, in compliance with the Stormwater Management and Discharge Control Ordinance (§1014), and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. As the project would create more than 5,000 square feet of new impervious area, the applicant submitted a Preliminary SWCP for the proposed stormwater management facilities and controls as required by the Contra Costa Clean Water Program.

The existing and proposed driveways are steep. Thus, according to the Preliminary SWCP prepared for the project, due to elevation constraints and County Public Works' requirement that no bioretention filter be placed in the public right-of-way, runoff from the lower portion of the widened driveway adjacent to Green Valley Road cannot be treated before flowing directly to the street gutter. The roof area of the existing house that would remain on proposed Parcel A exceeds the area of the lower driveway that cannot be treated. As such, in lieu of treating the runoff from the lower portion of the driveway, it is proposed to treat runoff from the roof of the existing house on-site via two new, small bioretention filters near the house. The remaining storm water runoff generated at the site from the roof and patios of the proposed residence, and impervious paving of the driveway at higher elevations will be drained and treated to a third, large, on-site bioretention filter on proposed Parcel B. Based on comments received from staff of the County Public Works Department (October 24, 2024 and revised on September 3, 2025), the Preliminary SWCP has been accepted as preliminarily complete and a Final SWCP is not required for this project until an application for a building permit is submitted.

Thus, it is anticipated that the proposed project will be in compliance with applicable water quality standards and/or discharge standards and will not significantly degrade water quality. Furthermore, there is no evidence in the record that the project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?* **(Less Than Significant Impact)**

The project site is located in the service area of the East Bay Municipal Utility District (EBMUD). Since the project proposes utilizing a public water supply, no groundwater wells would be required. The proposed project includes three bioretention basins for storm water control that would facilitate groundwater recharge and help offset the increased impervious surface area on the project site. Therefore, there is less than significant potential for the project to substantially decrease groundwater supplies, interfere with groundwater recharge, or impede sustainable groundwater management of the basin.

c) *Would the project substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) Result in substantial erosion or siltation on- or off-site?
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
iv) Impede or redirect flood flows?

(Less Than Significant Impact (*i-iv*))

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. Based on County elevation data, runoff flows eastward toward Green Valley Road. According to the plans submitted for the project, proposed modifications to grading and drainage infrastructure are confined to proposed Parcel B. No improvements are proposed for resultant Parcel A. As proposed, stormwater infrastructure for Parcel B would tie-in to three separate curb inlets along Green Valley Road.

The project is anticipated to create more than 5,000 square feet of new impervious surfaces. Therefore, in compliance with Stormwater Management and Discharge Control Ordinance (§1014), and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and the California Regional Water Quality Board C.3 requirements for storm water design elements, the project would be required to submit a final SCWP and construct C.3-compliant stormwater control facilities, as a condition of approval (memo from County Department of Public Works, September 3, 2025). The stormwater facilities would be installed concurrently with or prior to residential construction. Three bioretention basins are proposed which would filter stormwater and reduce the level of surface runoff and pollution

resulting from additional runoff. A Preliminary SWCP prepared for the project was submitted for review and was determined to be adequate. A Final SWCP is not required for this project until an application for building permits is submitted. A completed and County-approved Final SWCP prior to construction would ensure that the project will regulate surface runoff in a manner that prevents erosion, siltation and on- or off-site flooding.

The subject property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. Therefore, it is anticipated that the project will not impede or redirect flood flows in the area.

Therefore, the project's potential for altering drainage patterns or exceeding the capacity of existing or planned stormwater drainage systems in a manner that would result in substantial erosion, polluted runoff, or flooding is less than significant.

d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?* **(No Impact)**

Seiche and tsunami events are generally associated with large bodies or large flows of water. Based on the Contra Costa County Tsunami Hazard Areas map, the subject property is outside of any tsunami hazard area. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the unincorporated Alamo area as there are no large lakes or reservoirs in the area. The project site is not located within a tsunami zone and is not located within a 100-year or 500-year flood plain or a flood hazard zone. As such, there would be no risk of pollutants being released from the site due to project inundation through flooding, tsunamis, or seiche.

e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?* **(Less Than Significant Impact)**

As discussed above in subsection-b, the project site is located in the service area of the EBMUD, which is a public utility regulated by the California Public Utilities Commission (CPUC). As such, the utility is allowed to extend services to new customers within its service area. Since the project proposes to utilize the accessible public water supply, no groundwater wells would be required. As such, there is no indication that the project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Sources of Information

California Department of Conservation. "Contra Costa County Tsunami Inundation Maps." Accessed in 2025. https://www.conservation.ca.gov/cgs/Pages/Tsunami/Maps/ContraCosta.aspx

Contra Costa County, Public Works Department. "Minor Subdivision MS23-0005 Staff Report & Recommended Conditions of Approval." 24 October 2024, revised 3 September 2025.

dk Engineering "Stormwater Control Plan for 1921 Green Valley Road, Alamo." 15 August 2024.

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

FEMA. "FEMA Flood Map Service Center, National Flood Hazard Map." Accessed in 2025. https://msc.fema.gov/portal/search

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. ***LAND USE AND PLANNING – Would the project:***				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

SUMMARY:

a) *Would the project physically divide an established community?* **(No Impact)**

The subject property is developed with one single-family residence and structures that are accessory to its use. The project site is approximately 2.004 acres in area and is not large enough to constitute an independent, established "community" within its boundaries. Although the project proposes to rezone the property from A-2 to a R-40, Single-Family Residential (R-40) zoning district, the subject property is surrounded by primarily single-family residences. The project includes the proposed development of resultant Parcel B with one new single-family residence; however, no aspect of the project would change the existing residential land uses on the lot or the existing residential or agricultural uses of any of the surrounding lots. Furthermore, the proposed project does not consist of a new roadway or other improvements that would impede or disrupt the manner in which people enter and exit the Alamo area. Thus, the proposed project would not physically divide an established community.

b) *Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?* **(Less Than Significant Impact)**

The proposed project for a two-lot minor subdivision of an approximately 2.004-acre parcel of land, rezoning from A-2 to an R-40 Single Family Residential (R-40) district, and proposed construction of a new single-family residence on proposed Parcel B is subject to the land use plans and policies below:

General Plan Land Use Element:

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005- 2020 applies as analyzed below.

The subject property is located within a Single-Family Residential, Low Density (SL) land use designation. Generally speaking, the purpose of the SL designation is to allow for the development of detached single-family residences and accessory buildings and structures, while also allowing for secondary uses that are considered to be compatible with low density homes (e.g., ADUs, churches, home occupations, small residential and child care facilities). The SL land use designation allows for a density of 1 to 2.9 units per net acre. According to Table 3-4 of the 2005-2020 County General Plan, "Net acreage includes all land area used exclusively for residential

purposes, and excludes streets, highways, and all other public rights-of-way." Due to the proposed access easement, the total net acreage of the 2.004-acre subject property is approximately 1.9 acres. As proposed, the two-lot minor subdivision would result in a density of approximately 1 unit per net acre, which is within the range of units allowed. Thus, the proposed subdivision of land will not alter or conflict with the density or result in more residential units than is allowed for the project site. No other uses other than residential are proposed with this application. In addition, based on Table 3-5 of the General Plan (Consistency Between the General Plan and Zoning Ordinance), the proposal to rezone the subject property from A-2, General Agricultural District to R-40, Single-Family Residential is consistent with the SL General Plan land use designation.

Policies for the Alamo-Diablo-Blackhawk Area:

General Plan Policies 3-115 to 3-125 are specific to the guidance of uses and development for the Alamo-Diablo-Blackhawk areas of the County. Policies 3-115, 3-116, 3-122, and 3-124 are applicable to residential development or rezoning within the Alamo area. As such, these are the area policies that are applicable to the project, as discussed below:

- The intent of policies 3-115 and 3-116 is to promote the individuality and unique character of each community based on existing community images, and to promote the character of the area as one of predominantly single-family residences. After approval of the proposed two-lot minor subdivision application, one existing single-family residence would remain on Parcel A and a single-family residence would be built on Parcel B. Each parcel would be approximately 1 acre in area, which is similar to other lots in the vicinity. Thus, the project would have no impact on the character of the community and established single-family residential neighborhood in which the project is located.

- The intent of policy 3-122 is to ensure that when rezoning in Alamo the appropriate single-family residential zoning will include R-20, R-40, R-65, R-100, and P-1. If approved, the subject property would be rezoned to R-40 which is consistent with both Policy 3-122 and the underlying SL General Plan land use designation in the surrounding Alamo area.

- The intent of policy 3-124 is to require developments to be reviewed to ensure the continued rural character of the area. The surrounding area is generally developed with single-family residences. Although the area to the east of the subject property is developed with residences, roads, curbs, and some sidewalks as would typically be found in a suburban environment, there is an element of rural character in the immediate vicinity of the project site where Green Valley Road lacks sidewalks and curbs. Based on comments received from staff of the Public Works Department, the project would not be required to install curb and sidewalk improvements along its Green Valley Road frontage. Thus, the project will maintain the "rural" character of the area.

General Plan Conservation Element: The Conservation Element of the General Plan lists three overall conservation goals (8A-8C):

- Conservation Goal 8A: To preserve and protect the ecological resources of the County.
- Conservation Goal 8B: To conserve the natural resources of the County through control of the direction, extent, and timing of urban growth.

- Conservation Goal 8C: To achieve a balance of uses of the County's natural and developed resources to meet the social and economic needs of the County's residents.

The subject property is located approximately 3 miles west of the lower elevations of Mt. Diablo State Park, however, according to Figure 8-1 of the County General Plan, it is not located within an area of known ecological sensitivity. Furthermore, the entire project site has been previously disturbed, primarily through maintenance of the property that is developed with one single-family residence and a barn with a shared driveway to each structure. The project does not affect any known gas or mineral resources and, through the implementation of mitigation measures throughout this Initial Study, would not significantly affect air quality, biological, geological, or cultural resources in Contra Costa County.

Zoning – Standards and Land Uses

The subject property is located within an A-2 General Agricultural District (A-2). The proposed two-lot minor subdivision project and proposed residential development of resultant Parcel B with one new single-family residence, retaining walls, is consistent with the criteria for residential heights and permitted land uses within the A-2 zoning district. However, as the existing A-2 zoning district requires a minimum 5-acre lot size, minimum 250-foot average width, and minimum 200-foot depth, the applicant has requested a rezoning of the property to a R-40, Single-Family Residential (R-40) zoning district. As proposed, the subdivision is consistent with the standards of the R-40 district for minimum lot size, average width, and depth, and permitted residential land uses within the R-40 zoning district. In addition, the R-40 zoning district is consistent with the underlying SL General Plan land use designation. Both A-2 and R-40 districts require a 25-foot front setback for primary and accessory structures, a 20-foot side yard with a 40-foot side yard aggregate for primary buildings/structures, and a 15-foot rear side yard. R-40 allows a 3-foot side yard for accessory structures with a minimum 75-foot front setback. As designed, the proposed residence for Parcel B is consistent with the minimum front setback, rear yard, side yard, side yard aggregate, and maximum building heights. The applicant has requested variances from the standards to allow a 0-foot front setback and an 8-foot side yard for retaining wall #1 and to allow a 5-foot front setback for retaining wall #3.Staff considers that findings exist to allow the variances for a reduced setback and reduced side yard for retaining walls over three feet in height due to the steep topography of the subject property and need to widen the existing driveway for safe ingress and egress. In addition, the use of a shared driveway minimizes the number of curb cuts on Green Valley Road and minimizes grading for a new residence on a steep lot.

Zoning – Tree Protection and Preservation Ordinance

The Contra Costa County Tree Protection and Preservation Ordinance (Tree Ordinance) provides for the protection of certain trees by regulating tree removal and alteration while allowing for reasonable development of private property and tree maintenance. The subject property contains a number of mature trees, including valley or coast live oaks, coast redwoods, black walnut, fan palm, and ash, all of which are considered protected trees under the Tree Ordinance due to their size and their presence on a property that is further subdividable if the requested rezone to an R-40 zoning district is approved. The project proposes to remove a portion of these code-protected trees, or to alter code-protected trees by working within their driplines for site improvements or development of proposed Parcel B. Thus, due to the anticipated grading, trenching, and construction activities as part of the proposed project on the subject property, a tree permit has

been requested as part of the minor subdivision application for the removal of eight code-protected trees and for the alteration of four code-protected trees due to potential drip line encroachment. As conditions of approval, staff will recommend that restitution in the form of replacement of any tree approved for removal, protection of remaining trees where work may occur within the drip lines of the trees, and implementation of the tree protection measures as recommended in the project's arborist report be required. Additional trees that are less than 6.5-inches in diameter or that are located within the public right-of-way may also be removed for construction or maintenance of the property, however, these trees are not protected pursuant to the Tree Ordinance.

Although the two-lot minor subdivision involves a rezoning from a General Agricultural District (A-2) to a Single-Family Residential (R-40) district, it does not involve an amendment to the Single-Family Residential, Low Density (SL) General Plan land use designation. The use of the resultant parcels would remain residential in nature. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, there would be no conflict with the Tree Ordinance. Therefore, as indicated above and as conditioned, the proposed two-lot minor subdivision, rezoning, tree permit, and future development of one new single-family residence and structures that are accessory to residential uses would have a less than significant potential for conflict with any applicable land use policy with the purpose of avoiding or mitigating an environmental effect.

Sources of Information

Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=

Contra Costa County General Plan. "Chapter 8: Conservation Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=

Contra Costa County Code. "Title 8 – Zoning." https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

Douglas A. McQuillan, Architect. Green Valley Residence – Project Plans. Received 14 February 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. ***MINERAL RESOURCES – Would the project:***				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SUMMARY:

a, b) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (***No Impact)**

According to Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan, the subject property is not located within an area identified as a significant mineral resource area and there is no other information in the record that indicates the presence of mineral resources. Thus, there is no indication that known mineral resources would be affected by the proposed two-lot subdivision and construction of a new residence on Parcel B. Nor is there any indication that the project would result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or of a locally-important mineral resource recovery site.

Sources of Information

Contra Costa County General Plan. "Chapter 8: Conservation Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. ***NOISE – Would the project result in:***				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SUMMARY:

a) *Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* **(Less Than Significant Impact)**

Figure 11-6 (Land Use Compatibility for Community Noise Environments) of the Noise Element of the County General Plan specifies noise exposure levels of 60 dB day-night sound level (DNL) or less as normally acceptable, and noise levels between 60 dB and 70 dB DNL as conditionally acceptable in residential areas. County General Plan Policies 11-2 and 11-4 set the standards for acceptable noise levels in residential areas and for new development, and require an acoustic analysis if projects are potentially exposed to a DNL of 60 dB or greater. According to Figure 11-5I of the Noise Element, the subject property is not located within an area of the County that is subject to average noise levels above what would be considered normally acceptable for the operation of residential units. As such, acoustic analysis is not required for the project. The types and levels of noise generated from the residential uses associated with the existing residence to remain on proposed Parcel A and the future residence on proposed Parcel B would be similar to noise levels from other single-family residential developments in the area. Thus, once proposed Parcel B is developed with a new single-family residence, there would be no permanent increase in ambient noise levels in the vicinity of the project in excess of the established standards.

The future development of the private roadway, retaining walls, and residence on proposed Parcel B is expected to temporarily increase ambient noise in the area due to the use of work vehicles and power equipment for the duration of construction activities as well as earthmoving equipment for the proposed grading. Although the temporary increase in ambient noise would be minimal, staff will recommend conditions of approval limiting the hours and days of construction and requiring the project proponent/contractor to observe best construction practices to reduce temporary noise impacts on the surrounding area due to grading or construction activities. Therefore, the proposed subdivision, site improvements, and development of one new single-family residence would have a less than significant impact due to temporary increases in ambient noise levels in the vicinity.

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?* **(Less Than Significant Impact)**

Groundborne vibration is most commonly associated with railroads, freeways, bus lines, heavy construction and grading activities, large truck traffic, and airports. As such, residential uses are not the type of uses that are expected to result in the generation of groundborne vibration or groundborne noise levels. However, it is reasonable to expect the potential future grading, site improvements, and construction of one new residence resulting from the minor subdivision to include the introduction of work vehicles and power equipment for the duration of construction activities as well as earthmoving equipment for the proposed grading. Groundborne noise is produced when ground vibrations cause resonances in the floors and walls of buildings, which then radiate a rumbling noise directly into the rooms. Potential construction-related activities for the development of one new parcel resulting from the minor subdivision are not expected to generate excessive groundborne vibrations or groundborne noise levels that would impact the surrounding area. However, staff will recommend conditions of approval limiting the hours and days of construction and requiring the project proponent/contractor to observe best construction practices to reduce vibration impacts due to construction activities in the surrounding area. Therefore, the proposed subdivision, site improvements, and construction of one new single-family residence would have a less than significant impact due to temporary increases in ambient noise levels or groundborne vibration/noise in the vicinity.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* **(No Impact)**

The nearest airport, Buchanan Airport, is located more than 9 miles north of the project site. As such, there would be no impact in regard to an airport land use plan or excessive noise levels due to an airport use.

Sources of Information

Contra Costa County General Plan. "Chapter 11: Noise Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30921/Ch11-Noise-Element?bidId=

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

Douglas A. McQuillan, Architect. Green Valley Residence – Project Plans. Received 14 February 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. *POPULATION AND HOUSING – Would the project:*				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUMMARY:

a) *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?* **(No Impact)**

The proposed two-lot minor subdivision, if approved, would potentially increase the housing stock in Contra Costa County by one dwelling unit, a change that would not result in substantial population growth. The most recent demographic data for population and housing compiled by the US Census Bureau for the Alamo area is based on the 2020 American Community Survey (2020 ACS). Available data indicates a population of approximately 15,134 people in the Alamo area, and an average estimate of 3.12 people per household. Thus, the expected population increase upon construction of one additional residence would be approximately 3 people, which would increase the population in the Alamo area by less than 0.02 percent. The project would utilize Green Valley Road, an existing 30-foot-wide public road within a 60-foot-wide right-of-way. Based on comments received from the County Public Works Department, Engineering Division, this is the final design planned for the road. Therefore, the project would have no potential to induce substantial population growth in the County, either directly or indirectly.

b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?* **(No Impact)**

The project site for the proposed two-lot minor subdivision is developed with one existing single-family residence that will remain. There is no need to alter, remove, or otherwise disturb any of the nearby single-family residences to establish the subdivision or develop Parcel B with a new residence in the future. Therefore, the proposed minor subdivision of land would not displace any person or existing housing, nor necessitate the construction of replacement housing elsewhere.

Sources of Information

Contra Costa County, Public Works Department. "Minor Subdivision MS23-0005 Staff Report & Conditions of Approval." 28 August 2023.

United States Census Bureau. "Alamo CDP, Place in California, Profile." Accessed in 2025. https://data.census.gov/cedsci/profile/Alamo_CDP,_California?g=1600000US0600618

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. ***PUBLIC SERVICES – Would the project*** *result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a) Fire Protection?	☐	☐	☐	☒
b) Police Protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

SUMMARY:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) *Fire protection?* **(No Impact)**

The proposed project for a two-lot minor subdivision has been reviewed by the San Ramon Valley Fire Protection District. There was no indication in the correspondence received from staff of the Fire District that the District would not approve the proposed private road or that new fire protection facilities would be needed as a result of this project. Future development of the proposed single-family residence on proposed Parcel B would be required to comply with all applicable fire code requirements. The nearest fire station is San Ramon Valley Fire Station 33, located on Diablo Road at Green Valley Road approximately 1 mile south of the project site, which is consistent with County General Plan Growth Management policies for fire protection that require a fire station within 1-1/2 mile of developments in urban or suburban areas. The anticipated, approximately three-minute response time from Station 32 to the project site is adequate in urban or suburban areas. Therefore, the project would have no impact on the provision of fire protection services.

b) *Police projection?* **(No Impact)**

Police protection and patrol services in the Alamo area and the project vicinity are provided by the Contra Costa County Sheriff's office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The project for a two-lot minor subdivision proposes the development of a new single-family residence on proposed Parcel B, and an existing residence would remain on proposed Parcel A. As discussed in the Population and Housing section of this study, the addition of one new dwelling unit would minimally increase the population and would thus not impact the County's ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Thus, the proposed project will

not result in the need for new or expanded police protection facilities or services in the County or the Alamo area.

c) *Schools?* **(Less Than Significant Impact)**

The project site is located within the jurisdiction of the Lafayette Elementary School District and the Acalanes Union High School District. To address student growth in school districts as a result of residential developments in the County, a fee as determined by the school district is levied on all new dwellings. The project for a two-lot minor subdivision proposes the development of a new single-family residence on one of the resultant parcels. As discussed in the Population and Housing section of this study, the addition of one new dwelling unit would minimally increase the population in the area. Additionally, the applicant for the future single-family residence would be required to pay the applicable school impact fees for the new residential dwelling unit prior to issuance of a building permit. Payment of the development fees pursuant to State regulations for school services would reduce impacts to neighborhood schools to less than significant levels.

d) *Parks?* **(Less Than Significant Impact)**

The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of 3 acres of neighborhood parks per 1,000 people should be maintained within the County. The new residents of the proposed dwelling unit would be expected to increase the use of parks in the surrounding area; however, one additional residence would result in a less than significant impact on park facilities. Additionally, the applicant for the future single-family residence would be required to pay the County mandated park dedication and park impact fees collected to fund the acquisition and development of parks in Contra Costa County to serve unincorporated County residents.

e) *Other public facilities?* **(Less Than Significant Impact)**

The proposed two-lot minor subdivision and plan for the construction of one new single-family residence would not significantly affect existing public facilities as it is not expected to substantially induce population growth in the area. Accordingly, the impact of the use of the public libraries or public health facilities by new residents of the future dwelling on Parcel B is less than significant.

Sources of Information

Contra Costa County General Plan. "Chapter 4: Growth Management Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=.

Contra Costa County General Plan. "Chapter 7: Public Facilities/Services Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30917/Ch7-Public-Facilities_Services-Element?bidId=.

Contra Costa County. "Title 9, Division 920 – Park Dedication." Accessed in 2025. https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT9SU_DIV920PADE

Contra Costa County Fire Protection District. "CDMS23-00005, CDRZ23-03271." Agency Comment Response Letter. 10 July 2023.

Contra Costa County Fire Protection District. "CDMS23-00005, 1921 Green Valley Road: revised submittal." Email. 26 August 2024.

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

Douglas A. McQuillan, Architect. Green Valley Residence – Project Plans. Received 14 February 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. *RECREATION*				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SUMMARY:

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* **(Less Than Significant Impact)**

Given the small scale of the project, potentially resulting in one new single-family residence, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. In addition, the applicant for the future residential building permit would be required to pay the County mandated park impact fee collected to fund the acquisition and development of parks and recreational facilities in Contra Costa County. Therefore, the project would have a less than significant impact on neighborhood and regional parks and their recreational facilities.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?* **(No Impact)**

The project does not propose the construction of new recreational facilities or the expansion of existing facilities. Therefore, the project will have no impact in this regard.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. *TRANSPORTATION – Would the project:*				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

SUMMARY:

a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?* **(Less Than Significant Impact)**

Access to both proposed Parcels A and B would be from Green Valley Road, a two-lane public roadway, through an approximately 16-foot paved road within an access easement ranging between 16 feet and 30 feet in width. The site plan proposes to remove and replace the existing access driveway onto Green Valley Road. This new and wider driveway will take a 90-degree turn, providing direct access to the proposed residence on Parcel B and branching onto the existing 10-foot-wide drive that is to remain. The applicant will be required as a condition of approval to relinquish abutters' rights of access along the frontage of Green Valley Road, with the exception of the new driveway access. A car turnaround is proposed at the front of the proposed residence on Parcel B. Regional access to the project site would be via Stone Valley Road or El Cerro Boulevard/Diablo Road, which are classified as arterial routes (Figure 5-2 of the Transportation and Circulation Element of the General Plan), and I-680 which is part of the Interstate freeway system. No extension of the existing thoroughfare infrastructure is proposed now or would be required in the future due to development of the new parcels.

Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis for any project that is estimated to generate 100 or more AM or PM peak-hour trips based upon the trip generation rates as presented by the Institute of Traffic Engineers (ITE). According to ITE trip generation rates (ITE code 210) for detached single-family residential development, the project would result in approximately 1.73 peak trips per day per home (0.74 daily AM trips and 0.99 daily PM trips) if a residence were to be constructed on Parcel B. Therefore, a project-specific traffic impact analysis is not required. Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system and would have a less than significant impact on the circulation system in the project vicinity.

b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?* **(Less Than Significant Impact)**

CEQA provides guidelines for analyzing transportation impacts relating to vehicle miles travelled (VMT) resulting from the project. The Governor's Office of Land Use and Climate Innovation (LCI) has provided the following guidance on evaluating such impacts for small projects: "Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact." According to ITE trip generation rates for detached single-family residential development, the project would result in approximately 9.44 total weekday trips and 9.54 Saturday trips per home. Since there is no reasonable expectation that a project of this scale could exceed 110 daily trips, the project is assumed to have a less than significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* **(Less Than Significant Impact)**

The subject property fronts on Green Valley Road, an existing, two-lane public roadway with an existing pavement width of 30 feet within a 60-foot right of way. According to comments received from staff of the County Public Works Department, the current configuration of Green Valley Road is considered a final design. As shown on Figure 5-2 (Roadway Network Plan) of the General Plan Transportation and Circulation Element, Green Valley Road is not considered to be an existing or proposed arterial, expressway, or freeway, but connects to Stone Valley Road, an existing arterial south of the project site. No substantial changes to the existing transportation system are proposed with this application. Vehicles would access both proposed parcels from the existing driveway on proposed Parcel B. Improvements to the new driveway include widening it, particularly where it meets Green Valley Road, and resurfacing. This new and wider driveway would take a 90-degree turn, providing direct access to the proposed residence on Parcel B and branching onto the existing drive that is to remain for access to proposed Parcel A. As required by the Department of Public Works, the applicant would submit an encroachment permit prior to construction of the proposed driveway improvements. There is no indication that the new configuration of the driveway would substantially increase hazards on Green Valley Road due to geometric design features or incompatible uses.

d) *Would the project result in inadequate emergency access?* **(Less Than Significant Impact)**

As discussed in subsection-e above, Green Valley Road is at its planned, final design width and there are no proposed changes due to the project that would affect access along the public roadway. The project was referred to the San Ramon Valley Fire Protection District for agency comments. As part of their response received on July 10, 2023, the Fire District did not identify any concerns with the adequacy of existing or proposed emergency vehicle access. Additional comments were received from staff of the Fire District on August 26, 2024, advising that a fire apparatus turnaround is not needed and, as the grade of the driveway is being kept under 16 percent, there is no need for a grooved concrete application of the driveway. All construction plans for future development will be subject to the applicable Fire Code that is in effect at the time when the application for a building permit is submitted. Therefore, routine review of construction plans

will ensure that the proposed project has no potential for adversely impacting existing emergency access to the subject property or other properties within the County.

Sources of Information

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. ***TRIBAL CULTURAL RESOURCES – Would the project*** *cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	☐	☒	☐	☐

SUMMARY*:*

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a, b) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or determined by the lead agency, in its discretion and supported by substantial evidence, to be*

significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? **(Less Than Significant Impact With Mitigation Incorporated)**

Based on comments received from the California Historical Resources Information System, Northwest Information Center (NWIC) for this project (July 12, 2023), the Office of Historic Preservation has determined that any building or structures 45 years or older may be of historical value. As discussed in Section 5 of this report (Cultural Resources), the subject property does not contain any buildings, nor does it contain any structures that are 45 years or older. In addition, the subject property is not listed in the California Register of Historic Resources or the Contra Costa County Historic Resources Inventory and is not associated with historically or culturally significant events. According to the comments received from the NWIC, the project area has a low possibility of containing unrecorded archaeological sites although there is no record of any previous cultural resource studies for the proposed project area. As shown on Figure 9-2 (Archeological Sensitivity Map) of the Contra Costa County General Plan (2005-2020), the surrounding area to the west of the subject property is identified as having medium archeological sensitivity. However, the project site and the surrounding area to the east is a largely urbanized area that are excluded from archaeological sensitivity surveys although there may also be significant archaeological resources within these areas. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site.

Staff of the NWIC recommended that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious values. Notices of Opportunity to Request Consultation for the 2-lot minor subdivision were sent to the Wilton Rancheria on October 31, 2024, and to the Confederated Villages of Lisjan Nation on November 1, 2024. The Confederated Villages of Lisjan Nation requested consultation and ultimately indicated in email correspondence received on January 27, 2025, that due to the proximity of this project to Green Valley Creek, the project area may be sensitive for Tribal Cultural Resources.

Potential Impacts: Upon approval of the project, the future development of the site would include ground disturbance which has the potential for uncovering previously unknown tribal cultural resources or the accidental discovery of human remains.

Implementation of mitigation measures **CUL-1** through **CUL-3**, requiring that the tribe requesting consultation be notified if tribal cultural resources are found and the Native American Heritage Commission (NAHC) if human remains are found, would reduce impacts to tribal cultural resources to a less than significant level.

Sources of Information

California Historical Resources Information System, Northwest Information System (NWIC). "CDMS23-00005 & CDRZ23-03271 / APNs 194-070-016 & 194-070-018." Agency Comment Response Letter. 12 July 2023.

Contra Costa County General Plan. "Chapter 9: Open Space Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30922/General-Plan?bidId=

Contra Costa County. "Historic Resources Inventory." Revised 2019. Accessed in 2024. https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. *UTILITIES AND SERVICE SYSTEMS – Would the project:*				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUMMARY:

a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?* **(Less Than Significant Impact)**

The project site is located in a developed, urbanized area which is served by existing water, sewer, storm drain, electric power, natural gas, and telecommunications services. There is no indication from any utility service provider that the proposed residential complex would result in a need to relocate, expand, or construct new facilities in such a way as to cause significant environmental effects.

Water: The new development is located within the service area of the East Bay Municipal Utility District (EBMUD), a public utility regulated by the California Public Utilities Commission (CPUC), which allows the extension of services to new customers within its service area in compliance with CPUC Rule 15. Project plans were sent to EBMUD as part of the initial review process. EBMUD staff indicated that the project proponent will need to contact EBMUD's New Business Office and request a water service estimate to determine the conditions of providing water service to the development (of Parcel B). There is no indication from EBMUD staff that the

proposed project would exceed the capacity of the existing public water infrastructure or would conflict with their water service regulations.

Wastewater treatment: The project is within the service area of Central Contra Costa Sanitary District (Central San), which is the agency responsible for ensuring that applicable wastewater treatment requirements of the Regional Water Quality Control Board are met and maintained. The wastewater generated by one new single-family residence would incrementally increase wastewater flows in the Central San system. The project plans for the proposed two-lot subdivision and construction of one new single-family residence on resultant lot Parcel B were sent to Central San as part of the initial review process. There is no evidence that the project would be expected to produce an unmanageable added capacity demand on the wastewater system or interfere with existing public facilities. In their comments, Central San staff indicated that a side sewer connection for the existing residence on the subject property may need to be relocated. However, there is no indication that the project would require expansion of the wastewater treatment system.

Storm water drainage: As discussed in the Hydrology and Water Quality section above, the applicant has submitted a preliminary Storm Water Control Plan (SWCP) designed with project storm water controls including dispersion to bioretention filters and storm drains. The preliminary SWCP has been reviewed by the County Public Works department, which has provided final comments and recommendations for conditions of approval for the formal entitlement recommendation being made. Prior to filing of the Parcel Map, the applicant will be required to submit a final SCWP and Stormwater Control Operation and Maintenance Plan to the County Public Works Department. In addition, improvement plans for construction of the residence on proposed Parcel B will require review for compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance. Therefore, the proposed project would have a less than significant adverse environmental impact on storm water drainage or treatment facilities.

Electric/Natural Gas: The project is within the service territory of PG&E for electric and natural gas service. It is anticipated that the project will connect to underground electric and/or natural gas connections. There is no indication that the construction of new or expanded electric or natural gas services is required for the ongoing operation of the project. If necessary, temporary power for construction activities will also be provided by PG&E. The applicant will be required to apply for temporary power and follow the permitting process for connecting to the electrical grid.

Telecommunications services: Existing telephone, cellular, internet, and cable television are available within the project site's vicinity. The project site would connect to these services provided by several different providers, and there is no indication that the new residential unit would result in the need for expanded services such as new or larger wireless facilities.

By following the processes required to connect to existing water, sanitary sewer, storm water drainage, electric power, or telecommunications facilities, the impact of the project concerning these utilities and services would be less than significant.

b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?* **(Less Than Significant Impact)**

As discussed in subsection-a above, the new development is located within the service area of the EBMUD, a public utility regulated by the California Public Utilities Commission (CPUC), which allows the extension of water services to new customers within its service area in compliance with CPUC Rule 15. Project plans were sent to EBMUD as part of the initial review process. EBMUD staff reviewed the project application documents regarding the provision of new water service pursuant to their water service regulations and indicated that water service shall not be furnished or expanded unless all applicable water-efficiency measures in the regulations are installed at the applicant's expense. There has been no indication from the water company that the existing public water infrastructure would have insufficient water supplies to serve the project, or that the project would have a significant impact on the public water infrastructure during dry, and multiple dry years.

c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* **(Less Than Significant Impact)**

As discussed in subsection-a above, the new development is within the service area of Central San, which is the agency responsible for ensuring that applicable wastewater treatment requirements of the Regional Water Quality Control Board are met and maintained. Project plans were sent to Central San as part of the initial review process who did not provide comments prior to preparation of this Initial Study. There is no evidence that the project would be expected to exceed Central San's ability to provide sewer services with the currently available facilities or interfere with or require expansion of the existing, public wastewater treatment system. Central San would connect the new residences to its facilities after processing the residential sewer service application and collecting the applicable connection fees, completing a building plan review, and issuing a permit for sewer work. By following this process, the impacts related to the wastewater treatment requirements of the Regional Water Quality Control Board for the San Francisco Bay Region, or the Central San facilities would be less than significant.

d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?* **(Less Than Significant Impact**)

Construction of a new single-family residence would generate construction solid waste. Construction on the project site would be subject to the California Green Building Standards Code (CalGreen), which requires that at least 65% (by weight) of job site debris generated by most types of building projects be recycled, reused, or otherwise diverted from landfill disposal. This requirement applies to demolition projects and most new construction, as well as the majority of building additions or alterations. CalGreen is administered in the County through the Construction and Demolition Debris Recovery Program, and verifiable post-project documentation is required to be submitted to demonstrate that at least 65% of the nonhazardous construction and demolition (C&D) debris generated on the job site are salvaged for reuse, recycled or otherwise diverted. The average amount of debris generated by new single-family residential construction is 7.5 pounds per square foot for a custom home. If approved, the construction of a new residence on Parcel B

would result in approximately 632 pounds of construction debris. The Debris Recovery Program would reduce the construction debris headed to a landfill by diverting materials that can be recycled to appropriate recycling facilities. Nondiverted C&D debris is required to be transported to an approved Construction and Demolition Processing Facility. Accordingly, the environmental impact of construction waste would be less than significant.

With respect to residential waste, Contra Costa County contracts with franchise haulers for solid waste, recycling, and organics collection service for about one half of the unincorporated County. The Department of Conservation and Development, Solid Waste and Recycling Section administers four franchise agreements with other haulers including Allied Waste Systems, Crockett Sanitary Service, Garaventa Enterprises, and Richmond Sanitary Service. Republic Services collects residential waste under the Allied Waste, Crockett Sanitary, and Richmond Sanitary agreements. Mt. Diablo Resource Recovery collects residential waste under the Garaventa Enterprises agreement. The other half of unincorporated County collection service is managed by three different sanitary districts: the Kensington Community Services District, the Central Contra Costa Solid Waste Authority (RecycleSmart, a joint power authority), and the City of San Ramon, where unincorporated areas of San Ramon are served under the city's collection franchise. The California Integrated Waste Management Act (AB 939) requires jurisdictions to show a minimum of 15 years of total disposal space at a landfill. Household waste is ultimately destined for the Keller Canyon Landfill, which has enough approximate capacity to continue accepting waste for the next 40 years if the maximum daily capacity was brought to the landfill. Residential waste from one potential future single-family residence on proposed Parcel B would incrementally increase waste to be hauled to a landfill. However, as is the case with construction debris, a portion of the residential waste is expected to be recycled and would thereby reduce the residential waste headed to a landfill by a franchise hauler. Therefore, the impact of the project-related residential waste is considered to be less than significant and would not otherwise impair the attainment of solid waste reduction goals.

e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?* **(Less Than Significant Impact**)

As mentioned above in subsection-d, construction at the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. The proposed project is not expected to produce significant amounts of waste that would present a greater conflict with laws and regulations regarding solid waste than similar single-family residences in the vicinity. Furthermore, the owner, construction contractor, and future tenants would be subject to applicable federal, state, and local laws related to solid waste. Therefore, the potential for conflict with Federal, State, and local management and reduction statutes and regulations related to solid waste is less than significant.

Sources of Information

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Contra Costa County. "CalGreen / Construction & Demolition (C&D) Debris Recovery Program." 2025. https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris-

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Contra Costa County. "Waste Hauler Map." 2025. https://cocogis.maps.arcgis.com/apps/webappviewer/index.html?id=2c5e6c6b1f7d419eac7005c84a76de90.

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. *WILDFIRE –* *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,* ***would the project:***				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒	☐	☐

SUMMARY*:*

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?* **(Less Than Significant With Mitigation Incorporated)**

According to the California Fire Hazard Severity Zone map, the subject property is located in a State Responsibility Area (SRA) and lands designated as High Fire Hazard Severity Zone. The Contra Costa County Emergency Operations Plan (EOP) outlines general procedures in the event of emergency crises and includes policies and information regarding evacuations or shelter-in-place orders. In addition, the San Ramon Valley Fire Protection District has published Fire Evacuation Plans. The subject property located on Green Valley Road is included in the North Alamo Fire Evacuation Plan which identifies the Round Hill Country Club Golf Course Open Space is a Temporary Refuge Area. The project which fronts Green Valley Road involves a two-lot subdivision and construction of a new single-family residence on proposed Parcel B. As discussed in the Population and Housing section of this study, the project has the potential to increase the population in the area by approximately 3 people. Cumulatively, there may be an impact on transport or access along any nearby roadways that may be part of an emergency response or evacuation plan, however, the increase in population is not significant enough to require a transportation analysis for the purpose of emergency response and evacuation plans. The proposed project will be located completely within the boundaries of the subject property and will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan. In addition, the project will not affect the minimum sight distances for vehicles entering and exiting the site and would not interfere with the existing infrastructure of Green Valley Road.

The project site is in a developed area within the service area of the San Ramon Valley Fire Protection District (Fire District). Development projects are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. In their comments received on July 10, 2023, and on August 26, 2024, staff of the Fire District indicated that they gave the applicant direction on the requirements for the driveway access and that a turnaround for fire apparatus on the project site is not required due to the ability to pull a hose up to 200 feet from the top of the driveway to the street. All construction plans for future development will be subject to the applicable fire code that is in effect at the time an application for a building permit is submitted. Thus, by complying with the requirements of the Fire District and upon implementation of mitigation measures **FIRE-1** and **FIRE-2**, the project will not impair the County's emergency response or evacuation plan, and project impacts would be less than significant.

b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?* **(Less Than Significant With Mitigation Incorporated)**

The subject property is located within a hilly area of the County identified in the County General Plan having slopes varying from less than 15% to more than 26% degrees. The project site elevation ranges from approximately 525 feet above sea level at the eastern property boundary to 670 feet above sea level at the northwestern corner. The project site is in a developed area within

the service area of the San Ramon Valley Fire Protection District (Fire District). According to Exhibit A of the San Ramon Valley Fire Protection District Ordinance 2023-38, high temperatures in the area range from an average of 90º and reaching up to approximately 115º. The average monthly wind speeds range from approximately 11 mph to 20 mph, with wind gust speeds up to between 25 mph to 40 mph, and high maximum wind gust speeds from up to 55 mph. Development projects are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. Based on Fire District's review, the project proponent will not be required to install any new hydrants for fire protection. The project will be required to comply with current building codes, including those requiring the installation of automatic fire sprinklers in new single-family residential buildings.

Potential Impacts: The project is located in an SRA and lands designated as High Fire Hazard Severity Zone. Although there was no indication from the Fire District review of the project that the proposed development poses a significant wildfire risk during or after construction, there is a potential for the steep slopes of the project area, high temperatures and dry conditions in the summer, and high maximum wind gusts including strong, dry, gusty winds during the winter to exacerbate wildfire spread.

Accordingly, implementation of the following mitigation measures will ensure that potentially significant impacts on project occupants and/or surrounding properties from wildfire or the uncontrolled spread of a wildfire are reduced to less than significant levels:

FIRE-1: **Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall develop and submit to the CDD and the Fire District a written plan to establish, implement, and maintain a fire prevention program at the project site throughout all phases of construction of the development.

FIRE-2: Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first, the applicant shall submit to the CDD and the Fire District a written fire prevention management plan for all combustible materials stored outside and/or vegetation growth including but not limited to trees, weeds, grass, and vines, that is capable of being ignited and endangering property.

c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?* **(Less Than Significant Impact)**

The proposed project for a two-lot minor subdivision and development of Parcel B with a new single-family residence was reviewed by the San Ramon Valley Fire Protection District and there is no indication in their comments that the project will require the installation of fuel breaks, water sources, hydrants, or other fire protection related infrastructure. In addition, the proposed project would follow standards and regulations as required by the Fire District and California Fire Code intended to reduce fire risk. Electric and natural gas utilities would be provided by PG&E and new connections to the project site would be installed underground, minimizing potential impacts to fire risk. Thus, by following the requirements of the Fire District, there would be no need for the installation or maintenance of infrastructure that may exacerbate fire risk or result in impacts on the environment. Therefore, the proposed project would have a less than significant impact.

d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* **(Less Than Significant With Mitigation Incorporated)**

The subject property is located on an east facing slope with elevation ranging from approximately 525 feet above sea level at the eastern property boundary to 670 feet above sea level at the northwestern corner. Based on the preliminary Stormwater Control Plan (SCWP) submitted for the proposed minor subdivision, three bioretention filters designed for compliance with the California Regional Water Quality Board C.3 requirements for runoff are proposed. As the project proposes more than 5,000 square feet of new impervious area, the applicant will be required to submit a final SCWP. In complying with C.3 requirements for storm water design elements, a completed and County-approved SWCP ensures that the project will regulate surface runoff in a manner that prevents runoff and on- or off-site flooding. The subject property is not located within a flood plain or special flood hazard area and thus will not impede or redirect flood flows in the area.

As discussed in the Geology and Soils section of this study, there are no mapped landslides on or near the project site. However, according to the Geotechnical Investigation by GFK & Associates for the project, the seismic hazard map (SHZ map) indicates that during a high magnitude earthquake the stability of all slopes will be reduced. Furthermore, the project site is in the outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. Upon implementation of mitigation measure **GEO-1** prior to construction, and mitigations measures **FIRE-1** and **FIRE-2**, any potential impacts of the development of one new single-family residence and accessory structures due to post-fire landslides or slope instability will be reduced to a less than significant level.

Sources of Information

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

SUMMARY:

a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?* **(Less Than Significant With Mitigation Incorporated)**

As discussed in individual sections of this Initial Study, the project to rezone the subject property from an A-2 to an R-40 zoning district and create two parcels from the site for single-family residential development of proposed Parcel B may impact the quality of the environment with respect to Biological Resources, Cultural and/or Tribal Cultural Resources, Geology/Soils and Wildfire. Where mitigation measures are enforced as proposed in this Initial Study, the measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. Therefore, the potential for substantial impacts to biological,

historical, cultural, or other resources as a result of the proposed project is reduced to a less than significant level.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)* **(Less Than Significant Impacts)**

The project site is located within the US Census-designated Concord-Walnut Creek Urban Area in a neighborhood where the established uses and related development are predominantly single-family residential. If approved, based on the project plans, the two-lot minor subdivision and rezone to R-40 Single-Family Residential district would result in the development of one new single-family residence on Parcel B. An existing single-family residence would remain on Parcel A. Thus, the number of housing units in the Alamo CDP would increase by one unit with the proposed project, which would be approximately 0.017 percent of the estimated 5,594 housing units in the Alamo area as of the year 2022. The residential use is consistent with the existing General Agricultural (A-2) and proposed Single-Family Residential (R-40) zoning districts, and upon rezoning to R-40, would remain consistent with the single-family residential, low-density (SL) General Plan land use designation of the subject property. The project would also be considered consistent with the existing residential development in the surrounding area.

Staff is aware of one additional, substantial development project in the nearby unincorporated Alamo area:

County File #CDSD24-09696 – A vesting tentative map to subdivide into 19 single family residential lots under Density Bonus Law. The project site is located at 1125 North Gate Road in the unincorporated Walnut Creek area. The project is currently under environmental review.

Cumulatively, the proposed subdivision project described above, and the proposed two-lot minor subdivision that is subject to this initial study may have significant impacts on population/housing, transportation, and public services/utilities if development resulted in a significant increase in population. As discussed in the Population and Housing section of this study, the potential increase in population of the proposed project is minimal. The California Department of Finance (CDF) estimates the County's total population as 1,156,55 persons as of January 1, 2022. Of this total population, the population in the unincorporated area of the county is approximately 176,941, with an average of 2.79 persons per household as of January 1, 2022. Based on this average, the two projects together are anticipated to increase the population in the County by approximately 56 people, or approximately 0.03%.

The subject property is one of the few in the immediate vicinity of Alamo that is further subdividable. The County is not currently processing any discretionary applications for residential or non-residential development for properties that are contiguous to the project site. In addition, there are no other applications for the subdivision of parcels, or the construction of multi-family residential units currently being processed within at least five miles of the subject property. Due to the small scope and size of the proposed project and the proposed 20-lot subdivision in the vicinity, with the implementation of the mitigations described in the sections throughout this initial study, the proposed project would not result in cumulatively considerable impacts on the environment.

c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?* **(Less Than Significant With Mitigation Incorporated)**

This Initial Study has disclosed potential direct or indirect impacts on human beings that would be less than significant upon the implementation of mitigation measures. All identified mitigation measures will be included as conditions of approval for the proposed project, and the applicant will be responsible for implementation of the measures. As a result, there would not be any environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the references cited throughout this Initial Study were consulted. Reference materials are available for review by contacting the project planner, Syd Sotoodeh, Contra Costa County Department of Conservation and Development, by email at syd.sotoodeh@dcd.cccounty.us or by phone at (925) 655-2877.

ATTACHMENTS

1) Maps: Vicinity, Aerial View, General Plan, Zoning
2) Project Plans
3) Mitigation Monitoring and Reporting Program

FINAL Mitigation Monitoring and Reporting Program

County File # CDRZ23-03271 & CDMS23-00005

Green Valley Road Rezone and Two-Lot Minor Subdivision

1921 Green Valley Road
Alamo, CA 94507

November 17, 2025

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impacts: *No special-status plants have been mapped on or adjacent to the project site and the portion of the project site where construction would occur is a highly disturbed area due to regular weed control. However, the existing barn and the trees within the project area could be used by a variety of bird and bat species for nesting. Thus, the removal of trees from the subject property and development of the project on proposed Parcel B may have an adverse environmental impact on nesting birds, and on special-status animal species such as western bumblebees, Townsend's Big-Eared Bats and Pallid Bats.*

Mitigation Measure(s):

BIO-1: Pre-Construction Nesting Bird Surveys – To avoid impacts to nesting birds, a nesting survey should be conducted **no more than 15 days prior to the commencement of demolition, construction, or tree removal, whichever is first**, if this work would commence between February 1st and August 31st. The nesting survey should include an examination of the barn onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known within the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified

biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.

BIO-2: Pre-construction Western Bumblebee Surveys – To avoid "take" of western bumblebee, a qualified entomologist shall conduct a take avoidance survey for active bumblebee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the Community Development Department (CDD) **prior to issuance of a grading or building permit, or the start of ground-disturbing activities, whichever is first**. Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection of foraging bumblebees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following:

- If no western bumblebees or potential western bumblebees are detected, no further mitigation is required.
- If potential western bumblebees are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumblebees to identify them to species.
- If protected bumblebee nests are found, a plan to protect bumblebee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified entomologist and submitted to the CDD for review. The County shall approve the plan prior to implementation.

BIO-3: Pre-construction Bat Surveys – In order to avoid impacts to roosting pallid bat or Townsend's big-eared bat, building and tree removal should only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid hibernating bats, and prior to the formation of maternity colonies. Then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, in conjunction with the CDFW.

If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then

a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If roosts are found, a determination should be made whether there are young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW.

Implementing Action:	COA
Timing of Verification:	Prior to tree removal, earthmoving, or construction activities
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Biologist, Entomologist
Compliance Verification:	Review of Biologist or Entomologist report or surveys, or other verification provided to CDD staff

SECTION 4: CULTURAL RESOURCES and SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impacts: *Upon approval of the project, the future development of the site would include ground disturbance which has the potential for uncovering previously unknown cultural resources or human remains.*

Mitigation Measure(s):

CUL 1: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary.

CUL 2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

CUL-3: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials or human remains
Party Responsible for Verification:	Project proponent, CDD staff, consulting Archaeologist, County coroner
Compliance Verification:	Review of archaeologist's report

SECTION 5: GEOLOGY AND SOILS

Potentially Significant Impacts: *Based on the preliminary geotechnical investigation by GFK & Associates, Inc., there are potentially significant geologic/geotechnical impacts including earthquake-induced landslides/slope instability, soil corrosivity, the presence of expansive soils, and seismic hazards including earthquake ground shaking. Therefore, there is a potentially substantial impact on the ability of the proposed project to create a direct or indirect risk to life or property. In addition, although there are no known paleontological resources located on the subject property, ground disturbance during the project's grading phase has the potential for disturbing previously unknown unique paleontological resources.*

Mitigation Measure(s):

GEO-1: Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first, the project proponent shall submit for review by the CDD and the County Peer Review Geologist a final geotechnical report and Landslide Hazard Assessment that is prepared by an engineering geologist working in combination with the project geotechnical engineer . The report shall be compliant with the standards required for projects within the SHZ and its scope shall include:

- an original geologic map prepared by the engineering geologist which shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity;
- a slope stability analysis that is compliant with standards of the SHZ Mapping Act, including standards for an acceptable safety factor and justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made);
- a review of improvement plans and updated recommendations and specifications that are needed for the project, if any, including any mitigation measure needed to respond to the results of slope stability analysis;
- recommendations for geotechnical monitoring and testing during the construction period; and,
- laboratory test data to evaluate the corrosion potential of soils and bedrock.

An investigation that does not adequately respond to each provision above shall require submitting supplemental data.

GEO-2: **Prior to requesting final building inspection for a new residence or retaining walls**, the applicant/project proponent shall submit a letter or report from the geotechnical engineer documenting the monitoring work performed as indicated in the Landslide Hazard Assessment (GEO-1), including a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.), and the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

GEO-3: Should unique paleontological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Geotechnical Engineer, County Geologist
Compliance Verification:	Review of Construction Drawings, review of Geotechnical Engineer's report.

SECTION 20: WILDFIRE

Potentially Significant Impacts: *The project is located in a State Responsibility Area and lands designated as High Fire Hazard Severity Zone. Although there was no indication from the San Ramon Valley Fire Protection District review of the project that the proposed development poses a significant fire risk during or after construction, there is a potential for the steep slopes of the project area to exacerbate wildfire spread.*

Mitigation Measure(s):

FIRE-1: **Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall develop and submit to the CDD and the Fire District a written plan to establish, implement, and maintain a fire prevention program at the project site throughout all phases of construction of the development.

FIRE-2: **Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall submit to the CDD and the Fire District a written fire prevention management plan for all combustible materials stored outside and/or vegetation growth including but not limited to trees, weeds, grass, and vines, that is capable of being ignited and endangering property.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents, prior to parcel map recordation, and throughout operation.
Party Responsible for Verification:	Project proponent/property owner(s), CDD staff, Fire Protection District staff
Compliance Verification:	Review of fire prevention/management plans

Department of Conservation and Development

County Planning Commission

Wednesday, December 10, 2025 – 6:30 P.M.

STAFF REPORT **Agenda Item #____**

Project Title:	Green Valley Road Single-Family Residential Rezone and Minor Subdivision
County File(s):	CDRZ23-03271 & CDMS23-00005
Applicant:	Benoit McVeigh, dk Engineering
Owner:	George M. Moore
Zoning:	A-2, General Agricultural District
General Plan:	SL, Single-Family Residential – Low Density (RL, Residential Low Density)
Site Address/Location:	1921 Green Valley Road, Alamo, CA (Assessor's Parcel Numbers: 194-070-015 and 194-070-018)
California Environmental Quality Act (CEQA) Status:	Mitigated Negative Declaration (MND), SCH #2025031276
Project Planner:	Syd Sotoodeh, Senior Planner; (925) 655-2877; syd.sotoodeh@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a rezone from an A-2, General Agricultural District to R-40 Single-Family Residential District, and a vesting tentative map to subdivide the subject 2-acre property into two lots, an approximately 0.95-acre Parcel A and an approximately 1.05-acre Parcel B. The applicant has requested variances to the requirements of the R-40 zoning district standards to allow a 0-foot front setback and an 8-foot side yard for the construction of retaining Wall #1 and to allow a 5-foot front setback for the construction of retaining Wall #3. The applicant also requests an exception to County Title 9 standards requiring the undergrounding of existing utilities along the Green Valley Road frontage. Site improvements include expanding the existing driveway

where it connects to Green Valley Road, installing new utilities and infrastructure, and constructing stormwater and drainage infrastructure. The applicant also requests approval of a tree permit for the removal of eight code-protected trees and to allow work within the driplines of four code-protected trees for the demolition of an existing barn, grading including ±330 cubic yards (CYS) of cut and ±540 CYS of fill for a net 210 CYS, construction of retaining walls and other site improvements, and construction of a new two-story residence on proposed Parcel B. An existing residence on proposed Parcel A would remain unchanged.

The planning commission will consider and make recommendations to the Contra Costa County Board of Supervisors on the following:

- A rezoning of the Project site from an A-2, General Agricultural District to a R-40, Single-Family Residential District;
- A Vesting Tentative Map (VTM) to subdivide the subject property into two lots, an approximately 0.95-acre Parcel A and an approximately 1.05-acre Parcel B;
- Variances to allow a 0-foot and a 5-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for the construction of two retaining walls;
- An exception to the requirements and regulations of County Code Title 9, Chapter 96-10, for undergrounding of overhead utility services; and,
- A Tree Permit to allow the removal of eight code-protected trees (three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches), and work within the driplines of four code-protected trees (one valley oak and three coast live oaks with a combined diameter of 79 inches).

II. RECOMMENDATION

The Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Planning Commission:

A. OPEN the public hearing on the Green Valley Road project, RECEIVE testimony, and CLOSE the public hearing.

B. RECOMMEND that the Board of Supervisors:

   a. ADOPT the Mitigated Negative Declaration (SCH 2025031276) and Mitigation Monitoring and Reporting Program prepared for the project, and specify that the Department of Conservation and Development (located at 30 Muir Road, Martinez, CA) is the custodian of the documents and other materials, which constitute the record of proceedings upon which this decision is based;

b. ADOPT an ordinance rezoning the approximately 2-acre project site and adjacent public right-of-way to an R-40, Single-Family Residential (R-40) district (County File #CDRZ23-03271);

c. APPROVE the Vesting Tentative Map for the Project (County File #CDMS23-00005).

d. APPROVE variances to allow a 0-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for construction of retaining "Wall #1" and to allow a 5-foot front setback (where 25 feet is required) for construction of retaining "Wall #3".

e. AUTHORIZE an exception to the requirements and regulations of County Code Title 9, County Code Chapter 96-10, for undergrounding of existing overhead utility services.

f. APPROVE the Tree Permit to allow the removal of eight (8) code-protected trees and work within the driplines of four (4) code-protected trees.

g. APPROVE the findings in support of the Project.

h. APPROVE the Project conditions of approval.

i. APPROVE the Green Valley Road 2-Lot Subdivision Project.

j. DIRECT the Department of Conservation and Development to file a CEQA Notice of Determination with the County Clerk.

III. GENERAL INFORMATION

A. General Plan: As of November 5, 2024, the subject property is located within an RVL, Residential Very Low-Density General Plan land use designation (County General Plan Envision 2045). When the application was deemed "complete" for processing on October 7, 2024, the property was located in a SL, Single-Family Residential – Low Density General Plan land use designation.

B. Zoning: The subject property is located within an A-2, General Agricultural District.

C. California Environmental Quality Act (CEQA) Compliance: An Initial Study and Mitigated Negative Declaration (IS/MND) identified potentially significant impacts in the areas of biological resources, cultural and tribal cultural resources, geology & soils, wildfire, and mandatory findings of significance, and identified mitigation measures to reduce such impacts to less-than-significant levels. The IS/MND and corresponding

documents were posted for public review on March 25, 2025. The public comment period for accepting comments on the adequacy of the environmental documents extended from March 26, 2025, through April 24, 2025. Three comment letters were received via email within the comment period. The letters received are discussed in further detail in the CEQA Public Comment section of this report.

D. Tribal Cultural Resources: In accordance with Section 21080.3.1 of the California Public Resources Code, Notices of Opportunity to Request Consultation were mailed to the Wilton Rancheria on October 31, 2024, and to the Confederated Villages of Lisjan Nation on November 1, 2024. These are the two California Native American tribes that have requested notification of proposed projects. Pursuant to Section 21080.3.1(d), there was a 30-day time period for each of the tribes to either request or decline consultation in writing for this project. No response has been received from the Wilton Rancheria. However, responses from the Confederated Villages of Lisjan Nation were received on December 11, 2024, and December 12, 2024, in which the Tribal Chair requested consultation due to the proximity of the project to Green Valley Creek. Ultimately, in email correspondence received on January 27, 2025, the Tribal Chair of the Confederated Villages of Lisjan Nation requested that as the project area may be sensitive for Tribal Cultural Resources, they be contacted if any cultural resources of Native American origin are inadvertently found during grading or construction on the project site. Mitigation measures CUL-1 through CUL-3 for Cultural and Tribal Cultural Resources have been included in the MND and also in the conditions of approval as part of staff's recommendations (COA #34 to #36). The Tribal Chair of the Confederated Villages of Lisjan Nation indicated that the Tribe has no further information to supply about the proposed site for this subdivision.

E. Lot Creation: The subject property consists of two descriptive tax parcels established as one lot pursuant to the County's approval of Minor Subdivision #MS66-89 and depicted as Lot C on a Record of Survey recorded on June 10, 1966 (43 LSM 13).

F. Prior County Files Related to the Property:

a. MS66-89: A minor subdivision to establish 4 new lots, approved in May of 1966 and recorded as Record of Survey (LSM) Book 43, Page 13, on June 10, 1966.

b. ZI01-9011: A small lot design review to construct a new steel and wood retaining wall to replace an older wood wall around the east and south side of an existing residence, approved on March 19, 2011.

IV. SITE/AREA DESCRIPTION

The subject property is an approximately 2-acre, irregularly shaped lot comprised of two tax parcels located on Green Valley Road in the Alamo area of the County, approximately

1/4-mile north of Stone Valley Road and approximately 1-3/4 miles northeast of I-680. The Green Valley trail head with access to the Summit Trail at the base of Mt. Diablo is located approximately 962 feet north of the subject property. The West Branch of Green Valley Creek is located approximately 378 feet west of the project site. Located within the foothills of Mt. Diablo and situated at the bottom of a low hill that is part of a series of low ridges and small canyons to the west, the subject property has fairly steep topography rising approximately 140 feet from the eastern property line fronting Green Valley Road to the western property line, with an average slope of approximately 53 percent. The project site where an existing barn is located has been leveled where slopes are less than 15 percent. The existing driveway is fairly steep and narrow and bisects the property above the barn. Nineteen mature, code-protected trees (measuring more than 6.5-inches in diameter) on the subject property and seventeen mature, non-code-protected trees in the public right-of-way along the frontage of the subject property were inventoried by the project arborist.

Developments in the surrounding unincorporated area are located within a variety of single-family residential zoning districts (R-10, R-15, R-20, R-40, or R-100), Planned Unit (P-1) districts, and General Agriculture (A-2) districts. The project site within an A-2 General Agricultural (A-2) zoning district is developed with a single-family residence, driveway, and barn. The surrounding area of Alamo is predominantly developed with single-family residences. Other nearby land uses include Monte Vista High School and Los Cerros Middle School, Monte Vista swimming pool and sports complex, and Oak Hill Park, all approximately 1/2-mile south of the project site. Nearby town centers include Alamo (e.g., Alamo Plaza) approximately 3 miles to the west and downtown Danville approximately 2 miles to the south.

V. PROJECT DESCRIPTION

The applicant requests a rezone of the property from A-2, General Agricultural District to R-40, Single-Family Residential district and approval of a vesting tentative map to subdivide the subject 2-acre property into two parcels, resulting in a 0.95-acre (gross) Parcel A and a 1.05-acre (gross) Parcel B.

The project proposes one private access and utility easement (PAUE) approximately 25 feet in width on proposed Parcel B. Improvements would be made to an existing driveway within the new PAUE including widening the driveway where it connects to Green Valley Road to approximately 20 feet and repaving portions of the driveway. An improved and widened driveway to the residence on proposed Parcel B would split from the PAUE. The driveway on proposed Parcel A to the existing residence would remain as-is.

Other site improvements include three bioretention filters, a concrete ditch, and trench inlets/drains for stormwater control and drainage. Six retaining walls between zero and nine feet in height are proposed. The applicant has requested variances to the

requirements of the R-40 zoning district for the construction of two of the retaining walls that would be over three feet in height:

- 0-foot front setback (where 25 feet is required) and 8-foot side yard (where 20 feet is required) for "Wall No. 1"; and,

- 5-foot front setback (where 25 feet is required) for "Wall No. 3".

The applicant has also requested an exception from the requirements of Title 9, Chapter 96-10, of the County Ordinance Code related to the undergrounding of existing overhead utility services along the subject property's Green Valley Road frontage. Water, sewer, electrical, and other utilities extending to the proposed residence on Parcel B would be installed underground. Trenching for those utilities, as well as drainage improvements, would be performed as part of grading. It is anticipated that the project will entail ±330 cubic yards (CYS) of cut and ±540 CYS of fill for a net 210 CYS of grading for site and residential improvements.

The project proposes demolition of an existing barn for the construction of a new 3,496-square-foot, two-story, single-family residence with a 553-square-foot garage, 315-square-foot main floor deck, and 383-square-foot lower floor concrete patio for Parcel B. New development proposed for Parcel A consists of the installation of two bioretention filters for stormwater control. No other changes or improvements are proposed for Parcel A where an existing residence would remain.

The applicant also requests approval of a tree permit for the removal of code-protected trees including three valley oaks, one coast live oak, three coast redwoods, and one ash (trees #106 through #113) with a combined diameter of 149 inches, and to allow work within the driplines of code-protected trees including one valley oak (tree #120) and three coast live oaks (trees #103 through #105) with a combined diameter of 79 inches for the demolition of an existing barn, construction of retaining walls, grading, site/drainage improvements, and construction of a new residence on proposed Parcel B.

VI. AGENCY COMMENTS

Agency comments received by staff are included in Attachment 4. Following are summaries of the agency comments received:

A. San Ramon Valley Fire Protection District: In correspondence dated July 10, 2023, Fire District staff indicated that the applicant would be required to comply with current requirements for water supply and fire department access at time of submittal for construction review and permits. In additional correspondence received on August 26, 2024, the Fire District indicated that they provided directions to the applicant regarding a hairpin approach coming from the south and also advised that a

turnaround is not required as the fire department would be able to achieve the required hose pull distance of 200 feet from the top of the driveway. Also, the Fire District indicated that a grooved concrete application is not required as the grade of the new driveway would be under 16 feet. Please refer to the attached correspondence for the details of their comments.

B. East Bay Municipal Utility District (EBMUD): In correspondence dated July 10, 2023, EBMUD staff advised that the applicant should contact EBMUD's New Business Office to request a water service estimate and that engineering and installation of water mains and services may require a substantial lead time. EBMUD also indicated that water meters are not allowed to be located in driveways and that EBMUD's Water Service Regulations require applicable water-efficiency measures to be installed at the project sponsor's expense for the provision of new or expanded water services. EBMUD indicated that due to their limited water supply, all customers should plan for shortages in time of drought. Please refer to the attached correspondence for the details of their comments.

   EBMUD also provided comments on April 15, 2025, during the CEQA notification period for the draft Initial Study and Mitigated Negative Declaration (IS/MND) which are addressed in the Final IS/MND (attached).

C. California Historic Resources Information System (CHRIS): In correspondence dated July 12, 2023, staff of the CHRIS indicated that there is no record of any previous cultural resource studies for the proposed project area, therefore, the proposed project has the possibility of containing unrecorded archeological sites or Native American cultural resources sites. In addition, staff of CHRIS recommended that if the project area contains any building or structure that is 45 years or older, a qualified professional conduct a formal CEQA evaluation. Pursuant to the recommendations made by CHRIS, mitigation measures CUL-1 through CUL-3 for Cultural Resources have been included in the MND, and also in the conditions of approval as part of staff's recommendations (COA #34 to #36). Please refer to the attached correspondence for the details of their comments.

D. County Peer Review Geologist: Darwin Meyers Associates (DMA) provided multiple sets of project comments as the applicant worked to achieve a project that meets preliminary applicable standards. In correspondence dated March 28, 2024, DMA noted that they reviewed the preliminary geotechnical report by GFK Investigation, the preliminary VTM and project plans, and a preliminary Stormwater Control Plan prepared for the proposed project. DMA also indicated that they had reviewed the pertinent geology reports, maps, and soil surveys for the Contra Costa County area. DMA acknowledges that there are steep slopes above the project site and that the project site is located within an Earthquake-Induced Landslide Seismic Hazard Zone (SHZ). According to DMA, the risk of slope failure would be greatest if an earthquake

were to happen during the winter rainy season. However, DMA noted that the site is not located in an Alquist-Priolo Earthquake Fault Zone and that GFK indicated there are no landslide deposits present on the project site or the hillside overlooking the project site. Thus, DMA advised that GFK does not regard landslide displacement or ground failure as significant hazards for the project.

The revised VTM and preliminary stormwater control plan submitted on August 19, 2024, were routed to DMA. In correspondence dated September 12, 2024, DMA provided updated comments and recommendations indicating that the analysis and recommendations in GFK's investigative report remain operative. Based on the revised grading and retaining wall plans for the project, DMA indicated that the project proposes the use of engineered retaining walls with only very low/localized graded slopes with a 3:1 or flatter gradient in lieu of highly graded slopes. Thus, according to DMA the proposed grading is very limited, and the project is designed to avoid adverse effects to or due to the stability of the project site.

The peer-review geologist's recommendation for the applicant to provide a design-level geotechnical report prior to issuance of a building permit and monitoring work performed during construction have been included as mitigation measures GEO-1 and GEO-2 in the draft MND and also as conditions of approval (COA #37 and #39). Please refer to the attached correspondence for the details of their comments.

E. Alamo Improvement Association (AIA): In correspondence dated April 21, 2024, the AIA Planning Committee indicated although they recommended approval of the project at their July 20, 2023, meeting (letter dated July 23, 2023, attached), they reconsidered the applications at their meeting held on April 18, 2024. The AIA advised that based on the meeting discussions, they rescind their prior recommendation for approval and recommend denial of the applications for rezoning, minor subdivision, tree permit, and setback variances. The AIA noted that necessary setback variances for extensive improvements necessary to create a buildable area on Parcel B and for retaining walls were not described in the original project summary provided to both the AIA and the Alamo MAC but were apparent in project exhibits provided by the applicant to the Alamo MAC. Also, the AIA notes that although the County General Plan designates the R-40, R-20, and R-15 zoning districts as "consistent" with the SL land use designation it also lists all A-districts as "could be consistent". Thus, the AIA advised that local circumstances should guide a rezoning decision. The AIA also noted that the subject property is located within a large, contiguous area of A-2 zoning and rezoning just one of the 13 contiguously A-2 zoned parcels would create an anomaly and undesirable precedent for the other parcels, and that the proposed subdivision would not be permissible in the A-2 district. The AIA further indicated concerns that the property is extremely steep with an average 50% slope, which is greater than the 26% slope above which the General Plan deems substantial topographic modification inappropriate. Thus, according to the AIA, the proposed subdivision meets two of the

findings in Section 66474 of the [California] Subdivision Map Act for denial of the subdivision due to the site not being physically suitable for the proposed density of the development or for any type of development. Finally, the AIA indicated that because the proposed retaining walls extend the entire width of the proposed Parcel [B] in close proximity to Green Valley Road, they would have a substantial visual impact, and that, based on landscaping plans provided by the applicant [to the AIA] there would be difficulty in screening the tallest wall(s) by planting due to a lack of space along the proposed driveway or behind the walls. Please refer to the attached correspondence for the details of their comments.

Staff Response: In their initial recommendation for approval, the AIA indicated that the R-40 Single-Family Residential district is the appropriate residential zoning district for the proposed project. Staff agrees. Aside from lot area and average width, the development standards of the A-2 zoning district are the same as those for the R-40 zoning district. Rezoning is common in this area of Alamo where properties have consistently been rezoned over the years for residential subdivisions, including within the same subdivision that created the subject property. In 1991, Parcel 'A', the southernmost parcel of Minor Subdivision 89-66 which created the subject property, was subdivided into Parcels 'A' and 'B' at which time the two new parcels were also rezoned from A-2 to R-40. As shown on the Rezone exhibit included in the attached project plans, properties in this area of Alamo are located in A-2, R-15, R-20, R-40, R-65, R-100, and P-1 zoning districts, including some parcels that are an "anomaly" in being located outside of a contiguous zoning district.

At the time the subject applications were deemed complete, the subject property and 11 other properties comprised of 13 tax parcels located west of Green Valley Road were located within an SL, Single-Family Residential – Low Density General Plan land use designation. Pursuant to the County General Plan Envision 2045 adopted by the Board of Supervisors on November 5, 2024, these properties are now located within a RVL, Residential Very Low-Density land use designation. Although it does not apply to the subject applications, the RVL designation would apply to future applications for the subject property. The RVL designation has been deemed appropriate for transitions between urban development and agricultural/rural areas and for constrained sites where reduced densities are justified, and the R-40 zoning district is consistent with this designation. The 12 properties located in this designation are in a transitional area as they are located between typically urban developments to the north, south, and east, and undeveloped open space to the west (e.g., East Bay Regional Park District land designated Parks and Recreation or Resource Conservation). Like the proposed project, typical development in RVL includes detached single-family units on lots that are approximately 1 acre or larger and small-scale agricultural activities. Of the 12 properties within the SL/RVL land use designation and A-2 zoning district, only three are larger than 5 acres as required in an A-2 district, with the rest ranging between 0.92 and 3.26 acres in area. All are developed with single-family residential uses,

including three homes that were constructed on top of the ridge above the subject property and overlooking Green Valley Road and several homes that were constructed on lots with 26 percent or greater slopes.

Regarding the variances that the AIA identified, the R-40 district requires a 20-foot other (or secondary) setback for corner lots which is also applicable to access easements. Pursuant to County Code section 82-4.244(d), setbacks on lots that are 40,000 square feet or more are measured from property lines and not the edge of existing or proposed access easements. Therefore, although there is a proposed access easement, the "other" setback for a corner lot does not apply and there is no secondary front setback variance required for the proposed residence. The applicant submitted a revised vesting tentative map and revised site/development plans to the CDD on August 19, 2024. The revised design reduces the number, length, and height of proposed retaining walls. As shown on the plans, the retaining walls do not span the entire length of proposed Parcel B's frontage.

Thus, based on the above, staff disagrees that the proposed rezoning to R-40, subdivision of the property into two new lots, and development of one new single-family residence is an anomaly and would set a precedence as this pattern of development has already been established in this area of Alamo. In addition, it is typical for variances for reduced setbacks to be granted for retaining walls in hilly areas of the County. The retaining walls necessary for driveway improvements would provide safer access to the existing residence on proposed Parcel A including Fire District access and would likely be necessary in the future even if the subdivision and development was not proposed.

F. Contra Costa County Public Works Department, Engineering Services: The County Public Works Department, Engineering Services Division provided multiple sets of project comments as they worked with the applicant to achieve a project design that met applicable standards. In their most recent correspondence and staff report dated September 3, 2025, Public Works staff provided comments and recommended conditions of approval for the project relating to traffic and circulation, underground utilities, drainage and stormwater control management, floodplain management, lighting district annexation, area of benefit fees and drainage area fee and creek mitigation, and findings for the requested exceptions to Title 9 requirements. Public Works' recommendations have been included in the conditions of approval as part of staff's recommendations (COA #43 to #69). Please refer to the attached correspondence for the details of their comments.

G. Alamo Municipal Advisory Council (MAC): The project proposal was considered by the Alamo MAC at their monthly meeting held on April 9, 2024. In correspondence to CDD staff, the Alamo MAC chair indicated that a motion to approve the application as presented by the applicant was carried and passed 5 to 2 to recommend approval with

conditions requiring the applicant to screen all retaining walls with trees, shrubs, and vines, and that the geotechnical report be prepared to address the impacts of grading, cut and fill on the six adjoining properties. A requirement for screening the new retaining walls to the extent possible has been included in the conditions of approval as part of staff's recommendations (COA #23). Please refer to the attached correspondence for the details of their comments.

H. Central Contra Costa Sanitary District (Central San): In correspondence dated March 25, 2025, Central San staff indicated that the project site is located within Central San's service area and is currently receiving sanitary sewer service. Central San staff also indicated that the side sewer connection to the existing residence on Parcel A appears to traverse proposed Parcel B to connect to an existing public manhole in Green Valley Road; thus, land rights will need to be dedicated if the existing side sewer is to remain as-is, or the applicant may choose to relocate the existing side sewer. Central San staff advised that the applicant would be responsible for submitting plans to Central San for review prior to receiving a final building permit. Please refer to the attached correspondence for the details of their comments.

I. Additional Agencies: Comments were solicited from the Contra Costa Couty Building Inspection Division, the Contra Costa County Grading Inspection Division, the Department of Conservation and Development Transportation Planning, the Department of Conservation and Development Advance Planning, Contra Costa Environmental Health Division (CCEHD), and Contra Costa Mosquito & Vector Control District. No comments were received from these agencies prior to the preparation of this report.

VII. CEQA PUBLIC COMMENTS

A CEQA Initial Study was prepared indicating that, with mitigations, no significant environmental impacts would be created by the proposed project. The proposed rezone, two-lot minor subdivision, grading and site improvements, and development of proposed Parcel B with a new single-family residence may affect the quality of the environment. However, the impacts would be reduced to less than significant levels with the adoption of the recommended mitigation measures as specified in the attached Mitigation Monitoring and Reporting Program (MMRP). Mitigation measures in the areas of biological resources, cultural and tribal cultural resources, geology and soils, and wildfire have been added as conditions of approval for the project and will be implemented to reduce project impacts to less-than-significant levels.

An Initial Study and Mitigated Negative Declaration (MND) for the proposed project was posted for public review on March 25, 2025. The public comment period for accepting comments on the adequacy of the revised environmental documents extended from March 26, 2025, through April 24, 2025. During that time three comment letters were

received from the California Department of Toxic Substances Control, the East Bay Municipal Utility District (EBMUD), and David J. Bowie on behalf of the Kimberwicke Court neighborhood.

Staff has prepared a revised IS/MND for the project, including responses to the comments received or staff-initiated text changes, either to provide additional clarifying information or to correct typographical errors. The text changes are not the result of any new avoidable, significant effect and do not alter the effectiveness of any mitigation included in the pertinent section. None of the mitigations identified in the IS/MND circulated on March 25, 2025, have been revised and no new mitigations have been added. New text in the revised IS/MND is shown in underline and deleted text is shown in ~~strikeout~~.

Below is a summary of the comments that address environmentally related issues discussed in the MND, and staff's responses to those comments.

A. Letter from the State of California Department of Toxic Substances Control, received April 3, 2025

1. *Comment – Contaminants of Concern: A number of contaminants of concern (COCs) can be present on agricultural lands and should be considered when converting such lands for residential use. The lead agency shall identify the amounts of pesticides and organochlorine pesticides (OCPs), or other COCs historically used on the property and take appropriate actions to mitigate.*

   Staff Response: The applicant submitted a Phase 1 Environmental Site Assessment (ESA) Report prepared by ALFA Environmental Assessment Services (ALFA) for the project (June 9, 2025) which found that there is no evidence of the use, storage, or disposal of COCs or potentially hazardous materials related to agricultural uses on the subject property. In addition, based on their research, ALFA found no evidence that the subject property was used for any agricultural purposes that would have resulted in COCs related to agricultural crops being used. Staff has revised *Section 9 – Hazards and Hazardous Materials* of the Initial Study as shown on the attached IS/MND.

2. *Comment – Imported Soil/Fill: DTSC recommends that all imported soil and fill material be tested to assess any contaminants of concern (COC) to meet screening levels outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual and advises referencing the DTSC Information Advisory Clean Imported Material Fact Sheet if importing fill is necessary.*

   Staff Response: As reported in the *Description of Project* of the Initial Study, grading would be minimal with a net 210 cubic yards of fill imported to the site, primarily for proposed driveway improvements. The comment does not specify

inadequacies in the draft IS/MND or otherwise challenge the environmental review. Nonetheless, staff has recommended as a condition of approval that all imported soil and fill material be tested to assess any contaminants of concern and documentation submitted to the CDD and County Building Inspection (BI) verifying the testing results (COA #29 and #30).

B. Letter from the East Bay Municipal Utility District (EBMUD), received April 14, 2025

1. *Comment: EBMUD advises that the project would be served by the EBMUD Diablo Pressure Zone, that water service is available, and that separate meters for each lot will be required. EBMUD provided information on how to request water service when development plans are finalized. In addition, EBMUD indicates that the project presents an opportunity to incorporate water conservation measures including those required by State Assembly Bill 325 (Model Water Efficient Landscape Ordinance).*

   Staff Response: In general, comments received from EBMUD during the CEQA notification period provided additional guidelines that apply to the proposed project but did not challenge the adequacy of the environmental document. The majority of the comments received on April 14, 2025, are similar to comments typically provided to the CDD in response to an Agency Comment Request during the project review period. The project would be required to comply with the County's Model Water Efficient Landscape Ordinance if new or renovated landscaping is proposed and as such would comply with State Assembly Bill 325.

C. Letter from David J. Bowie, office of Bowie & Schaffer, Attorneys at Law, received April 22, 2025

Many of the comments received from David J. Bowie during the CEQA notification period (e.g., whether or not the subject property should be rezoned, community values and the political process of zoning decisions, the need for variances for setbacks) pertain to the merits of the project and did not challenge the adequacy of the environmental document. A summary of the comments that do challenge the adequacy of the environmental document are as follows:

1. *Comment: The subject property has been zoned A-2 since its creation in/around 1966 and is consistent with the General Plan. The subject property is steep (at an average slope of 53%) and entirely unsuitable for flat land development and density. Other residential R-20 and R-40 zoning districts are in the general area; however, the subject property is one of a number of adjoining parcels in steep terrain that share an A-2 district. In addition, although the County's Slope Density Overlay District does not apply to the property, the lot size dimensions required in*

the A-2 district are consistent with a basic principle that the size of lots should increase and density decrease as the steepness of the terrain increases.

Staff Response: As discussed in *Section 7 – Geology and Soils* of the Initial Study, a Geotechnical Investigation was prepared for the proposed minor subdivision and development of site improvements and a new residence on proposed Parcel B. In addition, the findings in the Geotechnical Investigation were peer-reviewed by the County's peer review geologist. Potentially significant impacts were identified due to potential seismicity/ground shaking and the risk of slope failure during earthquakes. Mitigation measures related to Geology and Soils have been included in the MMRP (GEO-1 and GEO-2) and related conditions of approval have been included as part of staff's recommendations to reduce any potentially significant geologic/geotechnical impacts including earthquake-induced landslides, slope instability and failure, and other hazards to less than significant levels. As discussed in *Section 11 – Land Use and Planning* of the Initial Study, the subject property is located within a Single-Family Residential, Low Density (SL) General Plan land use designation. The subject property is not located in an SD-1, Slope Density and Hillside Development Combining District. Based on Table 3-5 of the General Plan, the R-40 zoning district is consistent with the SL General Plan land use designation, and all Agricultural (A-) zoning districts may be consistent with the SL designation.

2. *Comment: The MND describes the subject property as an approximately 2-acre irregularly shaped lot with two separate assessor's parcel numbers. The proposal is to rezone from A-2 to R-40 then subdivide the existing parcels into two separate lots, one of 0.95 gross acres and the other of 1.05 gross acres. The R-40 zoning district requires a minimum lot size of 40,000 square feet excluding rights of way from its calculation. The MND describes plans for a right of way ranging from 16 to 30 feet in width and at least 200 feet in length. Although the area of rights of way have not been calculated, it appears that neither resulting lot from an approved subdivision would meet R-40 minimum lot area and that neither would meet other requirements of the district for setbacks.*

   Staff Response: The comments do not challenge the adequacy of the *Description of Project* of the Initial Study which correctly describes the proposed subdivision of one lot comprised of two tax parcels which would result in two parcels, one that is 0.95 gross acres (approximately 41,554 square feet) and one that is 1.05 gross acres (approximately 45,745 square feet). However, staff has revised paragraph one of the Initial Study *Description of Project* to clarify that access to proposed Parcels A and B would be through a private access and utility easement (PAUE) that is 25 feet in width.

   As described in *Section 11 – Land Use and Planning* of the Initial Study, the proposed subdivision is consistent with the minimum lot area, average width, and

depth requirements of the R-40 zoning district. Although net acreage excluding private access easements and rights-of way is calculated to determine residential densities (e.g., 1 unit per net acre), private access easements and rights-of way are not excluded from the minimum lot size required by any zoning district including the R-40 district. Also, the project requests approval of variances for reduced setbacks and side yard for two retaining walls, which is also accurately described in the Initial Study. The setback and yard standards are the same for both A-2 and R-40 zoning districts and aside from the variances requested for retaining walls, the project is consistent with those standards. Staff considers that the findings exist to grant approval of the variances to construct two retaining walls, as indicated in the attached Findings section of this report.

3. *Comment: In considering if the project would cause significant environmental impact due to conflict with any land use plan, policy, or regulation, the MND disregards potential conflicts with land use policies by its characterization of the density as falling within an acceptable range and broadly approximating the "net" area calculations in "cavalier fashion." The MND does not draw distinction between environmental policies and the arbitrary and unjustified proposal to simply advocate for R-40 zoning and ignoring that the project does not meet minimum standards and variances would be required. Thus, a less dense zoning district such as R-65 would be more consistent and avoid the creation of substandard lots requiring variances.*

   Staff Response: The project's consistency with the allowed densities in the SL, Single-Family Residential General Plan land use designation and the R-40 district's consistency with the SL land use designation, and potentially significant impacts due to rezoning, subdividing, or development of the subject property is discussed in the Initial Study in *Section 1 – Aesthetics*, *Section 2 – Agricultural and Forest Resources*, *Section 3 – Air Quality*, *Section 11 – Land Use and Planning*, *and Section 21 – Mandatory Findings of Significance*. Where potentially significant impacts were identified in the Initial Study, mitigation measures were incorporated to reduce those impacts to less than significant levels as indicated in the Mitigation Monitoring and Reporting Program.

   The *Description of Project* of the Initial Study correctly describes the proposed subdivision of the subject property which would result in two parcels, one that is 0.95 gross acres (approximately 41,554 square feet) and one that is 1.05 gross acres (approximately 45,745 square feet). As mentioned above in response to Mr. Bowie's Comment #2, net acreage excludes private access easements and rights-of-way and is calculated to determine residential densities. As such, excluding the proposed access easement, the total net acreage of the 2-acre project site is approximately 1.9 acres. The net acreage was not calculated by staff but is based on the Vesting Tentative Map that was prepared by a licensed engineer. As

proposed, the two-lot minor subdivision results in a density of approximately 1 unit per net acre, which is within the range of units allowed in the SL, Single-Family Residential General Plan land use designation. Also, although the project would not meet minimum front and side yard setback requirements for construction of two retaining walls, the project would not create any substandard lots. Staff considers that the findings exist to grant approval of the requested variances to allow substandard setbacks.

4. *Comment: The MND failed to consider the cumulative impacts of development within the area. The MND is inadequate in that it fails to consider the environmental impact related to its "cavalier" proposed rezoning of the property to R-40. There are many properties that are similarly situated to the subject property which are currently designated A-2. The rezoning of the property to R-40 would likely result in being determined to as "spot-zoning" or if approved would act as a catalyst for future rezoning and subdivision applications. There is no discussion as to why a denser zoning district has been proposed over less dense categories.*

   Staff Response: The project's cumulative impacts due to rezoning and subdivision within the vicinity of the subject property is discussed in *Section 21 – Mandatory Findings of Significance* of the Initial Study which found that the subject property is one of the few in the immediate vicinity that is further subdividable and that the County is not currently processing any discretionary applications for residential or non-residential development for properties contiguous to the site or within at least five miles of the project site. The project site is in an area of Alamo located in a variety of zoning districts (A-2, R-15, R-20, R-40, R-65, R-100, and P-1 zoning districts), and rezoning is common in this area of Alamo where properties have similarly been rezoned over the years for residential subdivisions. Thus, if granted, the result of rezoning the subject property from A-2 to R-40 would not constitute "spot-zoning". The project's proposed density and consistency with the intent and purpose of the SL, Single-Family Residential General Plan land use designation including the allowed density, as well as the consistency of the proposed R-40 zoning district for the subject property is discussed in *Section 11 – Land Use and Planning* of the Initial Study.

VIII. STAFF ANALYSIS AND DISCUSSION

A. General Plan:

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005-2020 applies and is cited throughout this Initial Study.

Land Use Element:

The subject property is located within a Single-Family Residential, Low Density (SL) land use designation. Generally speaking, the purpose of the SL designation is to allow for the development of detached single-family residences and accessory buildings and structures, while also allowing for secondary uses that are considered to be compatible with low density homes (e.g., ADUs, churches, home occupations, small residential and child care facilities). The SL land use designation allows for a density of 1 to 2.9 units per net acre. According to Table 3-4 of the 2005-2020 County General Plan, "Net acreage includes all land area used exclusively for residential purposes, and excludes streets, highways, and all other public rights-of-way." Due to the proposed access easement, the total net acreage of the approximately 2-acre project site is approximately 1.9 acres. As proposed, the two-lot minor subdivision would result in a density of approximately 1 unit per net acre, which is within the range of units allowed. Thus, the proposed subdivision of land will not alter or conflict with the density or result in more residential units than is allowed for the project site. The application proposes the rezone of the subject property from A-2, General Agricultural District to R-40, Single-Family Residential. Based on Table 3-5 of the General Plan (Consistency Between the General Plan and Zoning Ordinance), the R-40 zoning district is consistent with the SL General Plan land use designation. Only residential uses are proposed with this application.

Pursuant to the new County General Plan Envision 2045 adopted by the Board of Supervisors on November 5, 2024, the subject property is now located within a RVL, Residential Very Low-Density land use designation with a density of less than or equal to 1 unit per acre. Although it does not apply to the subject applications, the RVL designation would apply to future applications for the subject property. The RVL designation is appropriate for transitions between urban development and agricultural/rural areas and for constrained sites where reduced densities are justified. Typical development in RVL includes detached single-family units on lots that are approximately 1 acre or larger and small-scale agricultural activities. In addition to R-65 and R-100 zoning, the R-40 zoning district is consistent with RVL. The proposed project would result in two parcels that are approximately 1 acre each and is located on a lot that is a transitional area between urban development to the north, south, and east and open space/park land to the west that is located in Parks and Recreation or Resource Conservation land use designations. A density of two lots would be allowed for the 2-acre (1.90-acre net) property, and the proposed subdivision of land will not alter or conflict with the density or result in more residential units than is allowed for the project site in RVL.

Policies for the Alamo-Diablo-Blackhawk Area:

General Plan Policies 3-115 to 3-125 are specific to the guidance of uses and development for the Alamo-Diablo-Blackhawk areas of the County. Policies 3-115, 3-116, 3-122, and 3-124 are applicable to residential development or rezoning within the Alamo area. As such, these are the area policies that are applicable to the project, as discussed below:

- The intent of Policies 3-115 and 3-116 is to promote the individuality and unique character of each community based on existing community images, and to promote the character of the area as one of predominantly single-family residences. After approval of the proposed two-lot minor subdivision application, one existing single-family residence would remain on Parcel A and a single-family residence would be built on Parcel B. Each parcel would be approximately 1 acre in area, which is similar to other lots in the vicinity. Thus, the project would have no impact on the character of the community and established single-family residential neighborhood in which the project is located.

- The intent of Policy 3-122 is to ensure that when rezoning in Alamo, the appropriate zoning will include Single-Family Residential districts R-20, R-40, R-65, and R-100, and Planned Unit district P-1. If approved, the subject property would be rezoned to R-40 which is consistent with Policy 3-122 and the variety of residential zoning districts in the surrounding Alamo area.

- The intent of Policy 3-124 is to require developments to be reviewed to ensure the continued rural character of the area. The surrounding area is generally developed with single-family residences, roads, some curbs, and some sidewalks as would typically be found in a suburban environment, and there is an element of rural character in the immediate vicinity of the project site along Green Valley Road, and due to open, rolling hillsides to the west that are developed with very low density residential uses and undeveloped open space further to the west. Based on comments received from staff of the Public Works Department, the project would not be required to install curb and sidewalk improvements along its Green Valley Road frontage. In addition, the steepest area of the subject property west of the existing driveway would remain undeveloped, natural open space. Thus, the project would maintain the "rural" character of the area.

The two-lot minor subdivision does not involve an amendment to the General Plan land use designation, and the resultant parcels would remain residential in nature and use. The development of one new single-family residence on proposed Parcel B would remain compatible with the predominantly residential development of the area.

Conservation Element:

The Conservation Element of the General Plan lists three overall conservation goals (8A-8C):

- Conservation Goal 8A: To preserve and protect the ecological resources of the County.
- Conservation Goal 8B: To conserve the natural resources of the County through control of the direction, extent, and timing of urban growth.
- Conservation Goal 8C: To achieve a balance of uses of the County's natural and developed resources to meet the social and economic needs of the County's residents.

The subject property is located approximately 3 miles west of the lower elevations of Mt. Diablo State Park. The entire project site has been previously disturbed, primarily through maintenance of the property that is developed with one single-family residence and a barn with a shared driveway to each structure. According to the California Department of Conservation's California Important Farmland Finder map, the western area (approximately half) of the subject property is within an area deemed to be "Grazing Land" which is considered to contain vegetation that is suited to livestock grazing whereas the eastern area (approximately half) of the subject property along the Green Valley Road frontage is within an area deemed to be "Urban and Built-Up Land" which is considered to be occupied by or suitable for urban structures with a building density of at least one unit per 1.5 acres. There is no evidence that the subject property is utilized for grazing or other agricultural uses and is not considered to be prime farmland. The project site is not located within an area of known ecological sensitivity (Figure 8-1, County General Plan) and the project does not affect any known natural resources. Through the implementation of mitigation measures identified in the draft IS/MND prepared for the project, air quality, biological, geological, or cultural resources in Contra Costa County would not be significantly affected.

B. Rezoning and Consistency with R-40 Zoning District: The project proposes to rezone the site from A-2, General Agricultural District to R-40, Single-Family Residential District. The proposed zone change from A-2 to R-40 is consistent with lots in the surrounding area which are designated with a variety of residential, Planned Unit (P-1), and agricultural districts, within an underlying SL General Plan land use designation. The proposed Vesting Tentative Map identifies two new residentially zoned lots.

The standards of the R-40 zoning district require lots to have a specific lot area (size), average width, and depth as summarized in the table below.

R-40 Zoning Standard		**Proposed Parcel A**	**Proposed Parcel B**
Minimum lot area:	40,000 sq. ft.	41,554 sq. ft.	45,745 sq. ft.
Minimum average width of lot:	140 feet	282 feet	299 feet
Minimum lot depth:	140 feet	148 feet	152 feet

As proposed, the dimensions of the resultant parcels will comply with the minimum lot area, width, and depth standards for the R-40 zoning district.

The R-40 district requires a 25-foot front setback for primary and accessory buildings/structures, a 20-foot side yard with a 40-foot side yard aggregate for primary buildings, and a 15-foot rear side yard. R-40 allows a 3-foot side yard for accessory structures with a minimum 75-foot front setback. The R-40 district requires a 20-foot other setback for corner lots which is also applicable to access easements. Setbacks on lots that are larger than 40,000 square feet are measured from property lines and not the edge of existing or proposed access easements (County Code section 82-4.244(d)). Therefore, although there is a proposed access easement, the "other" setback for a corner lot does not apply.

As designed, the proposed residence for Parcel B is consistent with the minimum front setback, rear yard, side yard, side yard aggregate, and maximum building heights. The applicant has requested variances from the standards to allow a 0-foot front setback and an 8-foot side yard for retaining Wall #1 and to allow a 5-foot front setback for retaining Wall #3. Pursuant to County Code Section 84-16.1602, variances may be granted to modify the provisions in the R-40 district. Staff considers that findings exist to allow the variances for reduced setbacks and a reduced side yard for retaining walls over three feet in height due to the steep topography of the subject property and the need to widen and shore up the existing driveway for safe ingress and egress and improved fire apparatus access. In addition, the use of a shared driveway minimizes the number of curb cuts on Green Valley Road. The proposed two-lot minor subdivision project and proposed residential improvements are consistent with the permitted residential land uses within the R-40 zoning district, and the R-40 zoning district is consistent with the underlying SL General Plan land use designation. Therefore, the project is consistent with the R-40 zoning district.

C. Tree Permit: The subject property contains a number of mature trees, all of which are considered protected trees under the County's Tree Protection and Preservation Ordinance (County Code Chapter 816-6) due to their size and their presence on a property that is further subdividable if the requested rezone to an R-40 zoning district is approved. If granted, the proposed tree permit would allow for the for the removal of eight code-protected trees (three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches) and would also allow

for work within the driplines of four code-protected trees (one valley oak and three coast live oaks with a combined diameter of 79 inches) for anticipated grading, trenching, and construction activities as part of the proposed project on the subject property, primarily on proposed Parcel B. The County's Tree Preservation and Protection Ordinance is intended to provide for the protection of trees on private property through contingency restitution should altered trees be damaged or removed, while allowing for reasonable enjoyment of private property rights and development. When protected trees are removed, the Ordinance is intended to provide for restitution through the planting of new trees. The reasonable development of the subject property requires the removal of and work within the driplines of code-protected trees. Therefore, staff considers that the required findings exist to grant approval of a tree permit. Staff has recommended conditions of approval requiring the replacement of removed trees, the protection of trees intended to be preserved, and security deposits to ensure these measures are implemented (COA #16 to #21). Therefore, the proposed project is consistent with the County's Tree Protection and Preservation Ordinance.

D. Traffic and Circulation: The project has access from Green Valley Road, a County maintained road. The Green Valley Road frontage features a curb that has been partially buried in some locations along its length at places by the elevated earthen shoulder. At this location, Green Valley Road is 30 feet wide within a 60-foot right-of-way and no right-of-way dedication is necessary for this project. The site plan proposes to remove and replace the existing driveway onto Green Valley Road, which is offset by several feet from being in line with the Kimberwicke Court intersection. The new and wider driveway will take a 90-degree turn, providing direct access to the proposed residence and branching onto the existing drive that is to remain. The applicant will be required as a condition of approval to relinquish abutter's rights of access along the frontage of Green Valley Road, with the exception of the new driveway access. Staff of the Public Works Department have recommended conditions of approval regarding traffic and circulation (COA #44 to #53).

E. Underground Utilities: Chapter 96-10 of the County Ordinance Code requires all new and existing utility distribution facilities to be installed underground. The applicant has requested an exception from the requirement applicable to the existing overhead lines along the site's Green Valley Road frontage. Considering the character of the area and the scope of this project, Public Works indicated that they would not be averse to the granting of this exception. The required findings for the request for exception pursuant to Chapter 92-6 have been provided and are included as part of the attached Findings. In addition, staff of the Public Works Department has recommended a condition of approval regarding the undergrounding of utilities (COA #56).

F. Drainage: Division 914 of the County Ordinance requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion

and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. Based on County elevation data, runoff flows eastward towards Green Valley Road. Submitted plans show that proposed modifications to grading and drainage infrastructure are confined to Parcel "B". Stormwater infrastructure proposed for Parcel "B" will tie into three separate curb inlets along Green Valley Road. A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This project proposes approximately 11,000 square feet of impervious surface with the minor subdivision application, which is above the threshold for requiring submittal of a SWCP. A preliminary SWCP was submitted with the application and was considered adequate for deeming the subject applications complete for processing. Staff of the Public Works Department have recommended conditions of approval regarding drainage and stormwater management (COA #58 to #69).

G. Appropriateness of the Use: The proposed minor subdivision of a 2-acre lot located within a SL, Single-Family Residential – Low Density General Plan land use designation and rezoning of the lot to a single-family residential R-40 zoning district will create more available area for residential development without impacting the existing residential land uses on the subject lot or within the area. The rezoning of the lot from A-2 Agricultural Lands to R-40 Single-Family Residential is consistent with the SL, Single-Family Residential – Low Density General Plan land use designation for the subject property. The project complies with the General Plan policies for land uses and the Alamo-Diablo-Blackhawk Area. The proposed vesting tentative map and residential development also complies with the requirements of the R-40 zoning district and findings have been made for the variance and exception requests to the applicable sections of Titles 8 and 9 of the Contra Costa Code. The project will not result in development that would otherwise impede or negatively impact the surrounding area. Thus, the project is appropriate for the area and satisfies the requirements of the County General Plan and Titles 8 and 9 of the County code.

IX. CONCLUSION

With Conditions of Approval, the proposed project is consistent with applicable policies and standards of the General Plan and zoning code. In addition, an environmental analysis of the project was completed and found that the proposed project would not have a significant impact on the environment with the incorporation of specific mitigations. Therefore, staff recommends approval of County Files #CDRZ23-03271 & CDMS23-00005, based on the attached findings and subject to the attached conditions of approval.

Attachments:

1. Findings and Conditions of Approval
2. Proposed Zoning Map (PreOrdinance_RZ233271)
3. Maps (Parcel Map, General Plan, Zoning, Aerial Photograph)
4. Agency Comments
5. CEQA Public Comments
6. Initial Study and Mitigated Negative Declaration
7. Applicant Acceptance of Mitigations
8. Mitigation and Monitoring Reporting Plan (MMRP, Nov. 17, 2025)
9. Project Plans
10. Presentation Slides

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDMS21-00007 and CDRZ23-03271, BENOIT MCVEIGH, DK ENGINEERING (APPLICANT), GEORGE MOORE (OWNER)

FINDINGS

A. Growth Management Element Performance Findings

1. Traffic: Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis of any project that is estimated to generate 100 or more additional AM or PM peak-hour trips. One new single-family residence will be constructed on the newly created Parcel B, and one existing single-family residence will remain on Parcel A. The project consisting of a two-parcel subdivision and the addition of one new residence does not have the potential to generate more than 100 AM or PM peak-hour trips. Therefore, there would be a less than significant impact on traffic in the local area.

2. Water: The project site is within the water service boundaries of the East Bay Municipal Utility District (EBMUD). The project will require a new service connection and meter for Parcel B. The applicant's compliance with any applicable EBMUD requirements for establishing service to Parcel B will ensure that the project has reliable access to clean, potable water. Staff of the EBMUD has indicated in comments on this project that water service is available for metering and fire flow requirements. Thus, the project is not anticipated to significantly increase the demand for water service in the area.

3. Sanitary Sewer: The project site is within the service boundaries of the Central Contra Costa Sanitary District (Central San). Central San staff have advised that sanitary sewer service is available to the project site and that the project is not expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing, public facilities. The project will require a new service connection for Parcel B. The applicant's compliance with any applicable Central San requirements for establishing service to Parcel B and maintaining service to Parcel A will ensure that the project has reliable access to sanitary sewer services.

4. Fire Protection: Fire protection services for the project vicinity are provided by the San Ramon Valley Fire Protection District. Projects with the potential for development are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. Staff of the San Ramon Valley Fire Protection District indicated that they have no concerns with the two-lot subdivision which addressed their comments regarding access for fire apparatus and water/fire flow for buildings or portions of buildings. Future development of Parcel B will be required to comply with Fire District requirements and with current fire and building codes, including those requiring the installation of automatic fire sprinklers in new single-family residences. As a result, potential impacts of the project on fire protection services will be less than significant.

5. Public Protection: Public protection standards under Policy 4-c of the Growth Management Program (GMP) of the County General Plan require a Sheriff facility standard of 155 square feet of station area and support facilities per 1,000 in population shall be maintained within the unincorporated area of the County. Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, through the Valley Station, located at the Alamo Plaza north of the project site. The project consisting of a two-parcel subdivision and the addition of one new residence would not induce a significant population increase within the County that would equal or exceed 1,000 persons. Therefore, the project will not result in the need for new or expanded police protection facilities or services in the County or the Alamo area. Furthermore, prior to the issuance of building permits, the applicant shall pay a fee of $1,000.00 for residential construction on Parcel B for police services mitigation in the area as established by the Board of Supervisors.

6. Parks and Recreation: Parks and recreation standards under the GMP require three acres of neighborhood park area per 1,000 in population. The project consisting of a two-parcel subdivision and the addition of one new residence will not significantly increase population in the area or increase the demand for parks or recreational facilities. Nonetheless, payment of a Park Impact and Park Dedication Fee will be required prior to issuance of a building permit for a new residence on Parcel B. The fee will be used to acquire parkland and develop parks and recreation facilities to serve new residential development in the unincorporated areas of the County.

7. Flood Control and Drainage: Based on the Federal Emergency Management Agency (FEMA) National Flood Hazard map, the project site does not lie within a Special Flood Hazard Area (100-year flood boundary). Thus, the project will not significantly impede or redirect flood flows in the area. Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. According to the submitted preliminary stormwater control plan (SWCP), two bio-retention filters located on Parcel A and one bio-retention filter located on Parcel B will collect storm water discharge from both resultant parcels. The drainage area has been designed to maintain the existing natural drainage pattern. In agency comments, staff of the County Public Works Department indicated that the project is anticipated to be in compliance with drainage requirements upon implementation of a final SWCP.

B. Rezoning Findings

1. The change proposed will substantially comply with the general plan.

Project Finding: The project includes a rezone of the approximately 2-acre property from A-2, General Agricultural District to R-40, Single-Family Residential District. On

November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024; therefore, the County General Plan 2005- 2020 applies. As of October 7, 2024, the General Plan land designation was Single-Family Residential–Low Density (SL), which allows for the development of detached single-family residences at a density of 1 to 2.9 units per net acre and accessory buildings and structures on lots as large as 1 acre in area. No aspect of the project would change the allowed single-family residential land use on the lot or exceed the maximum allowed density pursuant to the County General Plan land use designation. The project includes the development of one new single-family residence on Parcel B within the R-40 zoning district, and one existing single-family residence will remain on Parcel A, consistent with the uses permitted in the SL land use designation. The project density within the R-40 district which requires a minimum 40,000 square feet in area is consistent with the range of densities permitted within SL. Additionally, the residential land uses permitted under the R-40 district on the project site located within the Urban Limit Line (ULL) are consistent with other applicable policies and goals of the General Plan associated with the 65/35 Land Preservations standard, growth management, transportation, utilities, conservation, and safety. The rezone to an R-40 district is also consistent with General Plan Policies 3-115 to 3-125 for the Alamo-Diablo-Blackhawk areas of the County. In particular, the rezone is consistent with Policy 3-122 in that it ensures that when rezoning in Alamo the appropriate single-family residential zoning includes R-20, R-40, R-65, R-100, or P-1. Finally, although the 2005-2020 General Plan applies to the project, the R-40 zoning district and the project are also consistent with the uses permitted in the RVL, Residential Very Low-Density (RVL) General Plan Envision 2045 land use designation at a density less than or equal to 1 unit per acre.

2. *The uses authorized or proposed in the land use district are compatible with the district and to uses authorized in adjacent districts.*

Project Finding: The R-40, Single-Family Residential zoning district is consistent with the SL, Single-Family Residential – Low Density (SL) General Plan land use designation for the subject property on October 7, 2024. Also, on October 7, 2024, the majority of properties in the immediate vicinity surrounding the subject property were located in a residential General Plan land use designation (SL or SV, Single-Family Residential – Very Low Density), including all parcels contiguous to the subject property located within an A-2 zoning district. No aspect of the project would change the allowed single-family residential land use on the lot pursuant to the County General Plan land use designations. The surrounding area of the subject property is an established neighborhood predominantly developed with single-family residences located within a variety of single-family residential districts (R-15, R-20, R-40, R-65, or R-100), planned unit district (P-1), or agricultural district (A-2). The minor subdivision results in two lots that are consistent with the R-40 zoning district requirements for minimum lot area and average width at a density allowed in the SL land use designation. Although the

existing visual character of the subject property would change with the new residential development of Parcel B, the height and setback of the new home is consistent with the requirements of the R-40 zoning district. In addition, this type of visual change is consistent with the Single-Family Residential – Low Density (SL) General Plan land use designation of the subject property, as a single-family residence is permitted by-right for each new lot that complies with the allowed density. Therefore, the residential uses authorized or proposed in the R-40 land use district are compatible with the R-40 district and uses in adjacent districts.

3. *Community need has been demonstrated for the use proposed, but this does not require demonstration of future financial success.*

   Project Finding: There is an increasing and continuous demand for additional housing stock within Contra Costa County, which the project's residential uses will contribute towards reducing. In addition, the project's location within an established neighborhood that is primarily residential in nature and within the County's Urban Limit Line helps sustain the County's 65/35 Land Preservation Standard.

C. Vesting Tentative Map Findings

1. *The advisory agency shall not approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general plan required by law.*

   Project Finding: On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005-2020 is the applicable general plan. The subject property is located within a Single-Family Residential, Low Density (SL) General Plan land use designation (General Plan 2005-2020). The project results in two new parcels, a 41,554-square-foot (0.95 acre) Parcel A and a 45,745-square-foot (1.05 acres) Parcel B. An existing single-family residence will remain on Parcel A, and one new single-family residence and new retaining walls will be constructed on Parcel B. Development of a single-family residence and associated accessory structures is compatible with the SL designation on lots generally as large as 43,560 square feet (one acre) in area. The SL designation allows for a residential density of 1 to 2.9 units per net acre of land. The two-lot subdivision results in 1.05 units per net acre. Although Parcel B is larger than 43,560 square feet in area, with a rezone to an R-40 district which requires a minimum 40,000 square-foot lot area, there is no potential for the project to exceed the maximum allowed density. Therefore, the project is consistent with the applicable policies for the SL land use designation.

   General Plan Policies 3-115 to 3-125 are specific to the guidance of uses and development for the Alamo-Diablo-Blackhawk areas of the County. The project is consistent with policies 3-115, 3-116, 3-122, and 3-124 which are applicable to

residential development within the Alamo area in that it promotes the individuality and unique character of each community based on existing community images and promotes the character of the area as one of predominantly single-family residences. In particular, the project is consistent with the goal of policy 3-124 to ensure the continued rural character of the area. The surrounding area is generally developed with single-family residences, and the subdivisions immediately east of Green Valley Road have roads, curbs, and some sidewalks as would typically be found in a suburban environment. Yet there is an element of rural character in the vicinity of the project site where Green Valley Road lacks sidewalks and curbs. The project is not required to install sidewalks or curbs along its Green Valley Road frontage. One existing single-family residence would remain on Parcel A, and a single-family residence will be constructed on Parcel B. The project is compatible with the predominantly single-family residential neighborhood that surrounds it and maintains the element of rural character in this area with small roads that typically lack sidewalks and curbs.

Therefore, the project is consistent with the applicable general plan required by law and will not adversely affect the orderly development of property within the County.

2. *The advisory agency shall not approve a tentative map unless it shall find that the proposed subdivision fulfills construction requirements.*

Project Finding: The project includes conditions of approval that require the developer to comply with collect and convey regulations, storm drainage design, and design standards for private access roads. Additionally, compliance with the California Building Code and all applicable County Ordinances is required prior to grading the property and construction of any future residential buildings. In their comments on the project, the purveyors of water and sanitary services have advised of permitting requirements pertaining to the extension of water and public sewage services to Parcel B and maintaining those services to Parcel A. Therefore, as conditioned, the subdivision will fulfill construction requirements for this type of development.

D. Vesting Tentative Map Findings – State Responsibility Area/Fire Hazard Severity Zone

The project site is located in a state responsibility area (SRA; land in which the state is primarily responsible for wildfire protection and suppression) and high fire hazard severity zone. Pursuant to Government Code Section 66474.02, the legislative body of a county shall not approve a tentative map for an area located in a SRA, or located in a very high fire hazard severity zone as defined in Government Code Section 51177 unless it finds the following:

1. *The proposed subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Public Resources Code (PRC) Section 4290 and 4291 or is consistent with local ordinances that are certified by the State Board of Forestry and Fire Protection.*

Project Finding: PRC Section 4290 requires the State Board of Forestry and Fire Protection to adopt minimum fire safety standards for lands within a SRA related to defensible space and applicable to perimeters and access to all residential, commercial, and industrial building construction. PRC Section 4291 requires owners, lessees, operators, or maintainers of buildings or structures located within an SRA to maintain defensible space at all times. Fire protection services for the project vicinity are provided by the San Ramon Valley Fire Protection District. Projects with the potential for development are generally referred to the Fire District for review and comment. In correspondence received on October 21, 2025, staff of the San Ramon Valley Fire Protection District indicated that Ordinance No. 2023-38 (weed abatement) has not been certified by the State Board of Forestry and Fire Protection, however, they indicated that the provisions of PRC 4290 and 4291 still apply to projects and properties within their jurisdiction. Fire District staff indicated that upon formal submission of plans for improvements, new uses, or construction for issuance of a building permit, they review projects for consistency with PRC Section 4290 and 4291. The subdivision and future development of Parcel B will be required to comply with Fire District requirements and with current fire and building codes, including those requiring weed abatement and defensible space, and the installation of automatic fire sprinklers in new single-family residences. Furthermore, mitigation measures related to wildfire were identified in the Mitigated Negative Declaration prepared for the project which require the applicant to provide a written fire prevention management plan prior to construction or operation of a new residence which have been included as conditions of approval. Therefore, the two-lot subdivision will be consistent with the regulations adopted by the State Board of Forestry and Fire Protection for an area located in a state responsibility area.

2. *Structural fire protection and suppression services will be available for the subdivision through an entity that is organized solely to provide fire protection services (e.g., county, special district, or the Department of Forestry and Fire Protection).*

   Project Finding: Fire protection and suppression services for the subdivision and the vicinity are provided by the San Ramon Valley Fire Protection District. There is no indication in comments received from staff of the Fire District that these services would be unavailable to the subdivision or vicinity in the event of wildfire in the area.

E. Variance Findings

The project involves subdividing the subject property into two lots with improvements to an existing driveway within an access easement. In order to comply with San Ramon Valley Fire Protection District requirements for access to an existing residence on Parcel A and a new residence on Parcel B, the existing driveway must be widened to 20 feet at the intersection of the driveway with Green Valley Road and transition to 16 feet along its remaining length. In addition, the driveway has to be wider at the top to match the garage width at the new residence on Parcel B which causes the driveway to extend out over the

existing downslope to the street. Therefore, the project includes variances to allow for a 0-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for construction of retaining Wall #1, the north retaining wall along the west side of the driveway with portion exceeding 3 feet in height. To minimize wall height on the east side of the driveway, two retaining walls are proposed with a separation of 5 feet between them. The project also includes a variance to allow a 5-foot front setback (where 25 feet is required) for the construction of Wall #3, which is the second retaining wall along the east side of the driveway.

1. *Required Finding: That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district.*

   Project Finding: The subject property is fairly steep, rising approximately 140 feet from the eastern property line to the western property line and is located in an area designated as a High Fire Hazard Severity Zone by the State. County records indicate that the existing residence on the subject property was constructed in 1969 with a driveway to the residence that runs in the southerly direction, opposite the direction of fire engine approach. Much of the steep hillside to the west and above the driveway is not currently supported by retaining walls. Thus, the project would construct engineered retaining walls where none currently exist. The new walls will structurally support the hillside and provide safer access to the existing residence on Parcel A and to the new residence on Parcel B and will allow for the widening of the driveway to accommodate fire district apparatus whereas it cannot access the lot currently. In addition, the new walls will limit any potential impacts to the public right-of-way at Green Valley Road due to any potential slope failure. The vicinity where the project is located is hilly and it is reasonable to expect that other properties in similarly hilly areas of the County would have or would require similar retaining walls for driveways or to support hillsides for development or safety concerns. The new retaining walls are substantially similar in purpose to retaining walls that have been constructed on other properties located in hilly terrain, and are a reasonable remedy to an existing, potentially hazardous situation. Therefore, the project does not constitute a grant of special privilege considering the current siting of the retaining walls where other residences face similar circumstances due to the topography in the area.

2. *Required Finding: That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.*

   Project Finding: The special circumstances applicable to the subject property include steep topography and existing improvements including an existing residence that will remain on Parcel A, a barn on Parcel B, two existing driveways, and the previous

grading for these improvements. Together with the steep natural terrain above the existing driveway, the existing developments constrain any new construction or the location of any new improvements. The project involves replacing the barn with a single-family residence on the same building pad and making the driveways wider. Placing the two existing driveways further west or constructing the new residence on Parcel B west of the existing driveway would require significant mass grading. Thus, it is appropriate to utilize the existing development pattern on the project site which leaves no room to relocate the retaining walls out of the front or side setbacks. In addition, the existing driveway leaves the street in a southerly direction, opposite the direction of fire engine approach which requires fire engines to make a very wide swing to enter the driveway. The subject property is the only hillside property in the immediate area with a driveway running in the opposite direction to the direction of the fire apparatus approach. The retaining walls will allow improvements including widening the driveway to allow fire apparatus to turn into a wider driveway. Building the engineered walls in their locations as designed allows the property owner to take advantage of property rights enjoyed by other properties in the vicinity and within the identical land use district.

3. *Required Finding: That any variance authorized substantially meets the intent and purpose of the respective land use district in which the subject property is located.*

   Project Finding: Generally speaking, the intent and purpose of the R-40 Single-Family Residential District is to promote the orderly development and maintenance of low-density, single family residential neighborhoods. This includes allowing residential improvements and accessory structures that are compatible with the surrounding neighborhood. The retaining walls for the project are designed in a manner that meets the intent of the R-40 zoning district by maintaining safety for the subject property and the public right-of-way adjacent to the property. The chosen locations and heights of the walls do not hinder the intent and purpose of the respective land use district for low-density residential development. Instead, the walls increase safety for the property owners and surrounding properties.

F. Exception Findings

Pursuant to County Code Section 96-14.002, the Advisory Agency may authorize exceptions to the requirements and regulations of County Code Title 9 (Subdivisions). Accordingly, below are the exceptions and findings for granting the requested exceptions.

Underground Utilities

Approval of an exception to the Undergrounding of Utilities requirement of Chapter 96-10 of the County Code is based on the following findings:

1. *That there are unusual circumstances or conditions affecting the property.*

Project Finding: The minor subdivision is creating only one additional lot along Green Valley Road. The existing overhead utilities extend the full length of Green Valley Road from Diablo Road, past the subject property to the Macedo Ranch Staging Area, a distance of about 2.0 miles. Between Diablo Road and Macedo Ranch there is not a single place where the undergrounding of the utility lines has taken place, and the overhead lines are unbroken. No other property owner in the vicinity was required to underground the overhead lines when their property frontage was improved for new subdivisions along Green Valley Road. Undergrounding a few hundred feet in front of the property would be unusual and uncharacteristic for the area. On a road with no other underground lines, doing so for the subject subdivision would provide no benefit to the area.

2. *That the exception is necessary for the preservation and enjoyment of substantial property rights of the Applicant.*

   Project Finding: None of the properties on Green Valley Road have undergrounded existing utilities services. It is a substantial property right that the applicant should not be required to incur the huge expense of undergrounding the overhead lines when no other home or subdivision along Green Valley Road has been required to do so.

3. *That the granting of the exception will not be materially detrimental to the public welfare or injurious to other property in the territory in which the property is situated.*

   Project Finding: Allowing the overhead lines to remain as they currently exist is not detrimental to the public, since the identical situation exists all along Green Valley Road and all properties that front Green Valley Road share the same situation.

G. Tree Permit Findings

The County Planning Commission is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a Tree Permit have been satisfied as follows:

1. *Reasonable development of the property would require alteration or removal of a code-protected tree, and this development could not be reasonably accommodated on another area of the lot.*

2. *Where the arborist or forester report has been required, and the director is satisfied that the issuance of a permit will not negatively affect the sustainability of the resource*.

   Project Finding: Demolition of a barn and construction of new retaining walls, a new residence, grading, drainage improvements, and trenching for expanded utilities to the new residence require removal of the three valley oaks, one coast live oak, three coast redwoods, and one ash (trees #106 through #113) and will encroach into the driplines of one valley oak (tree #120) and three coast live oaks (trees #103 through #105). The subject trees are located within an A-2, General Agricultural zoning district and on a lot that upon rezoning of the property from A-2 to a R-40, Single-Family

Residential district is further subdividable. In addition, all of the subject trees would be located on a lot that is undeveloped upon demolition of an existing barn. Thus, all of the subject trees are code-protected pursuant to the County's Tree Protection and Preservation Ordinance. An Arborist Report prepared by Maija Wigoda-Mikkila, a certified arborist (November 20, 2023) for the project identifies measures that can be taken to preserve the four trees that would experience dripline encroachment. Upon implementation of these measures and as conditioned, the project will be consistent with the factors for tree removal or alteration.

H. California Environmental Quality Act (CEQA) Findings

A draft Initial Study and Mitigated Negative Declaration (IS/MND, State Clearinghouse Number SCH 2025031276) was prepared for the 1921 Green Valley Road project on March 25, 2025. The public review comment period for the draft IS/MND extended from March 26, 2025, through April 24, 2025. A Final MND has been prepared for the project, including the comments received on the draft IS/MND, responses to comments received, and staff-initiated text changes. The comments received and staff's responses to the comments do not substantially alter the findings regarding significant project-related impacts or require new or substantially revised mitigation measures. The text changes are not the result of any new significant adverse impact or result in any revisions to mitigations included in the pertinent section. Therefore, on the basis of the whole record before it, including the draft and final MND, the County Planning Commission finds that there is no substantial evidence that the project with identified mitigation measures will have a significant effect on the environment, that the draft and final MND SCH 2025031276 reflects the lead agency's independent judgment and analysis, that the MND has been prepared in compliance with CEQA State and County Guidelines and is adequate and complete, and that the preparation of an EIR is not required in accordance to Section 15064 of the CEQA and County Guidelines.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDRZ23-03271 & CDMS23-00005

1. **Vesting Tentative Map approval** is granted to subdivide the subject property into two parcels: Parcel A – 41,554 square feet and Parcel B – 45,745 square feet.

2. **Variance approval** is granted for a 0-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for construction of "Wall #1", and a 5-foot front setback (where 25 feet is required) for construction of "Wall #3".

3. **Exception approval** is granted from the undergrounding of utilities requirement of County Code Chapter 96-10 for existing facilities.

4. **Tree Permit approval** is granted to allow the removal of three valley oaks, one coast live oak, three coast redwoods, and one ash tree (trees #106 through #113) with a combined diameter of 149 inches, and work within the driplines of one valley oak (tree #120), and three coast live oaks (trees #103 through #105) with the combined diameter of 79 inches,

all on the subject property, for the demolition of a barn and construction of retaining walls, a new residence on Parcel B, grading, drainage, and site improvements.

5. The approvals described above are granted based on and as generally shown on the following documents:

    a. Application and materials submitted to the Department of Conservation and Development, Community Development Division (CDD) on June 15, 2023;

    b. Revised Vesting Tentative Map, Site Plan, Grading Plan, Utility Plan, Preliminary Stormwater Control Plan, Fire Protection Exhibit, and Rezoning Exhibit, prepared by dk Engineering, received on August 19, 2024;

    c. Architectural Plans, residence on Parcel B, prepared by Douglas McQuillan Architect, received on February 14, 2024;

    d. Arborist Report and Tree Protection Plan, prepared by Maija Wigoda-Mikkila, Certified Arborist, Traverso Tree, received on February 14, 2024;

    e. Biological Resources Assessment for 1921 Green Valley Road, prepared by Monk & Associates, received on February 14, 2024;

    f. Geotechnical Investigation, Proposed Minor Subdivision APNs 194-070-015 and 194-070-018, prepared by GFK & Associates, Inc., received on February 14, 2024;

    g. Revised Stormwater Control Plan for 1921 Green Valley Road, report prepared by dk Engineering, received on August 19, 2024; and,

    h. Phase I Environmental Site Assessment (ESA) Report for 1921 Green Valley Road, prepared by ALFA Environmental Assessment Services, received on June 10, 2025.

6. Any modifications to the project approved under this permit that is not required by a Condition of Approval herein shall be subject to the review and approval of the CDD.

Approval Duration

7. The tentative map approval described above is granted for a period of three years. Map extensions may be granted for the project subject to proper request for extension and review and approval of the CDD.

Application Processing Fees

8. The applications submitted were subject to an initial deposit of $7,000 for rezoning and $7,500 for minor subdivision. The applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through

permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Indemnification

9. Pursuant to Government Code Section 66474.9, the applicant (including the subdivider or any agent thereof) shall defend, indemnify, and hold harmless the County, agents, officers, and employees from any claim, action, or proceeding against the Agency (the County) or its agents, officers, or employees to attack, set aside, void, of annul, the Agency's approval concerning this subdivision map application, which action is brought within the time period provided in Section 66499.37. The County will promptly notify the subdivider of any such claim, action, or proceeding and cooperate fully in the defense. The applicant shall provide written acknowledgement and acceptance of this condition of approval.

Compliance Report

10. **Prior to filing of a Parcel Map, or CDD stamp approval of plans for the issuance of building or grading permits, whichever occurs first**, the applicant shall submit a report addressing compliance with the conditions of approval, for review and approval of the CDD. Except for those conditions administered by the Public Works Department, the report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. A copy of the permit conditions of approval may be obtained from the CDD. The deposit for review of the Compliance Report is $1,500.00; the actual fee shall be time and materials.

Fees

Child Care Fee

11. **Prior to the issuance of a building permit** for construction of a single-family residence on Parcel B, the applicant shall pay a fee toward childcare facility needs in the area as established by the Board of Supervisors.

Park Impact and Park Dedication Fees

12. **Prior to the issuance of a building permit** for construction of a single-family residence on Parcel B, the applicant shall pay the applicable park impact fee as established by the Board of Supervisors.

13. **Prior to the issuance of a building permit** for construction of a single-family residence on Parcel B, the applicant shall pay the applicable park dedication fee as established by the Board of Supervisors.

Police Services Fee

14. **Prior to the issuance of a building permit** for the construction of a single-family residence on Parcel B, the applicant shall contribute $1,000.00 to the County for police services mitigation. The fee shall be paid to the Contra Costa County Application and Permit Center.

Deed Disclosure

15. **Prior to filing the Parcel Map**, the applicant shall submit a draft deed disclosure statement for the review and approval of the CDD. The draft document shall notify prospective buyers of Parcel B of the requirement to pay Child Care Fees (COA #11), the requirement to pay Park Impact and Park Dedication Fees (COA #12 and COA #13), and the requirement to pay Police Services Fees (COA #14) prior to issuance of a building permit. The approved deed disclosure shall be recorded concurrently with the deed for approved Parcel B.

Trees

General

16. The eight (8) trees approved for removal shall remain on the property until a grading or building permit for development of the subdivision has been obtained.

17. **Prior to any ground disturbance, or CDD stamp-approval of plans for the issuance of building or grading permits, whichever occurs first**, the applicant shall submit evidence that all tree protection measures as recommended in the approved consulting arborist's report have been installed.

Restitution for Tree Removal

18. The following measures are intended to provide restitution for the eight (8) code-protected trees (trees #106 through #113) with a combined diameter of 149 inches that have been approved for removal:

    A. Planting and Irrigation Plan: **Prior to any tree removal, ground disturbance, or CDD stamp-approval of plans for the issuance of building or grading permits, whichever occurs first,** the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the Department of Conservation and Development, Community Development Division (CDD). The plan shall provide for the planting of **fifteen (15) trees**, minimum 15-gallons in size within the vicinity of the removed trees on Parcel B to the extent possible, or an equivalent and sufficient number/size of trees as recommended by the

licensed arborist or landscape architect. The plan shall comply with the County's Water Efficient Landscapes Ordinance and verification of such shall accompany the plan.

B. Required Security to Assure Completion of Plan Improvements: **Prior to any tree removal, ground disturbance, or CDD stamp-approval of plans for the issuance of building or grading permits, whichever occurs first,** a security shall be provided to ensure that the approved planting and irrigation plan is implemented. The applicant shall submit an estimate prepared by a licensed landscape architect, arborist, or landscape contractor for the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation). Upon approval of the estimate by the CDD, the applicant shall submit a security to the CDD in the amount of the approved cost estimate *plus* a 20% inflation surcharge.

C. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of $200.00.

D. Duration of Security: When the replacement trees and irrigation have been installed, the applicant shall submit a letter to the CDD, composed by a licensed landscape architect, landscape contractor, or arborist, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The CDD will retain the security for a minimum of 12 months and up to 24 months beyond the date of receipt of this letter.

   As a prerequisite of releasing the bond between 12- and 24-months following completion of the installation, the applicant shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the CDD and shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant.

   Any replacement tree that dies within the first year of being planted shall be replaced by another tree of the same species and size. If the CDD determines that the applicant has not been diligent in ensuring the health of the replacement trees, then all or part of the security may be used by the County to ensure that the approved restitution plan is successfully implemented.

Contingency Restitution Should Altered Trees Be Damaged or Removed

19. The following measures are intended to provide contingency restitution for the four (4) code-protected trees (1 valley oak and 3 coast live oaks) with a combined diameter of 79 inches that have been identified for preservation and may be altered due to grading or construction activities:

A. Security for Possible Damage to Trees Intended for Preservation: **Prior to CDD stamp-approval of plans for the issuance of building or grading permits, whichever occurs first**, to address the possibility that construction activities damage trees that are to be preserved, the applicant shall provide the County with a security (e.g., cash deposit or bond) to allow for replacement of trees to be preserved that are significantly damaged or destroyed by construction activity, pursuant to the requirements of Section 816-6.1204 of the Tree Protection and Preservation Ordinance.

The security shall be based on:

1) Extent of Possible Restitution Improvements – The planting of up to **six (6) trees**, minimum 15-gallons in size, in the vicinity of the affected tree(s), or an equivalent planting contribution as determined appropriate by the CDD, subject to prior review and approval of the Zoning Administrator CDD.

2) Determination of Security Amount – An estimate for the security shall be submitted for CDD review which accounts for all of the following costs:

    i. Preparation of a tree planting and irrigation plan by a licensed landscape architect, arborist, or landscape contractor for up to six (6) trees as described in Section 1 above. The plan shall comply with the County's Water Efficient Landscapes ordinance and verification of such shall accompany the plan.

    ii. The labor and materials for planting the potential number of trees and related irrigation improvements (accounting for supply, delivery, and installation of tree and irrigation) shown on the approved planting and irrigation plan.

    iii. An additional 20% above the costs described in Sections B.i. and B.ii. above to account for potential inflation.

3) Initial Deposit for Processing of Security – The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of $200.00.

4) Duration of Security – The security shall be retained by the County for a minimum of 12 months and up to 24 months beyond the completion of the tree altering improvements (i.e., date of final inspection). As a prerequisite of releasing the security, **between 12 and 24 months after final inspection**, the applicant shall arrange for the consulting arborist to inspect the trees and to prepare and submit to the CDD for review an assessment of the trees' health. The report shall include any additional measures necessary for preserving the health of the trees and the measures shall be implemented by the applicant. In the event that the CDD determines that any trees intended for preservation have been damaged by

development activity, and that the applicant has not been diligent in providing reasonable restitution, then the CDD may require that all or part of the security be used to provide for mitigation of the damaged tree(s), including replacement of any trees that have died.

Arborist Expenses

20. The applicant shall be responsible for all arborist expenses related to the work authorized by this permit.

New Tree Permit

21. Any required tree alteration, removal, or encroachment within the dripline of a code-protected tree(s) not identified in this permit may require submittal and approval of a separate Tree Permit application.

Landscaping

22. **Prior to issuance of a building permit for a new residence on Parcel B, or installation of landscaping, whichever is first**, a landscape and irrigation plan that is compliant with the County's Water Efficient Landscapes ordinance (WELO) shall be submitted to the CDD for review.

23. **Prior to issuance of a building permit for new retaining walls on Parcel B**, a landscape and irrigation plan for screening of all retaining walls by trees, shrubs and/or vines to the extent possible shall be submitted to the CDD for review.

24. If two or more trees are removed from the Green Valley Road public right-of-way adjacent to the eastern property boundary of Parcel B, at least four (4) of the replacement trees planted as restitution for the code-protected trees removed from the subject property (COA #18) shall be planted adjacent to the eastern property boundary of Parcel B and along the frontage of Green Valley Road for screening purposes.

Site Lighting

25. All outdoor lighting within the residential development area should be directed downward and/or be shielded to prevent light spillover onto adjacent properties.

Construction Period Restrictions and Requirements

26. The applicant, owners, and their contractors shall comply with the following restrictions and requirements:

    a. The transporting of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on federal and state holidays.

b. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual days and dates that these holidays occur, please visit the following websites:

Federal Holidays: www.federalreserve.gov/aboutthefed/k8.htm
California Holidays: http://www.sos.ca.gov/state-holidays/

c. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows.

d. All internal combustion engines shall be fitted with mufflers that are in good condition and stationary noise-generating equipment such as air compressors shall be located as far away from existing residences as possible.

e. Construction equipment and materials shall be stored onsite.

f. The construction site shall be maintained in an orderly fashion. Litter and debris shall be contained in appropriate receptacles and shall be disposed of as necessary.

g. Any debris found outside the site shall immediately be collected and deposited in appropriate receptacles.

h. The applicant shall immediately notify the CDD of any damage that occurs to any trees during the construction process. Any tree not approved for destruction or removal that dies or is significantly damaged as a result of construction or grading

shall be replaced with a tree or trees of equivalent size and of a species as approved by the CDD to be reasonably appropriate for the particular situation.

i. No parking or storage of vehicles, equipment, machinery, or construction materials and no dumping of paints, oils, contaminated water, or any chemicals shall be permitted within the drip line of any tree to be preserved.

j. No grading, compaction, stockpiling, trenching, paving, or change in ground elevation shall be permitted within the drip line of any tree intended for preservation unless such activities are indicated on the improvement plans approved by the CDD. If any of the activities listed above occur within the drip line of a tree to be preserved, an arborist may be required to be present. The arborist shall have the authority to require implementation of measures to protect the tree.

k. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

l. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

m. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

n. All vehicle speeds on unpaved roads shall be limited to 15 mph.

o. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

p. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

q. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

r. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

s. The property owner or site contractor shall post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints phone number shall also be visible to ensure compliance with applicable regulations.

General Provisions

27. Approval of this permit does not constitute a building permit. Grading and building permits from the County shall be obtained, as necessary, for any development approved as part of this permit.

28. **Prior to requesting a roof deck nail inspection, but after completion of roof frame**, for a new residence on Parcel B, the applicant shall submit evidence for review and approval of CDD, from a licensed surveyor on the field elevations of the roof ridgeline points and the heights of the building as measured from natural grade or finished floor, whichever is lowest, indicated on building permit plans for purposes of determining compliance with maximum height limit of 35 feet.

29. **Prior to issuance of a grading permit**, the applicant shall test all imported soil and fill material to assess any contaminants of concern meet screening levels pursuant to the State Department of Toxic Substances Control Preliminary Endangerment Assessment Guidance Manual.

30. **Prior to final grading inspection**, the applicant shall submit documentation to the CDD and County Building Inspection (BI) verifying the test results and confirming the suitability of the imported soil/fill material for the intended land use.

MITIGATION MEASURES FROM THE MITIGATION MONITORING PROGRAM APPLIED AS CONDITIONS OF APPROVAL FOR COUNTY FILE #CDRZ23-03271 & CDMS23-00005

Biological Resources

31. Pre-Construction Nesting Bird Surveys – To avoid impacts to nesting birds, a nesting survey should be conducted **no more than 15 days prior to the commencement of demolition, construction, or tree removal, whichever is first**, if this work would commence between February 1st and August 31st. The nesting survey should include an examination of the barn onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

    If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known within the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site,

a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site. **MM BIO-1**

32. Pre-construction Western Bumblebee Surveys – To avoid "take" of western bumblebee, a qualified entomologist shall conduct a take avoidance survey for active bumblebee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the Community Development Department (CDD) **prior to issuance of a grading or building permit, or the start of ground-disturbing activities, whichever is first**. Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection of foraging bumblebees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following:

    - If no western bumblebees or potential western bumblebees are detected, no further mitigation is required.
    - If potential western bumblebees are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumblebees to identify them to species.
    - If protected bumblebee nests are found, a plan to protect bumblebee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified entomologist and submitted to the CDD for review. The County shall approve the plan prior to implementation. **MM BIO-2**

33. Pre-construction Bat Surveys – In order to avoid impacts to roosting pallid bat or Townsend's big-eared bat, building and tree removal should only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid

hibernating bats, and prior to the formation of maternity colonies. Then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, in conjunction with the CDFW.

If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If roosts are found, determination should be made whether there are any young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW. **MM BIO-3**

Cultural Resources

34. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary. **MM CUL-1**

35. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

    Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse. **MM CUL-2**

36. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains. **MM CUL-3**

Geotechnical

37. **Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the project proponent shall submit for review by the CDD and the County Peer Review Geologist a final geotechnical report and landslide hazard assessment that is prepared by an engineering geologist working in combination with the project geotechnical engineer. The report shall be compliant with the standards required for projects within the SHZ and its scope shall include:

    - an original geologic map prepared by the engineering geologist which shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity;
    - a slope stability analysis that is compliant with standards of the SHZ Mapping Act, including standards for an acceptable safety factor and justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made);
    - a review of improvement plans and updated recommendations and specifications that are needed for the project, if any, including any mitigation measure needed to respond to the results of slope stability analysis;
    - recommendations for geotechnical monitoring and testing during the construction period; and,
    - laboratory test data to evaluate the corrosion potential of soils and bedrock.

    An investigation that does not adequately respond to each provision above shall require submitting supplemental data. **MM GEO-1**

38. A deposit of $3,600 shall accompany the submittal of the geotechnical documents subject to review by the County Peer Review Geologist.

39. **Prior to requesting final building inspection for a new residence or retaining walls,** the applicant/project proponent shall submit a letter or report from the geotechnical engineer documenting the monitoring work performed as indicated in the Landslide Hazard Assessment (MM GEO-1), including a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.), and the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report. **MM GEO-2**

40. Should unique paleontological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s). **MM GEO-3**

Wildfire

41. **Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall develop and submit to the CDD and the Fire District a written plan to establish, implement, and maintain a fire prevention program at the project site throughout all phases of construction of the development. **MM FIRE-1**

42. **Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall submit to the CDD and the Fire District a written fire prevention management plan for all combustible materials stored outside and/or vegetation growth including but not limited to trees, weeds, grass, and vines, that is capable of being ignited and endangering property. **MM FIRE-2**

PUBLIC WORKS
CONDITIONS OF APPROVAL FOR PERMIT CDMS23-00005

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.

General Requirements

43. In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below require the review and approval of the Public Works Department and are based on the revised vesting tentative map received by the Department of Conservation and Development, Community Development Division, on July 21, 2025.

44. Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Roadway Improvements (Green Valley Way):

45. Any cracked and displaced curb, gutter shall be removed and replaced along the project frontage of Green Valley Road. Concrete shall be saw-cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doweled into existing improvements.

46. Applicant shall construct a street type connection with curb returns as shown on the referenced site plan in lieu of standard driveway depressions at the private drive onto Green Valley Road.

Access to Adjoining Property:

Proof of Access

47. Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

48. Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of Green Valley Road.

Abutter's Rights

49. Applicant shall relinquish abutter's rights of access along Green Valley Road with the exception of the proposed private road intersection.

Road Alignment/Intersection Design/Sight Distance:

50. Applicant shall provide sight distance at the intersection of the private driveway with Green Valley Road 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.

Private Roads:

51. Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 16 feet within a minimum 25-foot access easement.

52. Applicant shall construct a paved turnaround at the end of the proposed private road, and size said turnaround to ensure any passenger or delivery vehicles exiting the project onto Green Valley Road can do so only in a forward direction.

53. Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.

Countywide Street Light Financing:

54. Property owner(s) shall annex to the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Parking:

55. Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. "No Parking" signs shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

Utilities/Undergrounding:

56. Applicant shall underground all new and existing utility distribution facilities. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

    Exception (Subject to Advisory Agency findings and approval):

    Applicant shall be granted an exception from the undergrounding requirements of the Ordinance Code because of the large parcels involved and the rural nature of the area.

Maintenance of Facilities:

57. Property owner shall record a Statement of Obligation in the form of a deed notification, to inform all future property owners of their legal obligation to maintain the proposed retaining walls, including those constructed within the public right-of-way.

Drainage Improvements:

Collect and Convey

58. Applicant shall 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.

59. The nearest public drainage facility is a 15" CMP located along Green Valley Road. Applicant shall verify its adequacy prior to discharging runoff.

Miscellaneous Drainage Requirements:

60. Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.

61. Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

62. To reduce the impact of additional stormwater runoff from this development on Green Valley Creek, one cubic yard of channel excavation material will be removed from the inadequate portion of Green Valley Creek for each 50 square feet of new impervious surface area created by the development. All excavated material shall be disposed of offsite by the developer, at his cost. The site selection, land rights, and construction staking will be by the Flood Control and Water Conservation District.

    OR

    Upon written request, the applicant may make a cash payment in lieu of actual excavation and removal of material from the creek. The cash payment will be calculated at the rate of $0.10 per square foot of new impervious surface area created by the development. The added impervious surface area created by the development will be based on the Flood Control District's standard impervious surface area ordinance. The Flood Control and Water Conservation District will use these funds to work on the creek annually.

National Pollutant Discharge Elimination System (NPDES):

63. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II).

    Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate

wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

a. Minimize the amount of directly connected impervious surface area.
b. Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
c. Place advisory warnings on all catch basins and storm drains using current storm drain markers.
d. Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
e. Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

64. The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

65. Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).

66. Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.

67. Prior to filing the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

68. Prior to filing the Parcel Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.

69. Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

ADVISORY NOTES

THE FOLLOWING INFORMATION DOES NOT CONSTITUTE CONDITIONS OF APPROVAL. IT IS PROVIDED TO ALERT THE APPLICANT TO LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES TO WHICH THIS PROJECT MAY BE SUBJECT.

A. NOTICE OF NINETY-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- Contra Costa Environmental Health Division
- San Ramon Valley Fire Protection District
- Central Contra Costa Sanitary District (Central San)
- East Bay Municipal Utility District (EBMUD)

C. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

D. This project is subject to the development fees in effect under County Ordinance as of October 7, 2024, the date the vesting tentative map application was accepted as complete by the Department of Conservation and Development. These fees are in addition to any other development fees, which may be specified in the conditions of approval.

ORDINANCE NO. **2025-**
(Re-Zoning Land in the

Alamo Area)

The Contra Costa County Board of Supervisors ordains as follows:

SECTION I: Pages **R-16** of the County's 2005 Zoning Map (Ord. No. 2005-03) is amended by re-zoning the land in the above area shown shaded on the map(s) attached hereto and incorporated herein (see also Department of Conservation and Development File No. **RZ23-03271** .)

FROM: Land Use District **A-2** (**General Agriculture**)

TO: Land Use District **R-40** (**Single Family Residential**
and the Department of Conservation and Development Director shall change the Zoning Map accordingly, pursuant to Ordinance Code Sec. 84.2.002.

SECTION II. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days of passage shall be published once with the names of supervisors voting for and against it in the _____ , a newspaper published in this County.

PASSED on _____by the following vote:

Supervisor	Aye	No	Absent	Abstain
1. J. Gioia	( )	( )	( )	( )
2. C. Andersen	( )	( )	( )	( )
3. D. Burgis	( )	( )	( )	( )
4. K. Carlson	( )	( )	( )	( )
5. S. Scales-Preston	( )	( )	( )	( )

ATTEST: Monica Nino, County Administrator
and Clerk of the Board of Supervisors _____
Chair of the Board

By_____, Dep. (SEAL)

ORDINANCE NO. **2025-**

N.W. 1/4 SEC. 15 & N.E. 1/4 SEC. 16 T.1S. R.1W. M.D.B.M.

1- RECORD OF SURVEY 43 L.S.M. 13 6-10-66

2- 81P.M.18 9-25-79

3- 132P.M. 23-27 2-26-88

4- 153 P.M. 13 7-3-91

P.B. 193

06

Project Site

1"=400'

08

P.B. 193

TRACT 4932
M.B.201-9
8-18-77
16.34 AC.

TRACT 4594
9-18-74
MB173-15
57.22 AC.

TRACT 4875
11-3-76
M.B. 191-10
17.33 AC.

TRACT 4184
6-7-72
MB147-13
44.48 AC.

TRACT 4685
2-5-76
MB182-1
18.57AC.

TRACT 4686
2-5-76
MB 182-5
31.65 AC.

TRACT 3727
7-30-69
M.B.127-27
3.467 AC.

TO PAGE 19

50' HIKING & RIDING TRAIL

GREEN VALLEY ROAD

STONE VALLEY ROAD

GREEN VALLEY CREEK

RESTR. DEVELOP. AREA (.39 AC.)

070

78 101.51 AC "D"

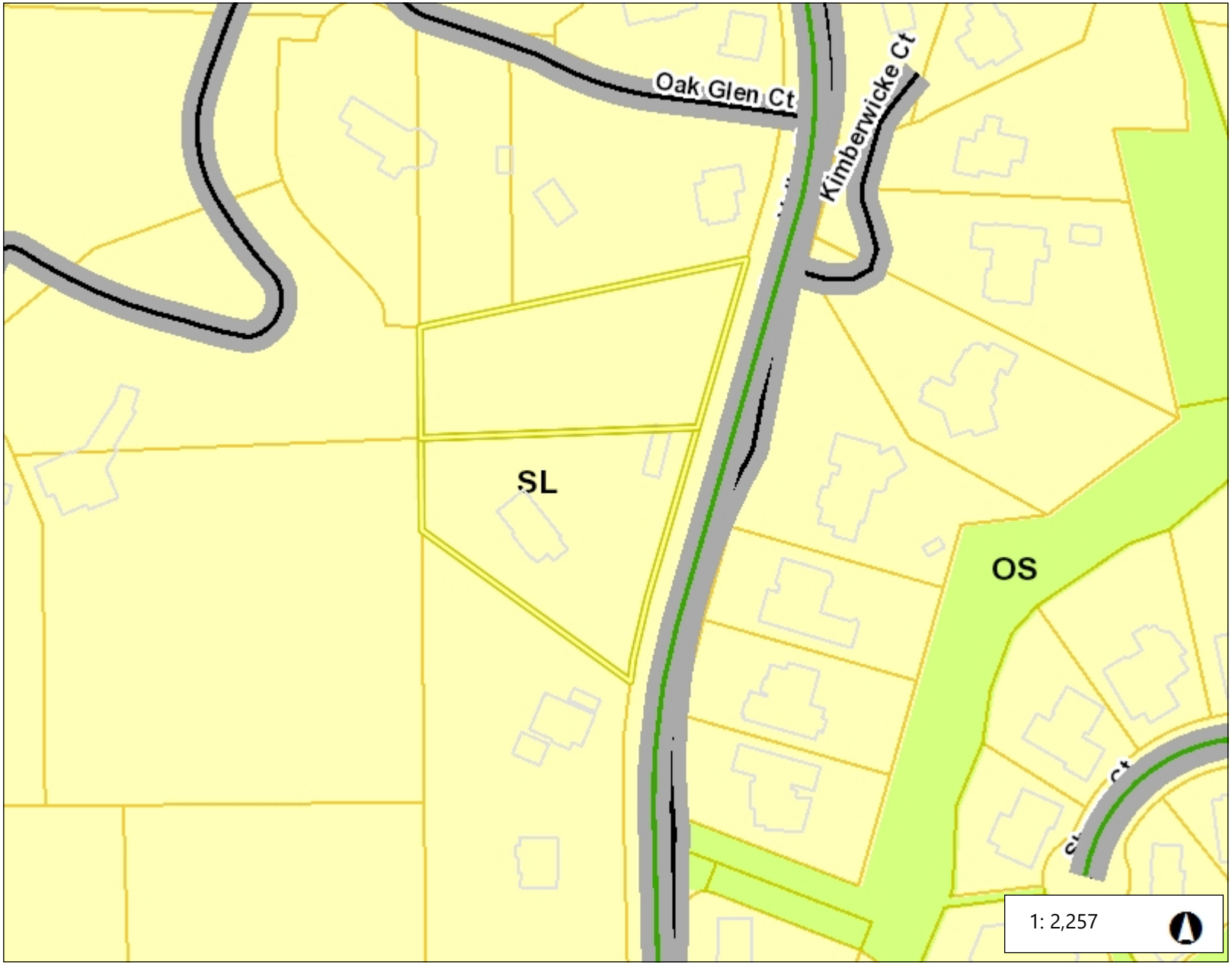
P.B. 196/35

P.B. 195

REVISED	CHANGE	BY
7-29-91	153 P.M. 13	JAC

ASSESSOR'S MAP
BOOK 194 PAGE 07
CONTRA COSTA COUNTY, C

General Plan 2005-2020: SL, Single-Family Residential-Low Density



0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

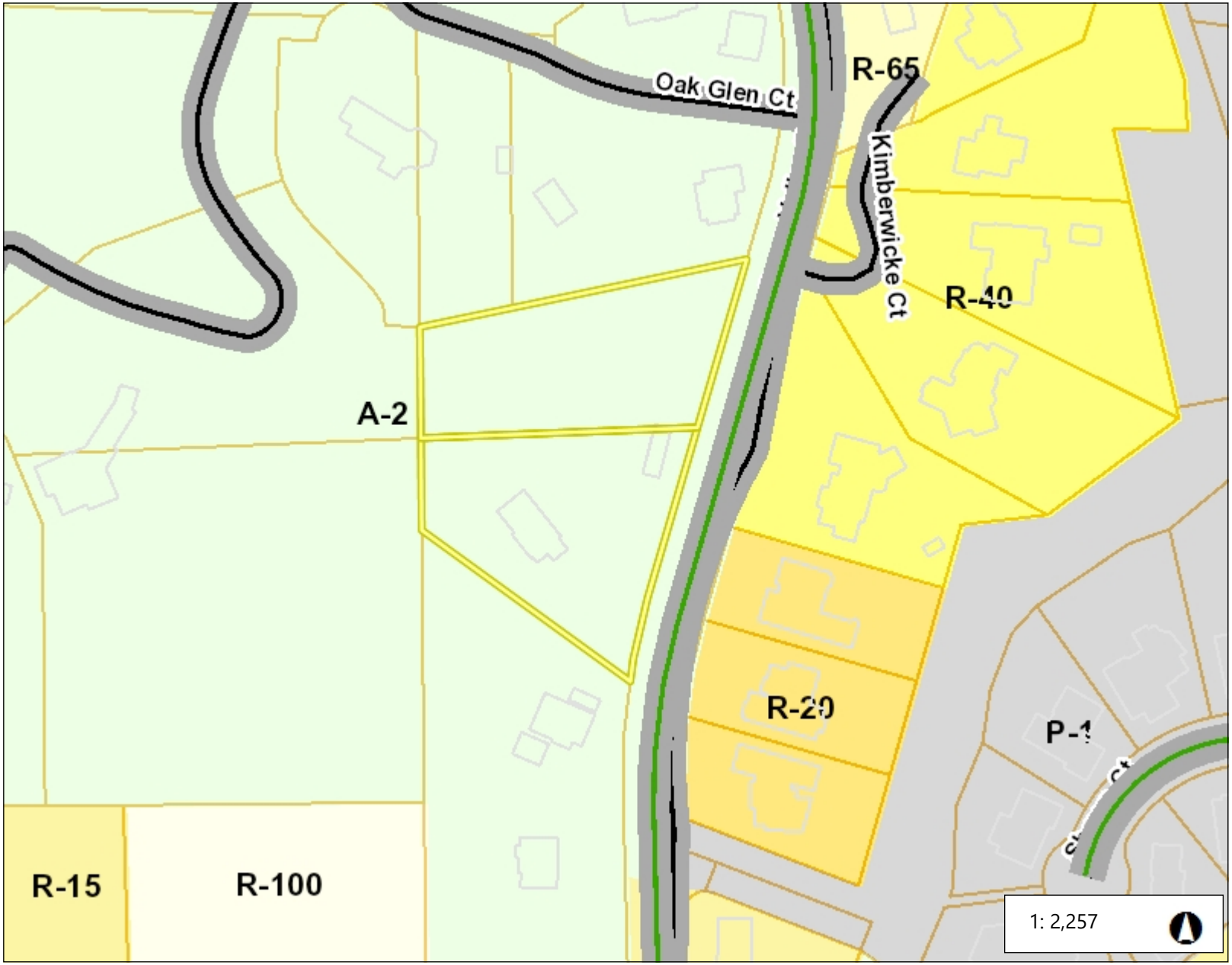
Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets
- General Plan
  - SV (Single Family Residential - Ver
  - SL (Single Family Residential - Low
  - SM (Single Family Residential - Me
  - SH (Single Family Residential - Hig
  - ML (Multiple Family Residential - Lo
  - MM (Multiple Family Residential - M
  - MH (Multiple Family Residential - H
  - MV (Multiple Family Residential - V
  - MS (Multiple Family Residential - V
  - CC (Congregate Care/Senior Housi
  - MO (Mobile Home)
  - M-1 (Parker Avenue Mixed Use)
  - M-2 (Downtown/Waterfront Rodeo I
  - M-3 (Pleasant Hill BART Mixed Use
  - M-4 (Willow Pass Road Mixed Use)
  - M-5 (Willow Pass Road Commercia
  - M-6 (Bay Point Residential Mixed U
  - M-7 (Pittsburg/Bay Point BART Sta
  - M-8 (Dougherty Valley Village Cent

Notes

Contra Costa County -DOIT GIS

Zoning: A-2



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets
- Zoning
  - R-6 (Single Family Residential)
  - R-6, -FH -UE (Flood Hazard and A
  - R-6 -SD-1 (Slope Density Hillside D
  - R-6 -TOV -K (Tree Obstruction anc
  - R-6, -UE (Urban Farm Animal Exclu
  - R-6 -X (Railroad Corridor Combinir
  - R-7 (Single Family Residential)
  - R-7 -X (Railroad Corridor Combinin
  - R-10 (Single Family Residential)
  - R-10, -UE (Urban Farm Animal Exc
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Urban Farm Animal Exc
  - R-40 (Single Family Residential)
  - R-40, -FH -UE (Flood Hazard and A
  - R-40, -UE (Urban Farm Animal Exc
  - R-65 (Single Family Residential)
  - R-100 (Single Family Residential)

Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

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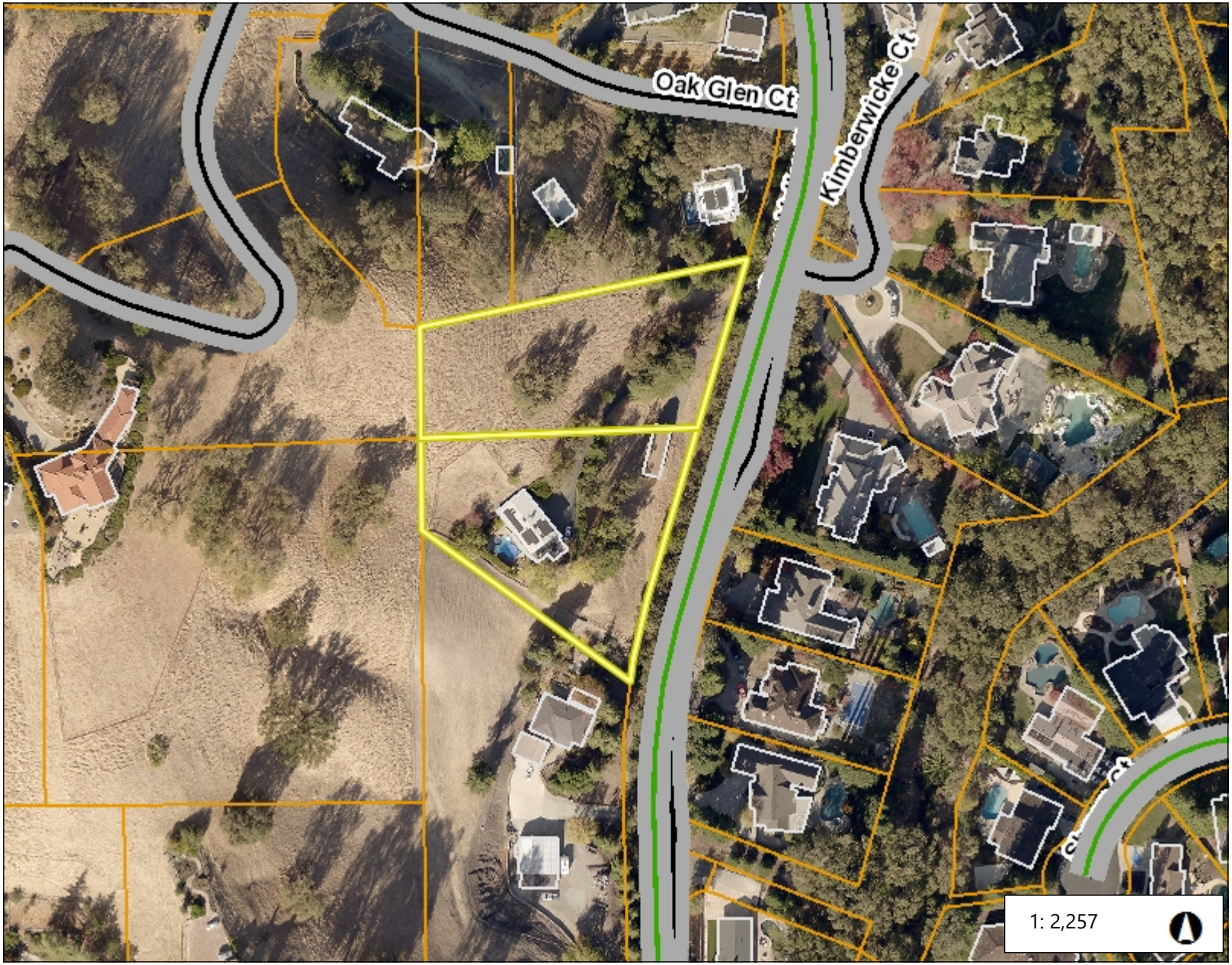
Orthophotography



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets
- Maintained Roads
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels
- Aerials 2019
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

AGENCY COMMENT REQUEST

Date 06/20/2023

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

DISTRIBUTION

INTERNAL

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

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ✔ Engineering Services (1 Full-size + 3 email Contacts)
- ✔ Traffic
- Flood Control (Full-size)
- Special Districts

LOCAL

- ✔ Fire District _____
  - ✔ San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
  - East CCC – (email) brodriguez@eccfpd.org
- ✔ Sanitary District CENTRAL SANITARY
- ✔ Water District EBMUD
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC ALAMO MAC
- ✔ Improvement/Community Association AIA
- ✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- ✔ CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

_____

_____

Please submit your comments to:

Project Planner Syd Sotoodeh
Phone # 925-655-2877
E-mail syd.sotoodeh@dcd.cccounty.us
County File # CDMS23-00005 & CDRZ23-03271

Prior to July 20, 2023

* * * * *

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
- ✔ High or Very High FHSZ

* * * * *

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

Print Name R. WENDEL

7.10.2023
Signature DATE

Agency phone # 925.838.6600

REVISED 08/12/2019. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc

San Ramon Valley Fire Protection District
Community Risk Reduction Division
1500 Bollinger Canyon Road
San Ramon, CA 94583

phone: 925.838.6600 **web:** www.firedepartment.org

Monday, July 10, 2023

Hello Syd Sotoodeh,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

PROJECT:	CDMS23-00005 CDRZ23-03271
ADDRESS:	1921 GREEN VALLEY RD (194070015)
APPLICATION TITLE:	Planning and Site Development Review
PROJECT NUMBER:	1056743

Roy Wendel
Interim Fire Marshal
San Ramon Valley Fire District
1500 Bollinger Canyon Road, San Ramon, CA 94583
rwendel@srvfire.ca.gov
9258386603

Planning Comments

Open Issues: 2

PLANNING

General Issues

1. Submit Plans

Roy Wendel 7/10/23 11:05 AM	Plan submittal required to the Fire District. Visit www.firedepartment.org/submitplans for information on submittal requirements.

2. Access

Roy Wendel 7/10/23 11:05 AM	Current requirements for water supply and Fire Department access will be applied at time of submittal for construction permits. Visit www.firedepartment.org/submitplans for the current Ordinance, Standards and Submittal Requirements.

Syd Sotoodeh

From: Roy Wendel <rwendel@srvfire.ca.gov>
Sent: Monday, August 26, 2024 10:20 AM
To: Syd Sotoodeh
Subject: RE: FW: CDMS23-00005, 1921 Green Valley Road: revised submittal

Syd –

The applicant has not formally submitted anything and doesn't have anything approved from the Fire District. There have been conversations I recall (I only recall them due to the unique driveway access issue off Green Valley) and we've give them direction on their requirements.

The biggest issue was the approach, coming from the South and needing to be able to make the hairpin turn to access the driveway up to the house.

It looks like we can get the required hose pull distance of 200' from the top of the driveway which is 150' from the street so a turnaround is not required.

They are keeping the grade under 16 so it is not triggering a grooved concrete application on the driveway.

Let me know if you need additional information.

Please note that our Administrative Office has relocated to 2401 Crow Canyon Road, Suite A, San Ramon, CA 94583.

Roy Wendel
Fire Marshal
Email: rwendel@srvfire.ca.gov
Phone: (925) 838-6687

San Ramon Valley Fire Protection District
2401 Crow Canyon Road, Suite A
San Ramon, CA 94583
www.firedepartment.org

PRIVILEGE AND CONFIDENTIALITY NOTICE: This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return e-mail and delete this message along with any attachments from your computer. Thank you.

From: Syd Sotoodeh <Syd.Sotoodeh@dcd.cccounty.us>
Sent: Wednesday, August 21, 2024 7:55 AM
To: Darwin Myers <dmyersassoc@gmail.com>
Cc: Simone Saleh <Simone.Saleh@pw.cccounty.us>; Kellen O'Connor <kellen.oconnor@pw.cccounty.us>; Larry Gossett <larry.gossett@pw.cccounty.us>; Anthony DiSilvestre <anthony.disilvestre@pw.cccounty.us>; Roy Wendel <rwendel@srvfire.ca.gov>
Subject: RE: FW: CDMS23-00005, 1921 Green Valley Road: revised submittal

Roy: I'm also including a copy of their variance request as the applicant indicates that they received comments or information directly from the Fire District on the proposed access road/driveway configuration and is basing their variance on this information about fire vehicle access. I primarily would like to know if their driveway configuration satisfies Fire's requirements. But, it appears that this parcel is located in a State Responsibility Area and High Fire Hazard Severity Zone. Due to the requests for variance and the slope of the lot, the project is not exempt from CEQA environmental review. Mitigations may be required to reduce any impacts due to wildfire and fire hazards to less that significant levels, but the project is small enough that I don't think a separate study from the applicant is warranted. We appreciate any additional comments or concerns you may have.

Thanks!

Syd Sotoodeh, Senior Planner

Contra Costa County

Department of Conservation and Development

30 Muir Road

Martinez, CA 94553

Direct Line: 925-655-2877

Email: syd.sotoodeh@dcd.cccounty.us

DCD Web: Conservation and Development | Contra Costa County, CA Official Website

Permits: Accela Citizen Access (cccounty.us)

REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES

The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY

DATE: 07/10/2023	EBMUD MAP(S): 1572B494	EBMUD FILE:S-11419
AGENCY: Department of Conservation and Development Attn: Syd Sotoodeh 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDMS23-00005 & CDRZ23-03271	FILE TYPE: Development Plan
APPLICANT: Benoit McVeigh dk Engineering 1931 San Miguel Drive Walnut Creek, CA 94596		OWNER: George M Moore 101 Montair Drive Danville, CA 94526-2721

DEVELOPMENT DATA

ADDRESS/LOCATION: 1921 Green Valley Road City:ALAMO Zip Code: 94507-2721

ZONING:A-2 PREVIOUS LAND USE: Residential

DESCRIPTION: Two-lot residential subdivision	TOTAL ACREAGE:2 ac.

TYPE OF DEVELOPMENT:
Single Family Residential:2 Units

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 514-532	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 522-674

All of development may be served from existing main(s)
Location of Main(s):Green Valley Road

PRESSURE ZONE	SERVICE ELEVATION RANGE
F5B	450-650

None from main extension(s)
Location of Existing Main(s):

PRESSURE ZONE	SERVICE ELEVATION RANGE

COMMENTS

When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. 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 regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

KTL

CHARGES & OTHER REQUIREMENTS FOR SERVICE:
Contact the EBMUD New Business Office at (510)287-1008.

07/10/2023

Jennifer L Mcgregor,Senior Civil Engineer; DATE
WATER SERVICE PLANNING SECTION

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

July 12, 2023 File No.: 22-1982

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

re: CDMS23-00005 & CDRZ23-03271 /APNs 194070015 & 194070018 / Benoit McVeigh

Dear Syd Sotoodeh,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description:
Applicant requests approval of a minor subdivision to allow a two-lot subdivision of a 2-acre lot. Parcel "A" is to be 0.96 acres and Parcel "B" is to be 1.04 acres. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and a tree permit to remove 3 code-protected trees & work within the driplines of code-protected trees for site improvements and construction of one new single-family residence on Parcel “B”.
Previous Studies:

XX This office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area *(see recommendation below)*.

Archaeological and Native American Resources Recommendations:

XX Although the general vicinity has sensitivity for archaeological resources, the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at http://www.chrisinfo.org. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

Bryan Much
Coordinator

March 28, 2024

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: **Geologic Peer Review / 30-Day Comments**
CDMS23-00005 & CDRZ23-03271
dk Engineering (applicant)/ G. Moore (owner)
APN 194-070-018 / 1921 Green Valley Road
Alamo Area, Contra Costa County
DMA Project #3006.24

Dear Syd,

On July 20, 2023 we issued a peer review letter on the captioned project.[1] For that peer review, we were providing 30-day comments on the captioned minor subdivision. Our letter provided an overview of the geologic and seismic setting of the project site and a preliminary assessment of potential geologic/ seismic hazard and recommended mitigation measures. In response to the 30-day comment letter from the County the applicant has provided a response, which included submittal of a geotechnical report.[2] A revised Tentative Parcel Map,[3] and a Stormwater Control Plan.[4]

It should also be noted that the California Geological Survey (CGS) has issued an official Seismic Hazard (SHZ) map of the Diablo 7.5-Minute Quadrangle.[5] The provisions of the Seismic Hazard Zone Mapping Act are applicable to all minor and major subdivisions, and most other types of construction that involve the eventual construction of structures for human occupancy.

Purpose

The purpose of the peer review letter presented herein that is to review the supplemental information submitted by the applicant, provide peer review comments on the geotechnical report and update our previous evaluation and recommendations (i.e., the evaluation and recommendations presented herein supersede those presented in our previous peer review letter.) We will not repeat the background

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[1] Darwin Myers Associates, 2023, *Geologic Peer Review 30–Day Comments, CDMS23-00005 & CDRZ23-03271/ ac., dk Engineering (applicant) / G. Moore (owner), APN 194-070-018 / 1921 Green Valley Rd., Alamo Area, Contra Costa County, DMA Project 3028.23.*

[2] GFK & Associates, Inc., 2024, *Geotechnical Investigation Proposed Minor Subdivision, APNs 194-070-015 & -018, 1921 Green Valley Road, Alamo, California,* GFK Job #2026 (report dated January 4, 2024).

[3] dk Engineering, 2024, *Rezoning and Tentative Parcel Map, 1921 Green Valley Road, Minor Subdivision CDMS23-00005, Alamo, Contra Costa County CA,* dk Job # 20-1049 (16 Sheets, dated January 15, 2024).

[4] dk Engineering, 2023, *1921 Green Valley Road, Stormwater Control Plan,* dk Job #20-1049 (12 Sheets dated October 13, 2023).

[5] California Geological Survey, 2024, *Earthquake Zones of Required Investigation, Diablo Quadrangle,* Official SHZ map released February 22, 2024.

information presented in our previous peer review letter but have attached copies of the four maps that were presented at that time. However, we shall provide pertinent information on the SHZ mapping of the CGS.

Seismic Hazard Mapping Act

The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by Contra Costa County for the past 50+ years. However, Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. The procedure for issuance of official SHZ maps is to distribute preliminary review copies of the SHZ maps and invite local jurisdictions, public agencies and property owner/ general public to provide comment, particularly technical data Based of CGS review of the comments the preliminary map(s) may be modified on the basis of the technical input provided. Finally, a public hearing is held before the State Mining and Geology Board with a recommendation from the CGS that the map(s) be approved. When SHZ maps are accepted as adequate by the Mining and Geology Board, they are distributed to local jurisdictions and public agencies. Nearly all land development projects that are located within areas at-risk of earthquake-triggered landslides or liquefaction (or both) and which will eventually lead to construction of structures for human occupancy (including all major and minor subdivisions), comprehensive geological/ geotechnical investigations are required. There are standards for the required reports. To ensure that the required reports comply with the standards of the CGS, the state law requires that all reports are subject to peer review by a California licensed registered geologist or geotechnical engineer. The consultant-prepared report, along with evidence of peer review, is required to be provided to the CGS within 30 days of completion of the peer review.

Accompanying each SHZ map is a Seismic Hazard Zone Report.[6] Those reports explain the methodology used by the CGS analysis and present technical data on a) geology, b) groundwater, c) geologic probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) references and f) zoning techniques. In the Seismic Hazard Zone Reports, ground-shaking levels are estimated for a 10 percent probability of being exceeded in a 50-year period for rock, soft rock and alluvium conditions.

The project site is located within the Diablo Quadrangle. The Diablo Quad SHZ Map, issued on February 22, 2024.[7] An enlargement of a portion of the SHZ map is presented in Figure 5 at a scale of 1 in.=250 ft. The boundary of the project site is outlined in green. and the base map is an aerial photograph that shows the local road network, parcels, creeks (with a blue line) and topographic contours (10 ft. contour interval), as well as identifying the areas considered to be in a landslide zone and lands within a liquefaction zone. As shown, the project site is within an *Earthquake-Induced Landslide Zone*. In making its determination the CEG considers slope gradient and height, local geological, geotechnical subsurface water conditions and local seismic conditions. The SHZ Report 137 (Plate 2.3) considers the Project Site to have a Probabilistic PGA of 0.59-0.61 (i.e. 10% risk of exceedance in 50 years). For lands rated at-risk of landslide displacement, there is a potential for permanent ground displacements such that mitigation as defined in Public Resource Code Section 2693c is required. Disclaimer #8 on the SHZ map acknowledges that some sites within the designated hazard areas may have already been mitigated to city or county standards. (The CGS has not performed exhaustive studies of previous geotechnical and engineering geologic reports in County project files.)

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[6] CGS, 2024, Seismic *Hazard Zone Report for the Diablo Quadrangle, Contra Costa County, California,* SHZ Report 137.

[7] CGS, 2024, *Seismic Hazard Zone Map for the Diablo Quadrangle, Contra Costa County, California,* SHZ Map, (map released February 22, 2024).

GFK Investigation

1. Purpose and Scope

The purpose of the investigation was to evaluate the geotechnical feasibility of the proposed minor subdivision, and provide geotechnical recommendations needed for the construction of the new residence and associated improvements. At the time of the investigation, GFK was provided with preliminary plans for the project. Their scope of work included: *(i)* site reconnaissance; *(ii)* review of pertinent geologic maps and reports; *(iii)* limited subsurface exploration of the project site; *(iv)* laboratory testing of samples retrieved from the borings *(v)* evaluation of the data gathered; and *(vi)* preparation of a report intended document the investigation and presenting GFK's conclusions and recommendations.

2. Subsurface Exploration

Field exploration was performed on December 4, 2023, and included the logging of five (5) auger borings (locations shown on Figure 4 of the GFK report). The borings ranged from 11⅓ to 26½ ft. in depth. The logs are presented in Figures 6 through 10 and show the details of the units penetrated. The logs present the classify the materials penetrated using the Unified Soil Classification System; provide SPT adjusted blow counts, as well as presenting the results of laboratory testing of soil samples retrieved from the borings.

3. Hazards Evaluation

The GFK Hazards analysis is focused on literature review. GFK provides an overview of bedrock geology based on the mapping of Dibblee (2005) and Crane (1995), as well as a mapping of landslides by a U.S. Geological Survey geologist (photointerpretative landslide mapping of Nilsen, 1977). Additionally, the evaluation of the hazard posed by earthquake ground shaking includes a table listing the known active faults in proximity to the site indicating to the site and anticipated peak earthquake ground shaking accelerations (using a deterministic analysis of peak accelerations), and on page 9 GFK provides California Building Code seismic design parameters for the site, which is rated Class D. The following is intended to highlight and summarize (not supersede) GFK's hazards discussion:

Table 1
GFK Evaluation of Potential Hazards

Ground Rupture. The site is not within an Alquist-Priolo Earthquake Fault Zone. On that basis the risk of surface fault rupture within the site is negligible.
Ground Shaking. The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of damage from ground shaking is controlled by using sound engineering judgement and compliance with the latest provisions of the California Building Code (CBC), as a minimum. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to *(i)* resist minor earthquakes without damage, *(ii)* resist moderate earthquakes without structural damage but with some non-structural damage, and *(iii)* resist major earthquakes without collapse but with some structural as well as non-structural damage.
Liquefaction. This hazard is primarily limited to relatively loose, cohesionless soil that is saturated. Considering that that bedrock on the project site is relatively near the ground surface and the surface soils on the site are expansive, and the ground surface is sloping/ relatively steep, which results in rapid runoff. During the investigation no free water was identified in the exploratory borings, all of which penetrated bedrock. Consequently, GFK considers the liquefaction potential low.

Existing Undocumented Fill. Based on their review of site conditions, GFK indicates the presence of undocumented fills on the site

Expansion and Corrosion Potential Hazard. Laboratory testing performed by GFK indicates that surface soils on the site are moderately to highly expansive. Corrosion potential testing of soils was not included in GFK's scope of work. GFK's recommendations address expansive soils. Depending on the outcome of future corrosion potential testing, recommendations could be provided to protect concrete and/ or steel that is in contact with the ground.

4. Landslide Hazard

Based chiefly on the photointerpretative mapping of the U.S. Geological Survey,[8] GFK did not regard landslide displacement / ground failure to be a significant hazard for the proposed project. However, Although no landslide deposits have been identified on the hillside overlooking the project site, the methodology used by the CEG geologists for the preparation of the SHZ maps has identified a potential risk of earthquake-triggered ground failure.

The Safety Element ground failure policies most applicable to the project site are presented in Table 2. Policy 10-22 states that "slope stability shall be a primary consideration on the ability of land to be developed or designated for urban uses." Although there are no mapped landslides on or near the project site, the SSZ map indicates that during a high magnitude earthquake the stability of all slopes will be reduced. Furthermore, a) slopes on the site are steep, b) the project site is in the outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. It should also be recognized that the hazard posed by ground failure is strongly influenced by the type of landslide (e.g., fast moving debris flow, cohesive/ slow moving earthflow, depth of the slide plane, etc.).

Table 2

General Plan Ground Failure and Landslide Hazard Policies

Policy 10-22. Slope stability shall be a primary consideration in the ability of land to be developed or designated for urban uses.

Policy 10-23. Slope stability shall be given careful scrutiny in the design of developments and structures, and in the adoption of conditions of approval and required mitigation measures.

Policy 10-25. Development on open hillsides and significant ridgelines throughout the County shall be restricted, and hillsides with a grade of 26 percent or greater shall be protected through implementing zoning measures and other appropriate actions

Policy 10-26. Approvals of public and private development projects in areas subject to slope failures shall be contingent on geologic and engineering studies which define and delineate potentially hazardous conditions and recommend adequate mitigation.

Policy 10-27. Soil and geological reports shall be subject to the review and approval of the County Planning Geologist.

Policy 10-28. Generally, residential density shall decrease as slope increases, especially above a 15 percent slope.

Policy 10-29. Significant hillsides shall be considered unsuitable for types of development which require extensive grading or other land disturbance.

Policy 10-32. The County shall not accept dedication of public roads in unstable hillside areas, or allow construction of private roads there which would require an excessive degree of maintenance and repair costs.

[8] Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits of the Diablo 7.5-Minute Quadrangle, Contra Costa County.* U.S. Geological Survey, Open File Map 75-277-14.

5. GFK's Discussion & Conclusions

The primary finding is that the site is suitable for the proposed minor subdivision and associated construction of a new residence on Parcel B, provided GFK's conclusions and recommendations are incorporated into the design and construction of improvements. Specific comments are as follows:

- Existing fill within specific areas of the project site are recommended to be over-excavated and graded in accordance with GFK's grading recommendations.
- The site is underlain by weakly cemented bedrock. Although GFK did not identify landslides on the site. Nevertheless, GFK has recommended conservative measures be implemented in the project design (drainage, grading, erosion control and foundations) to avoid creation of instabilities. GFK outlines the measures needed to protect improvements from manmade instability/ erosion. Key among these is the recommendation that the foundations of the proposed residence and specified driveway retaining walls be supported by piers that are extended sufficiently into bedrock. Recommendations are provided for the design details of the piers, and recommendations are provided for control of runoff.
- The surficial soil is the Alo clay, which is considered highly expansive by the Soil Survey of Contra Costa County, and laboratory testing of on-site soils confirms they range from moderately to highly expansive, depending on the clay content. The Soil Survey of Contra Costa County considers this soil series to be highly corrosive to uncoated steel. The scope of the GFK investigation did not include corrosion potential testing. However, GFK indicates structures require appropriate design measures to control damage from expansive soils. Similarly, there are practical measures to prevent/ control soil corrosion from damaging/ weakening concrete and/ or steel from damage.

6. GFK Recommendations

GFK provides recommendations that are based on review of the Vesting Tentative Parcel Map (VTPM, dated May 2023). That VTPM has subsequently been revised, and there may be further revisions during the processing of the application by the County (assuming the project is approved) and during review of the building permit plans by the Building Inspection Division of DCD. Additionally, GFK's geotechnical recommendations may be affected by compliance with the provisions of the Seismic Hazard Zone (SHZ) Mapping Act. For those reasons we consider the recommendations in the GFK's January 2024 report to be preliminary recommendations suitable for initial land planning and preliminary estimating purposes, but in need of review and possible updating prior to issuance of construction permits.

The recommendations provided are comprehensive and prudent. They address *(i)* earthwork (including clearing, demolition, removal of existing fill and fill compaction, compaction testing and allowable gradients for engineered slopes), *(ii)* surface and subsurface drainage (including measures to mitigate the hazard posed by hillside bio-retention basins *(iii)* foundation design, *(iv)* non-structural concrete slabs-on-grade (including consideration of issues associated with expansive soil conditions *(v)* retaining walls (including design specifications and a recommendations for structural walls and walls over 3 ft. in height at any point to be pier supported, *(vi)* specifications for backfilling of utility trenches, *(vii)* pavement design, and *(viii)* additional recommended geotechnical services, along with *(ix)* a limitations statement that includes the proper use of the report by the project proponent, and the limitations of the investigation methods, and the need for updating of the report after a period of three years (January 2027). The Limitations statement is followed of a list of selected reference and by an Appendix that includes 5 maps, along with the logs of the five exploratory borings, two typical sections that pertain to the design of the recommended subdrainage facilities and a table presenting the results of laboratory testing of samples retrieved from the borings.

Grading and Drainage Plans

1. Grading

The civil engineers for the project are dK Engineering, who have prepared preliminary grading and plans and grading cross-sections drainage plans (Sheets 6, 7 & 8) along with other civil engineering drawings. Sheet 2 (typical sections for the bio-retention filter and for driveway construction); Sheet 3 (topographic survey); Sheet 4 (VTPM); Sheet 5 (Site Plan for the Parcel B planned improvements); Sheet 6 (Grading and Drainage Plans for Parcel B improvements); Sheets 7 & 8 (Site Cross-Sections) and Sheet 9 (Utility Plan).

Sheet 6 indicates the earthwork volume being proposed is 300 cu. yds. of cut and 550 cu. yds of fill. These are very low earthwork volumes. As the Grading Sections presented on Sheets 7 & 8 indicate, the civil engineering estimates for the volumes cut and fill are made possible by use of the proposed engineered retaining walls for some of the foundation walls of the Parcel B residence as well as for driveway construction. Note that a) earthwork volumes will be affected by shrinkage, swelling or foundation elements, and b) GFK may determine that some of the over-excavated undocumented fill may be unsuitable for use in engineered fill. Both of these factors could modify earthwork volumes.

The Grading Cross-Sections indicate that the finished floor elevations for proposed Parcel B residence; Sections A-A and C-C show the location of the existing barn with respect to the proposed residence; the sections also show the proposed height of retraining walls. Generally, the walls are 5 ft. or less in height. However, Section F-F, indicates a segment of driveway retaining wall that is 8.13 ft. in height, and in Section E-E low tiered walls are shown that are between the driveway and a bioretention facility. The segment of common driveway near the Green Valley Road intersection is designed to have a width of 20 ft. (see Sheet 6) and a maximum gradient of 15.84 percent. Southeast of the common driveway, the existing Parcel A driveway will be retained; the proposed Parcel B driveway is to have a paved width of 16 ft., with a hammerhead turnaround provided just outside of the garage entrance.

2. Drainage

The Stormwater Control Plan was prepared by the project civil engineers. Page 1 of this report provides a quick summary of project data. The information provided is quite detailed. The total pre-project impervious surface area is 11,098 sq. ft. The total post-project impervious area is 15,510 sq. ft. (an increase of 4,805 sq. ft.). The proposed new and replaced impervious area is too large for dispersal to pervious areas so treatment is required (i.e., a bioretention filter has been designed by the project civil engineers, with a design complying with standards presented in the 8th Edition of the Stormwater C.3 Guidebook). For the project, eleven (11) Drainage Management Areas (DMA) are identified and described on pages 6, 7 & 8 of the Stormwater Control Plan along with details for each of the DMA's, along with presenting the approach to treatment, including the DMAs which a series of small bioretention facilities that are distributed throughout the project. The intent of the plan is to direct roof gutter water to culverts that will outfall into bioretention facilities for treatment prior to exiting the site. The sizing of these facilities must satisfy the C.3 requirements of the Regional Water Quality Control Board. Review of the Stormwater Control Plan is performed by the professional staff of the Public Works Department. Our comments are limited to the engineering geologic aspects of the basins: *(i)* siting/ design of the bioretention facilities and *(ii)* importance of requiring long-term commitment to inspection and maintenance of these facilities by competent authority.

DMA Evaluation

The immediate need of the Department of Conservation & Development is to determine if there is sufficient data to allow the processing of the pending applications, including preparation of the California Environmental Quality Act (CEQA) document. The provisions of CEQA and associated case law acknowledge that final design studies are not needed for the purposes of CEQA compliance. However, there must be sufficient information on the extent of potential geologic and geotechnical hazards, and guidance must be provided to the project designers pertaining to the layout of the planned improvements. Therefore, the type of data needed at this stage of the land development process is limited to the following:

A. GFK reviewed project plans to ensure the *layout* is sensitive to geologic and geotechnical constraints. In our opinion the report of GFK is generally adequate. Note that the GFK investigation included input from an engineering geologist, and no landslide-related geomorphic features were confirmed to be present on the site. Nevertheless, the SHZ map indicates a possibility that a high magnitude earthquake could trigger a landslide. Consequently, it is our opinion that slope stability analysis is necessary, with particular attention to pseudo-static slope stability analysis that is fully compliant with the standards for projects located within the SHZ. On page 2 of this peer review letter, it was noted that the Seismic Hazard Zone Report for the Diablo Quadrangle characterized the seismicity of the site as follows: for a seismic event with a 10% chance of exceedance in 50 years, the Probabilistic GPA for the project site was estimated to be 0.59 to 0.61. For the purposes of the slope stability analysis, the following additional data is needed a) orientation of bedding is needed from the site and/or its immediate vicinity to determine if bedding *daylights* on the slope, and b) the update report should include an original geologic map of the site. We anticipate that if the slope stability analysis indicates a risk of a landslide the report will identify a) the type of landslide, b) depth of slide plane and its location on the hillside, and c) identify the mitigation measure(s)

B. The Seismic Hazard Mapping Act does not specify where in the planning process is that compliance with SHZ standards must be achieved. In this case, it may be possible to defer the requirement for the SHZ compliant landslide hazard investigation to a Condition of Approval. There is justification for deferring the slope stability analysis: a) there are no mapped landslides on the site shown on any geologic map, and none were identified by the project engineering geologist, b) an update geotechnical report is needed because the VTPM has been revised since the GFK report was issued and the project may evolve again during the processing of the application If a landslide hazard is confirmed to exist under earthquake conditions, we anticipate that the mitigation would likely involve construction of a debris bench and possibly require drainage improvements. Such mitigations are not a feasibility issue.

DMA Recommendations

Our recommendation is that the Conditions of Approval require an updated geotechnical report that responds to the potential landslide hazard indicated by the official SHZ map. The County Peer Review Geologist be provided the opportunity to comment on compliance of that geotechnical report with all provisions of the COA and with the peer review required by the Seismic Hazard Zone Mapping Act. The following is suggested language of the COAs for your consideration.

GEO-1
Prior to requesting issuance of construction permits, the project proponent shall submit a geotechnical report that is compliant with the standards required for project within the SHZ of adequate scope to delineate/ evaluate potentially hazardous geologic, seismic, and geotechnical hazards. This report to provide the following: *(i)* original geologic map showing the consultant's interpretation of site conditions, with delineation of any potentially hazardous soil conditions, and providing measurements of the orientation of bedding and dominant; *(ii)* slope stability analysis that is compliant with standards of the SHZ Mapping Act, and provide standards for an acceptable safety factor and provide justification for the computer program utilized in the analysis; *(iv)* review improvement plans and provide any updated recommendations and specifications that are needed for the project, including any mitigation measure needed to respond to the results of slope stability analysis; *(v)* provide recommendations for geotechnical monitoring and testing during the construction period; *(vi)* laboratory test data to evaluate the corrosion potential of soils and bedrock; and *(vii)* prepare a final report for the Building Inspection Division summarizing the monitoring work performed, including presenting a map showing location and depth of subdrains and their cleanouts, compaction test result and description of the bedrock exposures (i.e., lithology, degree of weathering, and orientation of bedding, etc.) Additionally, the final geotechnical report shall present the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

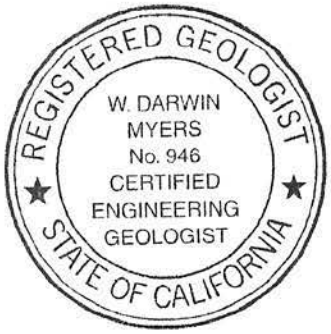
GEO-2
The geotechnical report required by GEO-1 is subject to review by the peer review geologist, and review and approval of the Zoning Administrator prior to issuance of construction permits. An investigation that does not adequately respond to each provision of GEO-1 shall require submittal of supplemental data.

Limitations

This review has been performed to provide technical advice to assist the Department of Conservation & Development with discretionary permit decisions. Our services have been limited to review of the documents identified in this peer review letter. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession.

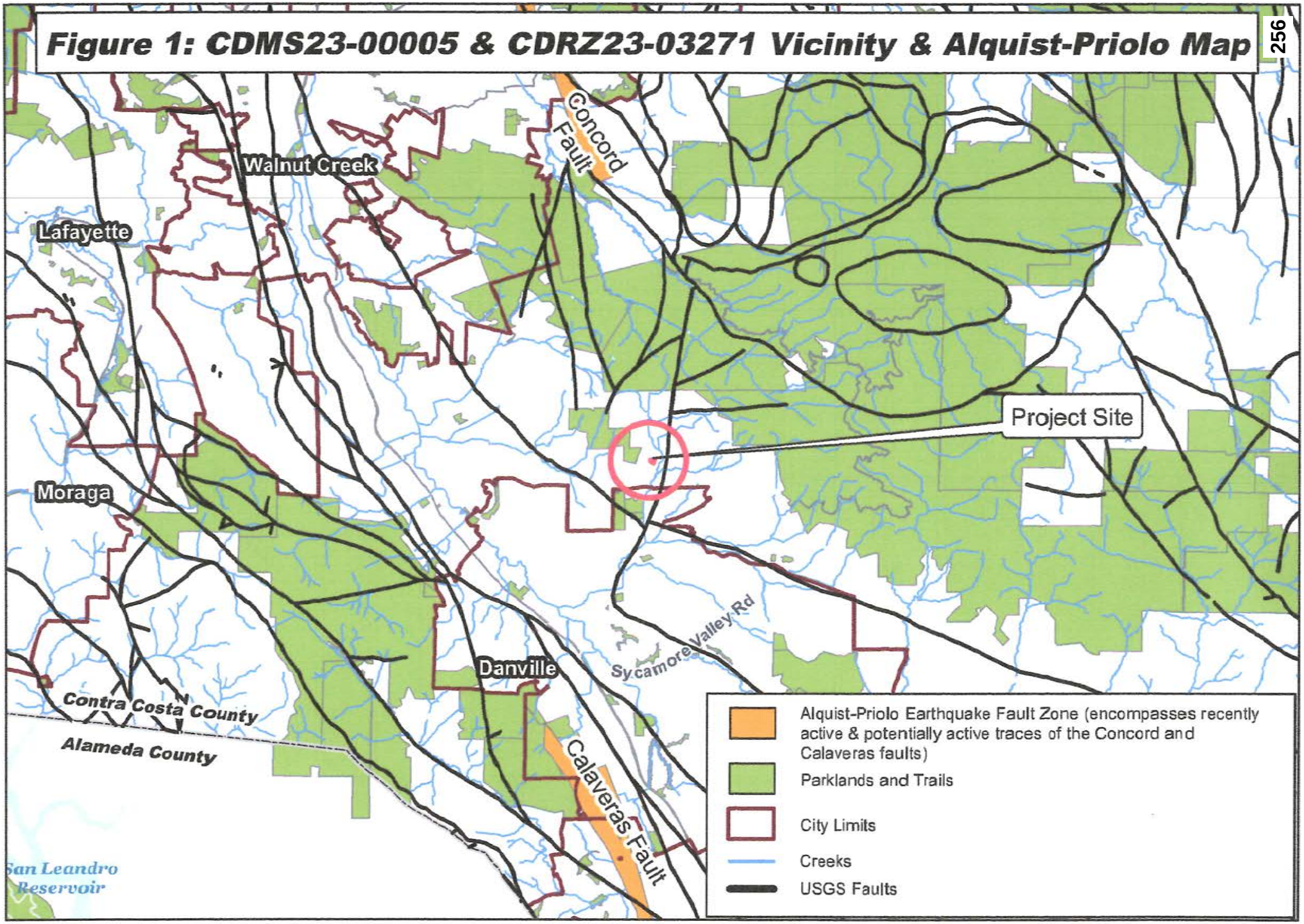
We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal

Figure 1: CDMS23-00005 & CDRZ23-03271 Vicinity & Alquist-Priolo Map



0 1.5 3 6 Miles

source CGS, Special Publication 42 (revised in 2018)

Map Created 7/5/2023
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

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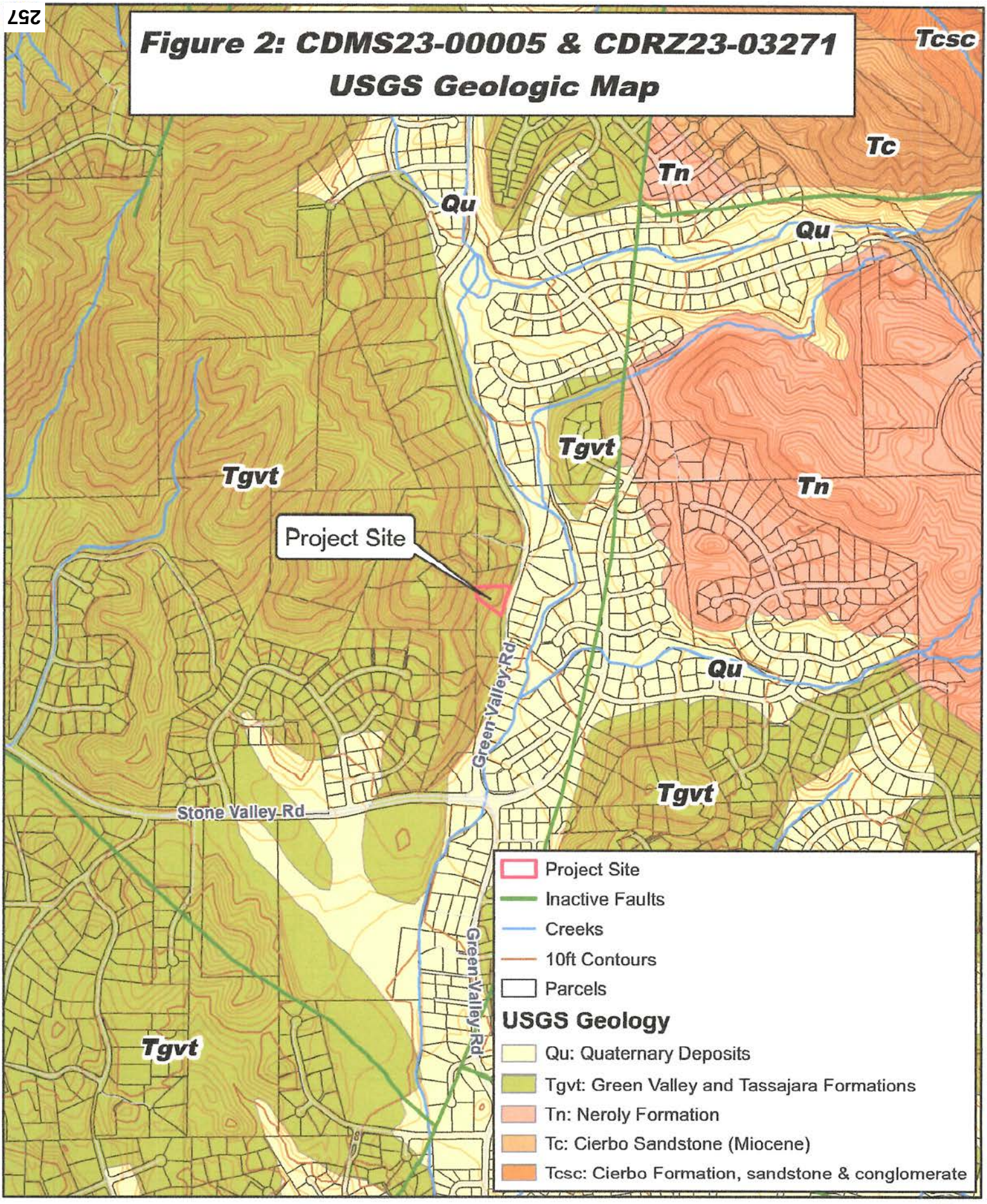
Figure 2: CDMS23-00005 & CDRZ23-03271
USGS Geologic Map



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0 450 900 1,800 Feet

Source: USGS Open File Report 94-622

Map Created 7/5/2023
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30 Muir Road, Martinez, CA 94553
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Figure 3: CDMS23-00005 & CDRZ23-03271
USGS Quaternary Geologic Map

Map Created 1/31/2020
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

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Source: USGS Open File Report 97-98

Figure 4: CDMS23-00005 CDRZ23-03271
Liquefaction Potential Map

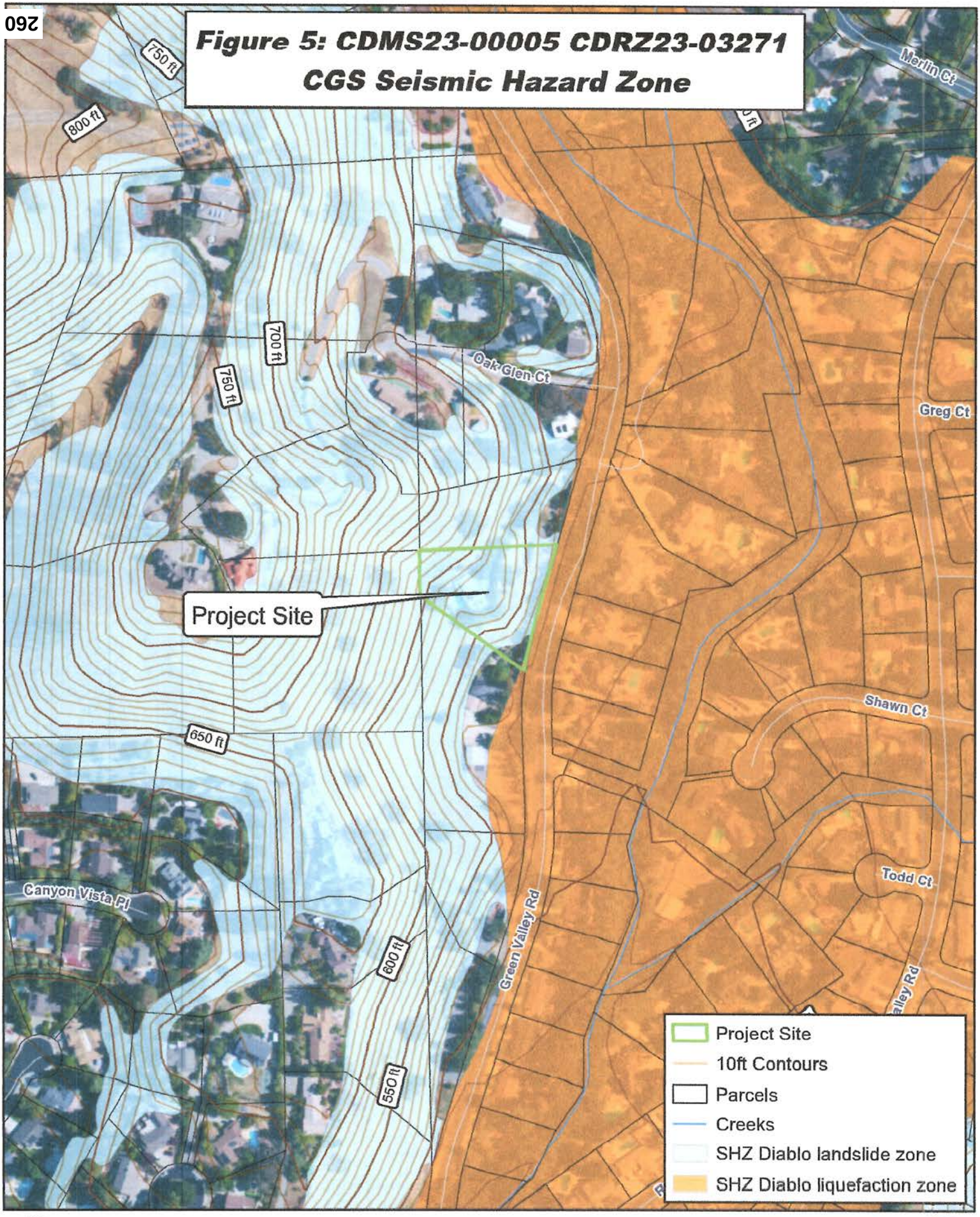
0 255 510 1,020 Feet

Source : Safety Element, pg. 10-24 & USGS Open File Map 75-277-???

Map Created 6/26/2023
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Figure 5: CDMS23-00005 CDRZ23-03271
CGS Seismic Hazard Zone



0 125 250 500 Feet

Source : CGS Diablo SHZ Map 2024

Map Created 3/26/2024
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

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September 13, 2024

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: **Geologic Peer Review / Revised TPM**
CDMS23-00005 & CDRZ23-03271
dk Engineering (applicant)/ G. Moore (owner)
APN 194-070-018 / 1921 Green Valley Road
Alamo Area, Contra Costa County
DMA Project #3025.24

Dear Syd,

On March 28, 2024, we issued a peer review letter on the captioned project.[1] At that time the documents submitted by the project proponent included the following: a geotechnical report, [2] a revised Tentative Parcel Map (VTM), [3] and a Stormwater Control Plan. [4] That peer review letter provided an overview of the geologic and seismic setting of the project site and peer review comments on the geotechnical report issued by GFK & Associates.

County staff had numerous comments on the project which resulted in the project proponent submitted the following document: *(i)* a revised TPM [5] and *(ii)* and a revised Stormwater Control Plan. [6] Therefore, the purpose of the peer review letter presented herein is to update our previous recommendation. Note that no new geotechnical data has been provided. The recommendations in the report of GFK & Associates (dated January 4, 2024) remain operative. It should also be noted that the California Geological Survey (CGS) has issued an official Seismic Hazard (SHZ) map of the Diablo 7.5-Minute Quadrangle. [7] The provisions of the Seismic Hazard Zone Mapping Act are applicable to all minor and major subdivisions, and most other types of construction that would lead to the eventual construction of structures for human occupancy.

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[1] Darwin Myers Associates, 2023, *Geologic Peer Review 30–Day Comments, CDMS23-00005 & CDRZ23-03271, dk Engineering (applicant) / G. Moore (owner), APN 194-070-018 / 1921 Green Valley Rd., Alamo Area, Contra Costa County, DMA Project 3006.24.*

[2] GFK & Associates, Inc., 2024, *Geotechnical Investigation Proposed Minor Subdivision, APNs 194-070-015 & -018, 1921 Green Valley Road, Alamo, California,* GFK Job #2026 (report dated January 4, 2024).

[3] dk Engineering, 2024, *Rezoning and Tentative Parcel Map, 1921 Green Valley Road, Minor Subdivision CDMS23-00005, Alamo, Contra Costa County CA,* dk Job # 20-1049 (16 Sheets, dated January 15, 2024).

[4] dk Engineering, 2023, *1921 Green Valley Road, Stormwater Control Plan,* dk Job #20-1049 (12 Sheets dated October 13, 2023).

[5] dk Engineering, 2024, *Rezoning and Tentative Parcel Map, 1921 Green Valley Road, Minor Subdivision CDMS23-00005, Alamo, Contra Costa County CA,* dk Job # 20-1049 (16 Sheets, dated January 15, 2024).

[6] dk Engineering, 2024, *Stormwater Control Plan for1921 Green Valley Road,* dk Job #20-1049 (13 Sheets plus 4 Attachments; dated August 15, 2024).

[7] California Geological Survey, 2024. *Earthquake Zones of Required Investigation, Diablo Quadrangle.* Official SHZ map released February 22, 2024, and *Seismic Hazard Zone (SHZ) Report for the Diablo Quadrangle* (SHZ Report 137).

Purpose

The purpose of the peer review letter presented herein that is to review the supplemental information submitted by the applicant, and update our previous evaluation and recommendations (i.e., the evaluation and recommendations presented herein supersede those presented in our previous peer review letter.) We will not repeat the background information presented in our previous peer review letter, but we have attached copies of the five (5) maps from that peer review, and Table 1 provides a brief overview of the SHZ Mapping Act and of the 2024 geotechnical report of GFK & Associates as those are key factors influencing our evaluation of the project.

Table 1
Background Information from Previous Peer Review

Seismic Hazard Mapping Act The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by Contra Costa County for the past 50+ years. However, Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. There are standards for the required reports. To ensure that SHZ reports comply with those standards, the state law requires that all reports are subject to peer review by a California licensed registered geologist or geotechnical engineer. The consultant-prepared report, along with evidence of peer review, is required to be provided to the CGS within 30 days of completion of the peer review. Accompanying each SHZ map is a Seismic Hazard Zone Report that explains the methodology used by the CGS. The report presents technical data on a) geology, b) groundwater, c) geologic probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) lists key references and f) describes the zoning techniques. The SHZ seismicity analysis on a peak ground acceleration having a 10% probability of being exceeded in a 50-year period. The project site is located within the Diablo Quadrangle. The Diablo Quad SHZ Map, issued on February 22, 2024.[8] An enlargement of a portion of the SHZ map is presented in Figure 5 at a scale of 1 in.=250 ft. The boundary of the project site is outlined in green. and the base map is an aerial photograph that shows the local road network, parcels, creeks (with a blue line) and topographic contours (10 ft. contour interval), as well as identifying the areas considered to be in a landslide zone and lands within a liquefaction zone. As shown, the project site is within an *Earthquake-Induced Landslide Zone*

GFK Investigation The purpose of the investigation was to evaluate the geotechnical feasibility of the proposed minor subdivision, and provide geotechnical recommendations needed for the construction of the new residence and associated improvements. At the time of the investigation, GFK was provided with preliminary plans for the project. Their scope of work included: *(i)* site reconnaissance; *(ii)* review of pertinent geologic maps and reports; *(iii)* limited subsurface exploration of the project site; *(iv)* laboratory testing of samples retrieved from the borings *(v)* evaluation of the data gathered; and *(vi)* preparation of a report intended document the investigation and presenting GFK's conclusions and recommendations. Field exploration included the logging of five (5) auger borings (locations shown on Figure 4 of the GFK report). The borings ranged from 11⅓ to 26½ ft. in depth. The logs are presented in Figures 6 through 10 and show the details of the units penetrated. The logs present the classify the materials penetrated using the Unified Soil Classification System; provide SPT adjusted blow counts, as well as presenting the results of laboratory testing of soil samples retrieved from the borings. Based chiefly on the photointerpretative mapping of the USGS,[9] GFK did not regard landslide displacement / ground failure to be a significant hazard for the proposed project. Although no landslide deposits are present on the hillside overlooking the project site, the methodology used by the CEG geologists has identified a potential risk of earthquake-triggered ground failure.

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[8] CGS, 2024, *Seismic Hazard Zone Map for the Diablo 7½-Minute Quadrangle, Contra Costa County, California,* (map released February 22, 2024).

[9] Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits of the Diablo 7.5-Minute Quadrangle, Contra Costa County.* U.S. Geological Survey, Open File Map 75-277-14.

1. Hazards Evaluation

The GFK Hazards analysis is focused on literature review. GFK provides an overview of bedrock geology based on the mapping of Dibblee (2005) and Crane (1995), as well as a mapping of landslides by a U.S. Geological Survey geologist (photointerpretative landslide mapping of Nilsen, 1977). Additionally, the evaluation of the hazard posed by earthquake ground shaking includes a table listing the known active faults in proximity to the site indicating to the site and anticipated peak earthquake ground shaking accelerations. On page 9 GFK provides California Building Code seismic design parameters for the site, which is rated Class D. Table 2 is intended to highlight and summarize (not supersede) GFK's hazards discussion:

Table 2
GFK Evaluation of Potential Hazards

Ground Rupture. The site is not within an Alquist-Priolo Earthquake Fault Zone. On that basis the risk of surface fault rupture within the site is negligible.
Ground Shaking. The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of damage from ground shaking is controlled by using sound engineering judgement and compliance with the latest provisions of the California Building Code (CBC), as a minimum. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to *(i)* resist minor earthquakes without damage, *(ii)* resist moderate earthquakes without structural damage but with some non-structural damage, and *(iii)* resist major earthquakes without collapse but with some structural as well as non-structural damage.
Liquefaction. This hazard is primarily limited to relatively loose, cohesionless soil that is saturated. Considering that that bedrock on the project site is relatively near the ground surface and the surface soils on the site are expansive, and the ground surface is sloping/ relatively steep, which results in rapid runoff. During the investigation no free water was identified in the exploratory borings, all of which penetrated bedrock. Consequently, GFK considers the liquefaction potential low.
Existing Undocumented Fill. Based on their review of site conditions, GFK indicates the presence of undocumented fills on the site
Expansion and Corrosion Potential Hazard. Laboratory testing performed by GFK indicates that surface soils on the site are moderately to highly expansive. Corrosion potential testing of soils was not included in GFK's scope of work. GFK's recommendations address expansive soils. Depending on the outcome of future corrosion potential testing, recommendations could be provided to protect concrete and/ or steel that is in contact with the ground.

2. General Plan Landslide Hazard Policies

The Safety Element ground failure policies most applicable to the project site are presented in Table 3. Policy 10-22 states that "slope stability shall be a primary consideration on the ability of land to be developed or designated for urban uses." Although there are no mapped landslides on or near the project site, the SSZ map indicates that during a high magnitude earthquake the stability of all slopes will be reduced. Furthermore, a) slopes on the site are steep, b) the project site is in the outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. It should also be recognized that the hazard posed by ground failure is strongly influenced by the type of landslide (e.g., fast moving debris flow, cohesive/ slow moving earthflow, depth of the slide plane, etc.).

Table 3
General Plan Ground Failure and Landslide Hazard Policies

Policy 10-22. Slope stability shall be a primary consideration in the ability of land to be developed or designated for urban uses.
Policy 10-23. Slope stability shall be given careful scrutiny in the design of developments and structures, and in the adoption of conditions of approval and required mitigation measures.
Policy 10-25. Development on open hillsides and significant ridgelines throughout the County shall be restricted, and hillsides with a grade of 26 percent or greater shall be protected through implementing zoning measures and other appropriate actions
Policy 10-26. Approvals of public and private development projects in areas subject to slope failures shall be contingent on geologic and engineering studies which define and delineate potentially hazardous conditions and recommend adequate mitigation.
Policy 10-27. Soil and geological reports shall be subject to the review and approval of the County Planning Geologist.
Policy 10-28. Generally, residential density shall decrease as slope increases, especially above a 15 percent slope.
Policy 10-29. Significant hillsides shall be considered unsuitable for types of development which require extensive grading or other land disturbance.
Policy 10-32. The County shall not accept dedication of public roads in unstable hillside areas, or allow construction of private roads there which would require an excessive degree of maintenance and repair costs.

Revised VTM

Our comments of the proposed grading characteristics of the Revised VTM are as follows:

- Sheet 2 provides typical sections for the Bioretention Basin and Driveway. The slope gradients shown are designed with a 3:1 (h:v) gradient, which is conservative on the side of safety. The only exception is a very low 2:1 (h:v) cut slope on the upslope flank of the concrete-lined drainage ditch. This ditch is intended to intercept overland flow before it can reach the driveway.
- Sheet 6 provides a Site Plan for the proposed Parcel B residence. This sheet shows retaining walls, some of which bound the perimeter of the Bioretention Basin, on the flanks of the driveways to Parcels A and B, and some proposed retaining walls are foundation walls of the Parcel B residence and its patio. Also shown are the concrete-lined drainage ditches. All retaining walls are to me of permanent construction and will require building permits.
- Sheet 7 provides additional details on location of drainage inlets, storm drainage lines with diameters, existing storm drainage improvements in the Green Valley Road right-of-way. Additionally, the trunks of six trees that are to be removed is shown. The civil engineer's estimate of earthwork quantities is 330 cu. yds. of cut and 540 cu. yds. of fill.
- Sheets 8 & 9 present (6) Site Cross-Sections that show existing grades as well as the grades of the planned improvements.
- Sheet 10 presents four (4) Retaining Wall Profiles for six (6) different walls

DMA Evaluation

1. <u>General</u>

The grading for the project is very limited. In lieu of high graded slopes the project proposes use of engineered retaining walls with only very low / localized graded slopes, and nearly all of those slopes have

3:1 or flatter gradients. The project is designed to avoid any adverse effects to the stability of the project site.

2. Findings

The immediate need of the Department of Conservation & Development is to determine if there is sufficient data to allow the processing of the pending applications, including preparation of the California Environmental Quality Act (CEQA) document. The provisions of CEQA and associated case law acknowledge that final design studies are not needed for the purposes of CEQA compliance. However, there must be sufficient information on the extent of potential geologic and geotechnical hazards, and guidance must be provided to the project designers pertaining to the layout of the planned improvements. In our opinion there is sufficient data on the geology seismicity to deem the application complete. However, additional geotechnical input will be required *(i)* prior to recording the Parcel Map, *(ii)* prior to the issuance of construction permits, and *(iii)* construction monitoring during grading and instillation of improvements. The intent of monitoring is to ensure that the intent of geotechnical and geologic recommendations are properly interpreted by the client and contractor; and are properly implemented during the construction period. Monitoring also provides the representative of the geotechnical firm to observe exposed conditions during construction to ensure they match those that were the basis of the design recommendations in the approved report.

DMA Recommendations

Our recommendation is that the Conditions of Approval require an updated geotechnical report that responds to the potential landslide hazard indicated by the official SHZ map. The County Peer Review Geologist be provided the opportunity to comment on compliance of that geotechnical report with all provisions of the COA and with the peer review required by the Seismic Hazard Zone Mapping Act. The following is suggested language of these COAs:

GEO-1 Prior to recording the Parcel Map, the project proponent shall submit a *Landslide Hazard Assessment* report that is prepared by engineering geologist working in combination with the project geotechnical engineer. The report shall be compliant with the standards required for projects within the SHZ. The County expects that the scope of the report will include: *(i)* an original geologic map prepared by the engineering geologist. This map shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and providing measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity; *(ii)* slope stability analysis that is compliant with standards of the SHZ Mapping Act, and provide standards for an acceptable safety factor and provide justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made; *(iv)* review improvement plans and provide any updated recommendations and specifications that are needed for the project, including any mitigation measure needed to respond to the results of slope stability analysis; *(v)* provide recommendations for geotechnical monitoring and testing during the construction period; *(vi)* include laboratory test data to evaluate the corrosion potential of soils and bedrock; and *(vii)* at the conclusion of the construction issue a final report for the Building Inspection Division summarizing the monitoring work performed, including presenting a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.) Additionally, the final geotechnical report shall present the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

GEO-2 The geotechnical report required by GEO-1 is subject to review by the peer review geologist, and review and approval of the Zoning Administrator prior to issuance of construction permits. An investigation that does not adequately respond to each provision of GEO-1 shall require submittal of supplemental data.

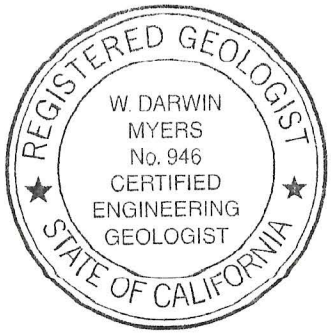
Limitations

This review has been performed to provide technical advice to assist the Department of Conservation & Development with discretionary permit decisions. Our services have been limited to review of the documents identified in this peer review letter. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession.

We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,
DARWIN MYERS ASSOCIATES

Darwin Myers, CEG 946
Principal



ALAMO IMPROVEMENT ASSOCIATION SERVING ALAMO SINCE 1955

P.O. BOX 156 • ALAMO, CALIFORNIA 94507

July 23, 2023

By E-mail to "syd.sotoodeh@dcd.cccounty.us"

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

Attn: Syd Sotoodeh
Re: CDMS23-0005 & CDRZ23-03271
Site: 1921 Green Valley Rd, Alamo, CA 94507-2721

Dear Syd:

This application is a request for approval of a two-lot minor subdivision of a 2-acre lot. Parcel "A" is to be 0.96 acres and Parcel "B" is to be 1.04 acres. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and a tree permit to remove 3 code-protected trees & work within the driplines of code-protected trees for site improvements and construction of one new single-family residence on Parcel "B". The application was reviewed at the AIA Planning Committee's July 20, 2023 meeting. The applicant and neighboring property owners were notified of the meeting and were present. Based upon the meeting discussions, the AIA recommends **APPROVAL** of the application, subject to the following conditions:

CONDITIONS

- All construction related activities and vehicles should be required to be kept onsite, not on Green Valley Road, Kimberwicke Court (a private street) and any nearby environmentally sensitive area.

- All new impervious onsite improvements (e.g., buildings, driveways, other hardscape, etc.) must have proper storm-water management by either onsite retention/treatment or proper discharge into the municipal stormwater drainage system. Stormwater shall not shed to Green Valley Road or to neighboring properties.

- The new retaining walls (presumably to be required subdivision improvements), especially those associated with the proposed driveway to the new residence, are a significant visual impact, uncharacteristic of other home development along that side of Green Valley Road. To help mitigate this impact, the applicant should be required to prepare and submit for approval by the Zoning Administrator planting

and irrigation plans (also to be required subdivision improvements) for evergreen plant material of species and initial size that will fully screen the retaining walls from offsite view within a reasonable time (e.g., 1 year).

- The applicant has indicated that the width of the new driveway will be reduced from the 20-foot width shown in the plans to a 16-foot width, apparently as allowed by recent changes to fire department requirements. The County should require that this be done in a way that reduces, to the greatest degree possible, the cumulative height of retaining walls and removal of otherwise healthy trees along the length of the proposed driveway.

- The County should require submittal of a report, prepared by a certified arborist, for all trees affected by the proposed subdivision improvements.

The reasons for our recommendations are as follows:

- While we believe this and other nearby properties' SL (Single Family Low Density) County General Plan Designation is inappropriate, given their steep terrain, R-40 is the least dense zoning district that is consistent with the SL designation. The existing A-2 zoning is not consistent with the SL General Plan designation.

- The proposed subdivision appears to meet all zoning requirements for lot size and shape. We presume the County will require the subdivision to meet all necessary engineering requirements. The approximately 1-acre size of the lots in the proposed subdivision is similar to other existing lot sizes along the west side of Green Valley Road.

- We are unable to make specific recommendations on tree removal or preservation due to the uncertainty of the ultimate driveway configuration and the absence of an arborist's report.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact Alex Meyer at alexcmeyer@gmail.com or me at (510) 759-9617 if you have questions.

Sincerely,

Michael A. Gibson

for Steve Meyers
Chair,
Planning Committee

cc:	Applicant	(by email: bmcveigh@dkengin.com)
	Owner	(by email: gmoore820@gmail.com)
	Supervisor Andersen	(by email)
	Alamo MAC Members	(by bcc email)
	Cameron Collins	(by email)
	AIA Board & Planning Committee	(")
	AIA File	(")

ALAMO IMPROVEMENT ASSOCIATION SERVING ALAMO SINCE 1955

P.O. BOX 156 • ALAMO, CALIFORNIA 94507

April 21, 2024

By E-mail to "syd.sotoodeh@dcd.cccounty.us"

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

Attn: Syd Sotoodeh
Re: CDMS23-0005 & CDRZ23-03271
Site: 1921 Green Valley Rd, Alamo, CA 94507-2721

Dear Syd:

This letter is a revision and restatement of the AIA Planning Committee's recommendations for the subject applications which were originally communicated in our July 23, 2023, letter to you. This results from a reconsideration of these applications by the Committee held on April 18, 2024. The applicant and neighboring property owners were notified of the reconsideration meeting and were present. Based upon the meeting discussions and for the reasons set forth below, the AIA now recommends **DENIAL** of both the application for rezoning and the application for a minor subdivision, tree permit and setback variances.

These applications are requests for a rezoning of the subject property from A-2 to R-40 and a two-lot minor subdivision. Parcel "A" of the subdivision would be 0.96 acres and Parcel "B" would be 1.04 acres. The subdivision application includes requests for a tree permit for removal of five code-protected trees, and work within the driplines of others, as well as setback variances for the extensive improvements necessary to create and access a buildable area on Parcel "B" and construct a home in that area.

The variances are not described in the project summary provided to both AIA and the Alamo MAC but are apparent from the applicant's submittals only recently provided as part of the project exhibits for the Alamo MAC. The area of one corner of the proposed residence within the secondary frontage setback is 172 sq. ft. at a minimum setback of 9.25 ft where 20 ft. is required. The cumulative lengths and heights of the portions of the proposed retaining walls that are over 3 feet tall within required setbacks are as follows (some portions of the lineal footages listed are duplicative because some portions of a single wall encroach into multiple required setbacks):

- 220 lineal ft. varying in height from 3 to 8.52 ft within the 25 ft. front setback,
- 29 lineal ft. varying from 3 to 6.59 ft. in height in one 20 ft. side setback,
- 20 lineal ft. varying from 5.4 to 7.52 ft. tall within the other 20 ft. side setback,

- 131 lineal ft. varying in height from 3 to 8.52 ft. tall within the 20 ft. secondary frontage setback.

REASONS FOR OUR RECOMMENDATIONS:

- While the General Plan designates the R-40, R-20 and R-15 zoning districts as "consistent" with the property's Single-Family Low (SL) land use designation, it also lists all A-districts as "could be consistent". Accordingly, local circumstances should also guide a rezoning decision.

- This property is within a large contiguous area of A-2 zoning. Rezoning just one of the thirteen contiguous A-2-zoned parcels would create an anomaly and an undesirable precedent for the other twelve parcels.

- The property is extremely steep. Per the applicant, the average slope is approximately 50%, which is much greater than the 26% slope above which the General Plan deems substantial topographic modification inappropriate.

- But for the proposed rezoning, the proposed subdivision would not be permissible on its face.

- As evidenced by the very extensive retaining walls requiring setback variances that would be necessary to create a buildable new lot, the subdivision meets one and possibly two of the seven findings set forth in Section 66474 of the Subdivision Map Act, any one of which if made, requires denial of the subdivision. Those findings are:

    - (c) That the site is not physically suitable for the type of development.

    - (d) That the site is not physically suitable for the proposed density of development.

- The retaining walls necessary for the proposed subdivision, extending the entire width of the proposed parcel in relative proximity to Green Valley Road, would have a very substantial visual impact, uncharacteristic of other home development along that side of Green Valley Road. The landscape plans provided by the applicant demonstrated the difficulty of screening the tallest of the walls with planting, i.e., the walls at the rear edge of the proposed driveway. There is no planting space in front of those walls. There is also a continuous concrete drainage ditch along the back of them which prevents screening plants being located adjacent to the tops of the walls and acts as a barrier to screening plants reaching the walls.

As a final observation, it is our understanding that a CEQA initial study for these applications has not been prepared as of this writing. We agree with public testimony on this matter at both the Alamo MAC's and our meetings that the AIA, the Alamo MAC, and the interested public should have the benefit of the County's completed CEQA determination, and any CEQA document prepared as a result, when making recommendations on land use applications referred for comment.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact me at (510) 759-9617 if you have questions.

Sincerely,

Steve Meyers

Steve Meyers
Chair,
Planning Committee

cc:	Applicant	(by email: bmcveigh@dkengin.com)
	Owner	(by email: gmoore820@gmail.com)
	Supervisor Andersen	(by email)
	Alamo MAC Members	(by bcc email)
	Cameron Collins	(by email)
	AIA Board & Planning Committee	(")
	AIA File	(")

Contra Costa County
Public Works
Department

Warren Lai, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Sarah Price
Carrie Ricci
Joe Yee

Memo

September 3, 2025

TO: Syd Sotoodeh, Planner, Department of Conservation and Development

FROM: Alex Vazquez, Associate Civil Engineer, Engineering Services Division
By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division

SUBJECT: **MINOR SUBDIVISION MS23-0005**
REVISED STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(George Moore/Green Valley Road/Alamo/APN 194-070-015 & -018)

FILE: **MS23-0005**

We have reviewed the revised vesting tentative map for **minor subdivision MS23-0005** received by your office on **July 21, 2025**. The attached recommended conditions of approval based on the site plan include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background
Applicant requests approval of a minor subdivision to divide a 2-acre lot into two parcels roughly equal in size. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and construction of one new single-family residence on Parcel "B".

The property is located in Alamo and is bounded to the east by Green Valley Road and elsewhere by residential parcels.

Traffic and Circulation
The project gains access from Green Valley Road, a County maintained road. The Green Valley Road frontage features a curb that has been partially buried in some locations along its length at places by the elevated earthen shoulder. At this location, Green Valley Road is 30 feet wide within a 60-foot right-of-way. This is the ultimate design planned for this road, meaning that no right-of-way dedication would be necessary for this project.

The site plan proposes to remove and replace the access driveway onto Green Valley Road, which is offset by several feet from being in line with the Kimberwicke Court intersection. This new and wider driveway will take a 90-degree turn, providing direct access to the proposed residence and branching onto the existing drive that is to remain. The applicant will be required as a condition of approval to relinquish abutter's rights of access along the frontage of Green Valley Road, with the exception of the new driveway access.

There is a car turnaround proposed at the front of the proposed residence on Parcel "B". This on-site turnaround should be adequately sized to ensure any passenger or delivery vehicles exiting the project onto Green Valley Road can do so only in a forward direction.

Underground Utilities
Chapter 96-10 of the County Ordinance Code requires all new and existing utility distribution facilities to be installed underground. This requirement applies to the existing overhead lines along the site's Green Valley Road frontage. The applicant has submitted an exception request from this Code requirement. Considering the character of the area and the scope of this project, Public Works would not be averse to the granting of this exception.

Drainage
Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

Based on County elevation data, runoff flows eastward towards Green Valley Road. Submitted plans show that proposed modifications to grading and drainage infrastructure are confined to Parcel "B". Stormwater infrastructure proposed for Parcel "B" will tie into three separate curb inlets along Green Valley Road.

Stormwater Management and Discharge Control
A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This project proposes approximately 11,000 square feet of impervious surface with the minor subdivision application, which is above the threshold for requiring submittal of a SWCP. A preliminary SWCP was submitted with the application and was considered adequate for that phase of development.

Floodplain Management
The property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

Lighting District Annexation
The subject property is not annexed into the lighting district. The property owner will be required, as a condition of approval, to annex into the County Facilities District 2010-1 formed for the Countywide Street Light Financing.

Area of Benefit Fee
The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo Area of Benefit, as adopted by the Board of Supervisors. This fee shall be paid prior to issuance of building permits.

Drainage Area Fee and Creek Mitigation
The property is located within unformed Drainage Area 59. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Anthony DiSilvestre at (925) 313-2262 or anthony.disilvestre@pw.cccounty.us or Alex Vazquez at (925) 313-2117 or alex.vazquez@pw.cccounty.us.

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cc: J. LaRocque, Engineering Services
A. Vazquez, Engineering Services
A. DiSilvestre, Engineering Services
George Moore, *owner*
101 Montair Drive
Danville, CA 94526
Benoit McVeigh dk Engineering, *applicant*
1931 San Miguel Drive
Walnut Creek, CA 94596

PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT MS23-0005

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.

General Requirements:

- In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below require the review and approval of the Public Works Department and are based on the revised vesting tentative map received by the Department of Conservation and Development, Community Development Division, on July 21, 2025.

- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Roadway Improvements (Green Valley Road):

- Any cracked and displaced curb, gutter shall be removed and replaced along the project frontage of Green Valley Road. Concrete shall be saw-cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doweled into existing improvements.

- Applicant shall construct a street type connection with curb returns as shown on the referenced site plan in lieu of standard driveway depressions at the private drive onto Green Valley Road.

Access to Adjoining Property:

Proof of Access

- Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of Green Valley Road.

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along Green Valley Road with the exception of the proposed private road intersection.

Road Alignment/Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the intersection of the private driveway with Green Valley Road 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.

Private Roads:

- Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 16 feet within a minimum 25-foot access easement.

- Applicant shall construct a paved turnaround at the end of the proposed private road, and size said turnaround to ensure any passenger or delivery vehicles exiting the project onto Green Valley Road can do so only in a forward direction.

- Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.

Countywide Street Light Financing:

- Property owner(s) shall annex to the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Parking:

- Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. "No Parking" signs shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

Utilities/Undergrounding:

- Applicant shall underground all new and existing utility distribution facilities. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

Exceptions (Subject to Advisory Agency findings and approval)

Applicant shall be granted an exception from the undergrounding requirements of the Ordinance Code because of the large parcels involved and the rural nature of the area.

Maintenance of Facilities:

- Property owner shall record a Statement of Obligation in the form of a deed notification, to inform all future property owners of their legal obligation to maintain the proposed retaining walls, including those constructed within the public right-of-way.

Drainage Improvements:

Collect and Convey

- Applicant shall 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.

- The nearest public drainage facility is a 15" CMP located along Green Valley Road. Applicant shall verify its adequacy prior to discharging runoff.

Miscellaneous Drainage Requirements:

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.

- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

- To reduce the impact of additional stormwater runoff from this development on Green Valley Creek, one cubic yard of channel excavation material will be removed from the inadequate portion of Green Valley Creek for each 50 square feet of new impervious surface area created by the development. All excavated material shall be disposed of offsite by the developer, at his cost. The site selection, land rights, and construction staking will be by the Flood Control and Water Conservation District.

  OR

  Upon written request, the applicant may make a cash payment in lieu of actual excavation and removal of material from the creek. The cash payment will be calculated at the rate of $0.10 per square foot of new impervious surface area created by the development. The added impervious surface area created by the development will be based on the Flood Control District's standard impervious surface area ordinance. The Flood Control and Water Conservation District will use these funds to work on the creek annually.

National Pollutant Discharge Elimination System (NPDES):

- The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II).

  Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

  - Minimize the amount of directly connected impervious surface area.
  - Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
  - Place advisory warnings on all catch basins and storm drains using current storm drain markers.
  - Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
  - Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

- The applicant shall submit a <u>final</u> Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

- Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).

- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.

- Prior to filing the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

- Prior to filing the Parcel Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.

- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

Alamo Municipal Advisory Council
Heather Chaput, Chair
Michaela Straznicka, Vice Chair
Anne Struthers
Cecily Barclay
Robert Brannan
Robert Mowat
Sharon Burke
Michelle Parkinson, Alternate
Nicolas Angel-Ordonez, Youth Representative

Candace Andersen, Supervisor
Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925.655.2300
supervisorandersen@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the Department of Conservation and Development.

April 15, 2024

Department of Conservation & Development
Attention: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553

Re: CDMS23-00005 & CDRZ23-03271
1921 Green Valley Road
Alamo, CA

Dear Syd,

This application requests approval aminor subdivision to allow a two-lot subdivision of a 2-acre lot. Parcel "A"is to be 0.96 acres and Parcel "B" is to be 1.04 acres. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and a tree permit to remove 3 code-protected trees & work within the driplines of code-protected trees for site improvements and construction of one new single family residence on Parcel “B.”

The application was considered by the Alamo Municipal Advisory Council (MAC) on Tuesday, April 9. The applicant and adjacent property owners were notified of MAC meeting. The property owner, applicant engineer and several neighbors were present at the meeting. The Alamo MAC **recommends approval** subject to the following conditions: applicant to provide full elevations for all site walls; applicant to install substantial screening of all retaining walls consisting of trees, shrubs and vines; and that the geotechnical report be prepared to address impacts of grading, cut and fill on the six adjoining properties. The motion passed 5-2 (Chair Chaput and Member Parkinson dissent)

Thank you for the opportunity to review this application. Please feel free to contact Alamo MAC Chair Heather Chaput with any questions.

Sincerely,

Heather Chaput
Heather Chaput
Alamo MAC Chair

CENTRAL SAN
CENTRAL CONTRA COSTA SANITARY DISTRICT 5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

PHONE: (925) 228-9500
FAX: (925) 228-4624
www.centralsan.org

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

March 25, 2025

Syd Sotoodeh
Senior Planner
925-655-2877
Syd.sotoodeh@dcd.cccounty.us

SUBJECT: 1921 Green Valley Rd., Alamo
APN: 194-070-015 / 194-070-018, Central San Response

Dear Syd Sotoodeh,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and is currently receiving sewer service.

Development Information: (*Based on the information provided)*

- **Existing Use:** Single-Family Residential
- ***Planned Project Description***: Applicant requests approval of a minor subdivision to allow a two-lot subdivision of a 2-acre lot. Parcel "A" is to be 0.96 acres and Parcel "B" is to be 1.04 acres. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and a tree permit to remove 3 code-protected trees & work within the driplines of code-protected trees for site improvements and construction of one new single-family residence on Parcel "B".

Site-Specific Development Conditions:

- Per Central San District Code, each lot / parcel will need its own connection to Central San's public sewer main, and Central San permit(s) will be required for the side sewer work.
- The side sewer connection for the existing residence on Parcel A appears to traverse into the proposed Parcel B and connects into the existing public manhole on Green Valley Rd. Precise alignment land rights will need to be dedicated if the existing side sewer for Parcel A will remain on Parcel B. Alternatively, a relocation of the existing side sewer for Parcel A would be required for the proposed development. Any modifications to the existing exterior side sewer or the related appurtenances (cleanouts) will require a Central San Permit prior to alteration.
- A minimum of 1-foot vertical and 1-foot horizontal separation shall be maintained between the existing side sewer and any proposed utilities.
- The applicant should promptly submit full-size improvement plans for Central San Permit staff to review and pay all applicable fees prior to receiving a building permit. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant

Syd Sotoodeh

From: CEQAReview <ceqareview@dtsc.ca.gov>
Sent: Thursday, April 3, 2025 6:37 AM
To: Syd Sotoodeh
Cc: Office of Planning and Research - State Clearinghouse; Kereazis, Dave@DTSC; Wiley, Scott@DTSC
Subject: DTSC Comments - Green Valley Road Rezone and Two-Lot Minor Subdivision (County File CDRZ23-03271 and CDMS23-00005)
Attachments: DTSC Comments - Green Valley Road Rezone and Two-Lot Minor Subdivision (County File CDRZ23-03271 and CDMS23-00005).pdf

Good Morning Syd,

The Department of Toxic Substances Control (DTSC) received and reviewed the MND for Green Valley Road Rezone and Two-Lot Minor Subdivision (County File CDRZ23-03271 and CDMS23-00005). Attached are DTSC's comments for consideration.

Thank you,

CEQA Unit
HWMP-Permitting
Department of Toxic Substances Control
California Environmental Protection Agency
CEQAReview@dtsc.ca.gov

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 3, 2025

Syd Sotoodeh
Senior Planner
Contra Costa County Dept. of Conservation and Development
30 Muir Road
Martinez, CA 94553
syd.sotoodeh@dcd.cccounty.us

RE: MITIGATED NEGATIVE DECLARATION FOR THE GREEN VALLEY ROAD REZONE AND TWO-LOT MINOR SUBDIVISION (COUNTY FILE CDRZ23-03271 AND CDMS23-00005) DATED MARCH 27, 2025, STATE CLEARINGHOUSE NUMBER 2025031276

Dear Syd Sotoodeh,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Green Valley Road Rezone and Two-Lot Minor Subdivision (County File CDRZ23-03271 and CDMS23-00005) (Project). The applicant is requesting approval of a vesting tentative map to subdivide the subject 2-acre property into two parcels. The Project proposes one approximately 16- to 30-foot private access and utility easement and to remove and replace the existing driveway onto Green Valley Road. New development for proposed Parcel B includes demolishing a barn and constructing a new 3,496-square-foot, two-story, single-family residence. No changes to the existing residence or driveway on Parcel A are proposed. The applicant also requests a rezone of the property from A-2, General Agricultural District to R-40, Single-Family Residential district. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet HHRA NOTE NUMBER 3, DTSC-SLs approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC would like to thank you for the opportunity to comment on the MND for the Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Sincerely,

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

From:	Navarro, Karina
To:	Syd Sotoodeh
Cc:	Rehnstrom, David; Navarro, Karina
Subject:	RE: Notice of Intent to Adopt a Proposed Mitigated Negative Declaration for the Green Valley Road Rezone and Two-Lot Minor Subdivision, Contra Costa County
Date:	Tuesday, April 15, 2025 9:48:42 AM
Attachments:	wdpd25_054_Green Valley Road Rezone and Two-Lot Minor Sudivision.pdf

This message has been approved by the Manager of Water Distribution Planning - David J. Rehnstrom

Dear Mr. Sotoodeh:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration for the Green Valley Road Rezone and Two-Lot Minor Subdivision located in unincorporated Contra Costa County. Please see attached document for EBMUD's comments.

If you have any questions concerning this response, please contact Sandra Mulhauser, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-7032.

Sincerely,
David J. Rehnstrom
Manager of Water Distribution Planning

EAST BAY
MUNICIPAL UTILITY DISTRICT

RECEIVED on 04/15/2025 CDMS23-00005
By Contra Costa County CDRZ23-03271
Department of Conservation and Development

April 14, 2025

Syd Sotoodeh
Department of Conservation and Development
Contra Costa County
30 Muir Road
Martinez, California 94553

Re: Notice of Intent to Adopt a Proposed Mitigated Negative Declaration for the Green Valley Road Rezone and Two-Lot Minor Subdivision, Contra Costa County (County File CDRZ23-03271 and CDMS23-00005)

Dear Mr. Sotoodeh:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration for the Green Valley Road Rezone and Two-Lot Minor Subdivision located in unincorporated Contra Costa County (County). EBMUD has the following comments.

WATER SERVICE

EBMUD's Diablo Pressure Zone, with a service elevation range between 450 and 650 feet, will serve the proposed development. Once the property is subdivided, separate meters for each lot will be required. Parcels A and B have frontage on and will receive water service from the water main located in Green Valley Road. 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 the proposed development. Engineering and installation of water services require substantial lead time, which should be provided for in the project sponsor's development schedule.

WATER CONSERVATION

The proposed development 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 regulation are installed at the project sponsor's expense.

If you have any questions concerning this response, please contact Sandra Mulhauser, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-7032.

Sincerely,

David J. Rehnstrom
Manager of Water Distribution Planning

DJR:WTJ:djr
wdpd25_054_ Green Valley Road Rezone and Two-Lot Minor Subdivision.doc

cc: Benoit McVeigh
dk Engineering
1931 San Miguel Drive
Walnut Creek, CA 94596

From:	David Bowie
To:	Syd Sotoodeh
Cc:	Fred Wilson; Tim Scott
Subject:	Notice of Public Review and Adoption of a MND
Date:	Wednesday, April 23, 2025 4:16:42 PM
Attachments:	20250423040743756.pdf

Please find attached a comment letter regarding property on Green Valley in Alamo. Please acknowledge receipt. Thank you. Dave Bowie

David J. Bowie, Esq.
Bowie & Schaffer, Attorneys at Law
2255 Contra Costa Blvd, Ste 305
Pleasant Hill, CA 94523

Office (925) 939-5300
Fax (925) 609-9670

-----Original Message-----
From: bowieschafferlaw@gmail.com <bowieschafferlaw@gmail.com>
Sent: Wednesday, April 23, 2025 4:08 AM
To: David Bowie <dave@bowieschafferlaw.com>
Subject: Message from "RNP002673F76458"

This E-mail was sent from "RNP002673F76458" (MP 3055).

Scan Date: 04.23.2025 04:07:43 (-0700)
Queries to: bowieschafferlaw@gmail.com

RECEIVED on 04/23/2025 CDMS23-00005
By Contra Costa County CDRZ23-03271
Department of Conservation and Development

BOWIE & SCHAFFER
Attorneys at Law
2255 CONTRA COSTA BLVD., SUITE 305
PLEASANT HILL, CA 94523

DAVID J. BOWIE
ERIC C. SCHAFFER

Telephone (925) 939-5300
Facsimile (925) 609-9670
Dave@bowieschafferlaw.com
Eric@bowieschafferlaw.com

April 22, 2025

Via Email: syd.sotoodeh@dcd.cccounty.us

Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Attn: Syd Sotoodeh

Re: CDMS23-00005/CDRZ23-03271; 1921 Green Valley Road Alamo, CA APN: 194-070-015 and 1940070-018

Dear Mr. Sotoodeh:

I represent the Kimberwicke Court neighborhood of Alamo. Kimberwicke Court is directly across Green Valley Road from the property parcel identified above, which is the subject of both a proposed rezoning and proposed minor subdivision, as well as tree removal permits and the applications for a variety of variances. The neighborhood unanimously opposes the rezoning and proposed development as currently under consideration by the County.

On March 26, 2025, your office issued a Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration with respect to the proposed project. The Notice included an Initial Study which purported to evaluate the potential environmental impacts of the project. The period for accepting public comments on the adequacy of the environmental document will lapse at the close of business Thursday, April 24, 2025. This letter is a comment on the referenced environmental document and has been submitted on behalf of the Kimberwicke Court neighbors in close proximity to the intended project.

The proposed subdivision, variances, suitability of the property for development and density, and numerous other matters are all academic issues – dependent on the ultimate decision regarding whether or not the subject property should be rezoned. The applicant and the Initial Study have treated this fundamental issue as something of little or no consequence. Nothing could be farther from the truth.

The approval of development projects is primarily a quasi-adjudicative matter. Existing regulations and requirements are applied to the particular project, resulting in a decision that must be supported by factual findings consistently applied under the law. Sometimes, however, real estate project decisions are not adjudicative at all; they are legislative determinations. Zoning decisions are the best examples of the legislative process. Zoning decisions and policies are a result of the political process by which communities define themselves. As long as those decisions are not arbitrary, the expression of community values expressed in that fashion are largely immune from challenge.

The subject property has been zoned A-2 since it was created by subdivision in or about 1966. That zoning designation is consistent with the General Plan. The particular property is extraordinarily steep (at an average slope of greater than 53%) and entirely unsuitable for flat land development and density. There are other zoning districts of R-20 and R-40 within the general area; however, the particular property is but one of a number of adjoining parcels in this very steep terrain that share a common A-2 designation.

Long after the particular property resulted in a lawful lot following its original subdivision, the County adopted a Slope Density Overlay District. That District requires less density as the average slope of terrain to be subdivided increases. That District applied to this property would never permit the subdivision proposed in this instance. The Overlay District does not apply to this property. However, the current A-2 zoning designation performs virtually the same function as would have been the case had the property been designated as subject to the Overlay District. In other words, the lot size dimensions of the A-2 District are consistent with the basic principle that the size of lots should increase (and density decrease) as the steepness of terrain increases.

As a matter of general law, a change in zoning should respond to changes which render an existing zoning obsolete. There are no changed conditions involved in this particular application. There is simply a request to change the zoning district so that a subdivision might be permitted. There are no physical changes nor are there any zoning changes proposed for the other properties within that same designation in its geographic proximity.

The MND describes the subject property as an approximately 2 acre irregularly shaped lot located within an A-2 zoning district with two separate assesor's parcel numbers. The proposal is to rezone to R-40 and then subdivide the existing single parcel into two separate lots: one of .95 gross acres and the other of 1.05 gross acres. The parcels would each require variances to R-40 zoning requirements as well as an exception. The R-40 zoning district requires a minimum lot size of 40,000 square feet with substantial side yard and front yard setbacks. The minimum lot size requirement excludes rights of way from its calculation. The MND indicates plans for a right of way access ranging from 16 to 30 feet in width – and certainly at least 200 feet (or more) in length. A simple calculation based on the approximate lot sizes stated would describe the gross lots as approximately 41,382 and 45,738 square feet, respectively. The area of rights of way cannot be calculated from information available to me. However, it would appear most likely that neither resulting lot from an approved subdivision would meet minimum area requirements for the R-40 zoning district; furthermore, neither lot would meet other requirements of the District such as set back requirements.

The MND speaks to the question as to whether the project would cause a significant environmental impact due to conflict with any land use plan, policy or regulation. The MND disregards potential conflicts with land use policies by its characterization of the density as falling with an acceptable range and broadly approximating the "net" area calculations in cavalier fashion. There is no distinction drawn between environmental policies and the arbitrary and unjustified proposal to simply advocate for R-40 zoning while ignoring the fact that minimum standards are not met and variances would be required. Under those circumstances, one of the less dense zoning designations – such as R-65 – would be more consistent with the same cited policies and would avoid the creation of substancard lots requiring variances due to physical constraints. Land use policies make clear that the environmental purposes which gave rise to the slope density overlay district would permit only .2 du/acre on this property – resulting in an absolute prohibition against any subdivision of the property. (Slope density tops out at 40% average slope; the instant property is described as having an average slope of 53%.)

In addition to an arbitrary adoption of R-40 as a proper zoning density designation for this property, the MND failed to consider the cumulative impacts of development within the area. As noted, there are many properties similarly situated to that under consideration which are currently designated A-2. The rezoning of this property to R-40 would likely either result in being determined to have been an improper "spot zoning" or act as a catalyst for future rezoning applications and future subdivision once such re-zoning might be accomplished. The MNC is wholly inadequate as having failed to consider the environmental impacts related to its cavalier proposed rezoning of the Property to R-40.

Viewed analytically, the County has been asked to rezone property for no reason other than a single property owner has requested it. Many other property owners in the area oppose that request. The same environmental policies involved in County land use within the geographic area are better furthered by a less dense zoning than proposed and reviewed in the MND. There is no discussion as to why the more dense zoning category has been proposed over less dense categories that are also found in the area and which by definition further environmental goals. There is no justification for a proposed re-zoning that will result in a substandard lot(s) requiring variances related to development.

Please consider and respond to these comments.

Very truly yours,

David J. Bowie

CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Green Valley Road Rezone and Two-Lot Minor Subdivision (County File CDRZ23-03271 and CDMS23-00005)
2.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Rd. Martinez, CA 94553
3.	**Contact Person and Phone Number:**	Syd Sotoodeh, Senior Planner (925) 655-2877 syd.sotoodeh@dcd.cccounty.us
4.	**Project Location:**	1921 Green Valley Road in the Alamo area (Assessor's Parcel Numbers: 194-070-015 & 194-070-018)
5.	**Project Sponsor/ Applicant Name and Address:**	Benoit McVeigh dk Engineering 1931 San Miguel Drive Walnut Creek, CA 94596
6.	**General Plan Designation:**	SL, Single-Family Residential, Low Density (SL)
7.	**Zoning:**	A-2, General Agricultural District (A-2)

8. Description of Project:

The applicant is requesting approval of a vesting tentative map to subdivide the subject 2-acre property into two parcels, resulting in a 0.95-acre (gross) Parcel A and a 1.05-acre (gross) Parcel B. The project proposes one approximately ~~16- to 30-foot~~ 25-foot-wide private access and utility easement (PAUE). Access to both lots would be from Green Valley Road through an existing driveway within the new private access easement. The project proposes to remove and replace the existing driveway ~~onto Green Valley Road~~. The new and wider driveway will ~~take a 90-degree turn~~ split from the PAUE~~, providing~~ to provide direct access to a proposed residence on Parcel B. ~~and branching onto the existing drive to the~~ The driveway to the existing residence on Parcel A ~~that is to~~ will remain as-is.

Site improvements also include three bioretention filters, a concrete ditch, and trench inlets/drains for stormwater control/drainage. Six retaining walls are proposed, ranging between zero and approximately nine feet in height. It is anticipated that the project will entail ±330 cubic yards (CYS) of cut and ±540 CYS of fill for a net 210 CYS of grading for site and residential improvements, primarily on proposed Parcel B.

New development for proposed Parcel B includes demolishing a barn and constructing a new 3,496-square-foot, two-story, single-family residence with a 553-square-foot garage, 315-square-foot main floor deck, and 383-square-foot lower floor concrete patio in approximately the same location as the barn. New development proposed for Parcel A consists of the installation of two bioretention filters for stormwater control. No changes to the existing residence or driveway on Parcel A are proposed.

The applicant also requests a rezone of the property from A-2, General Agricultural District to R-40, Single-Family Residential district. The applicant has requested the following variances to the requirements of the R-~~20~~ 40 zoning district for the construction of two retaining walls over three feet in height:

- 0-foot front setback (where 25 feet is required) and 8-foot side yard (where 20 feet is required) for "Wall No. 1"; and
- 5-foot front setback (where 25 feet is required) for "Wall No. 3".

In addition, the applicant is requesting an exception from the requirements of Title 9, Chapter 96-10, of the County Ordinance Code related to the undergrounding of existing overhead utility services along the subject property's Green Valley Road frontage. Water, sewer, electrical, and other utilities extending to the proposed residence on Parcel B would be installed underground. Trenching for those utilities, as well as drainage improvements, would be performed as part of grading.

The applicant also requests approval of a tree permit for project-related impacts to code-protected trees located on the subject property, including the removal of eight trees (three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches), and work including construction, trenching or grading within the driplines of ~~five~~ four trees (~~one black walnut,~~ one valley oak and three coast live oaks with a combined diameter of ~~100~~ 79 inches). Up to seventeen non-code- protected trees (thirteen valley oak, two coast redwood, one black walnut, and one fan palm) located within the public right-of-way may also be removed or potentially altered due to work within their driplines. Project impacts to the trees include being located within the footprint of site improvements, the new residential structure, or accessory structures such as retaining walls.

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005-2020 applies and is cited throughout this Initial Study.

9. Surrounding Land Uses and Setting:

The subject property is located on Green Valley Road in the Alamo area of the County, approximately 1/4-mile north of Stone Valley Road and approximately 1-3/4 miles northeast of I-680. Access to I-680 is at either Stone Valley Road or El Cerro Boulevard. Developments in the surrounding unincorporated area are located within a variety of single-family residential zoning districts (R-10, R-15, R-20, R-40, or R-100), Planned Unit (P-1) districts, and General Agriculture (A-2) districts. Nearby town centers include Alamo (e.g., Alamo Plaza) approximately 3 miles to the west and downtown Danville approximately 2 miles to the south.

The surrounding area of Alamo is predominantly developed with single-family residences. The subject property is bounded by Green Valley Road on the east and single-family residences on the north, south, and west. Other land uses in the vicinity include schools such as Monte Vista High School and Los Cerros Middle School, Monte Vista swimming pool and sports complex, and Oak Hill Park, all approximately 1/2-mile south of the project site. The Green Valley trail head with public hiking access to the Summit Trail at the base of Mt. Diablo is located approximately 962 feet north of the subject property. The nearest water body is the West Branch

of Green Valley Creek approximately 378 feet west of the project site. As designated by the U.S. Census Bureau urban area reference map, the subject property is located within the Concord-Walnut Creek urban area, however, there is an element of suburban/rural character due to open hillsides and very low-density residential development to the west, and small roads and lanes of residential areas in the vicinity that typically lack sidewalks and often lack curbs.

The subject property is an approximately 2-acre, irregularly shaped lot located within a General Agricultural (A-2) zoning district. The property is one legal lot comprised of two tax parcels, created as Parcel "C" of minor subdivision MS66-0089 (43LSM13, filed June 190, 1966), and is developed with a single-family residence, driveway, and barn. Located within the foothills of Mt. Diablo and situated at the bottom of a low hill that ~~comprises~~ is part of a series of low ridges and small canyons to the west, the subject property has fairly steep topography rising approximately 140 feet from the eastern property line to the western property line with an average slope of approximately 53 percent. The elevation ranges from approximately 525 feet to 670 feet above sea level. The area of the project site where the barn is located has been leveled, with slopes less than 15 percent. Nineteen mature, code-protected trees (measuring more than 6.5-inches in diameter) on the subject property and seventeen mature, non-code-protected trees in the public right-of-way along the frontage of the subject property were inventoried by the project arborist.

10. Other public agencies whose approval may be required (e.g., permits, financing, approval, or participation agreement). Please be advised that this may not be an exhaustive list and that approval may be required from other public agencies not listed here:

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- San Ramon Valley Fire Protection District
- Central Contra Costa Sanitary District (Central San)
- East Bay Municipal Utility District (EBMUD)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

A Notice of Opportunity to Request Consultation was sent on October 31, 2024, to Wilton Rancheria, Cultural Preservation Department and on November 1, 2024, to the Confederated Villages of Lisjan Nation. Pursuant to Section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria or the Confederated Villages of Lisjan Nation to either request or decline consultation in writing for this project.

On December 12, 2024, the Confederated Villages of Lisjan Nation requested consultation, resulting in email correspondence received from the Confederated Villages of Lisjan Nation on January 27, 2025, indicating that due to the proximity of this project to Green Valley Creek, the project area may be sensitive for Tribal Cultural Resources. As of the writing of this Initial Study, the Wilton Rancheria has not responded to the Opportunity to Request Consultation.

As a courtesy, the County will provide a copy of this environmental document for the Tribes' comments.

Environmental Factors Potentially Affected

The environmental factors checked below would have been potentially affected by this project, but have been mitigated in a manner as to not result in a significant effect on the environment:

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Services Systems	☒ Wildfire	☒ Mandatory Findings of Significance

Environmental Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Syd Sotoodeh
Senior Planner
Contra Costa County
Department of Conservation & Development

Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. *AESTHETICS –* *Except as provided in Public Resources Code Section 21099,* **would *the project*:**				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUMMARY:

a) *Would the project have a substantial adverse effect on a scenic vista?* (**Less Than Significant Impact**)

(On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. This project was deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005- 2020 applies and is cited throughout this Initial Study.)

Figure 9-1 of the Open Space Element of the County General Plan 2005 – 2020 identifies major scenic ridges and waterways within the County. According to Figure 9, there are no scenic waterways within the vicinity of the project site. The subject property is located within the foothills of Mt. Diablo and situated at the bottom of a low hill that is part of a series of low ridges and small canyons spanning to the northwest of the project site. These ridges are unnamed; however, they are identified in Figure 9 as an area of scenic ridges. The proposed project site for the construction of a new single-family residence on proposed Parcel B is approximately 650 feet below the top of the nearest scenic ridge, which is developed with several existing single-family homes, at least one of which is visible from the Green Valley Road public right-of-way and adjacent single-family residential neighborhood. The area of the property above the existing driveway is very steep, rising approximately 120 feet in elevation from the east to the west, limiting development to the lower-lying, eastern area of the property. As such, after demolition of an existing barn, the project would construct one new residence on proposed Parcel B that is designed to utilize the relatively flat area of the property. There are no changes proposed to the existing residence that would remain on proposed Parcel A. Due to the proposed location of the new residence at the lower elevation on the lot adjacent to an established single-family residential neighborhood, the presence of many mature trees in the area, and the nearest ridge being

developed with single-family residences, views of the project site from any nearby public trails or other scenic ridges would be marginal. Thus, the project would have a negligible impact on views of or from a nearby scenic ridgeway and would have a less than significant impact on scenic vistas.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?* **(No Impact)**:

Interstate 680, an officially designated State Scenic Highway, is located approximately 1.8 miles southwest of the property at its nearest location. As such, the subject property is not visible from this Scenic Highway. Thus, the project which involves the removal of mature trees, minor grading for an improved driveway, and construction of one new residence on proposed Parcel B would have no impact on scenic resources within a state scenic highway area.

c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (***Less Than Significant Impact)**

As designated by the U.S. Census Bureau urban area reference map, the subject property is located within the Concord-Walnut Creek urban area and is therefore considered to be within an urbanized area. The Transportation and Circulation Element (Figure 5-4) of the County General Plan identifies County-designated scenic routes in the County.

According to Figure 5-4, the nearest County designated scenic route within the project vicinity is Stone Valley Road. Generally, a scenic route corridor includes the land adjacent to the scenic route and extends to the landscape visible from the route. Stone Valley Road is located approximately 1,720 feet (0.3 miles) south of the project site. As such, the subject property is not visible or distinguishable from any portion of the scenic route and the project would have no impact on County-designated scenic resources.

The project site is located within an A-2, General Agricultural (A-2) zoning district and an established neighborhood. As part of the project, the applicant requested a rezone from A-2 to an R-40, Single-Family Residential (R-40) zoning district, which is consistent with the SL, Single-Family Residential – Low Density (SL) General Plan land use designation for the subject property. No aspect of the project would change the allowed single-family residential land use on the lot pursuant to the County General Plan land use designations. As proposed, the minor subdivision would result in two lots that are consistent with the R-40 zoning district requirements for minimum lot area and average width. The surrounding area of the subject property is predominantly developed with single-family residences, including an existing residence that would remain on Parcel A as proposed by the project. Approval of a tree permit and review of project plans have also been requested for the demolition of an existing barn and construction of site improvements including an improved driveway, retaining walls, and a new single-family residence that would be located on proposed Parcel B in the same location as the existing barn. Although the existing visual character of the subject property would change with the new residential development, the proposed height and setback of the new home is consistent with the requirements of the R-40 zoning district. In addition, this type of visual change is consistent with the Single-Family Residential – Low Density (SL) General Plan land use designation of the subject property, as a single-family residence is permitted by-right for each new lot and the project complies with the

allowed density. The applicant has requested a tree permit for the removal of up to eight code-protected trees due to their location within the project site. If approved, the applicant would be required to submit a tree planting plan prior to the issuance of the first building permit as restitution for the removal of trees, ensuring planting of replacement trees on the site. The extent to which the project may affect public views would be reduced through recommended conditions of approval for the restitution of any tree approved for removal through planting replacement trees. In addition, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality and impacts would be less than significant.

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **(Less Than Significant Impact)**

Due to the residential nature of the project, minimal glare would be introduced in the area. New sources of external light associated with the proposed single-family home may illuminate the surrounding properties. There would be a change in ambient nighttime light levels on the project site. The extent to which project lighting would spill off the project site would be reduced through recommended COAs including requiring outdoor lighting to be oriented down onto the project site and to be shielded where necessary to avoid glare and contain lighting within the subject property. As such, the project would have a less than significant impact on day or nighttime views in the area due to new sources of substantial light or glare.

Sources of Information

Contra Costa County Code. "Title 8 – Zoning." https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO

Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=.

Contra Costa County General Plan. "Chapter 5: "Transportation and Circulation Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=

Contra Costa County General Plan. "Chapter 9: Open Space Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=.

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

Douglas A. McQuillan, Architect. Green Valley Residence – Project Plans. Received 14 February 2024.

U.S. Department Of Commerce, Economics & Statistics Administration, U.S. Census Bureau. U.S. Census Bureau TIGERweb Geography Division map, Accessed March 5, 2025. https://tigerweb.geo.census.gov/tigerweb/

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. *AGRICULTURAL AND FOREST RESOURCES – Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	☐	☐	☒	☐

SUMMARY:

a, b, e) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, conflict with existing zoning for agricultural use, or a Williamson Act contract, or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use?* **(Less Than Significant Impact)**

The subject property is located within a General Agricultural District (A-2) zoning district and Single-Family Residential – Low Density (SL) General Plan land use designation. The property is not under a Williamson Act Contract with the County. According to the California Department of Conservation's California Important Farmland Finder map, the western area (approximately half) of the subject property is within an area deemed to be "Grazing Land" which is considered to contain vegetation that is suited to livestock grazing. However, there is no evidence that the subject property is utilized for such agricultural uses. The eastern area (approximately half) of the subject property along the Green Valley Road frontage is within an area deemed to be "Urban and Built-Up Land" which is considered to be occupied by or suitable for urban structures with a building density of at least one unit per 1.5 acres. Typical developments in the Urban and Built-Up Land category include residential uses such as the project proposes. Neither category is considered to be prime or unique farmland, or farmland of statewide importance. As proposed, no development will occur within the western area of the property. The applicant has requested a

rezone from A-2 to a Single-Family Residential (R-40) zoning district which is compatible with the existing SL General Plan land use designation. Thus, although the proposed subdivision may result in the rezoning of the property to a R-40 district, and development of the resulting Parcel B with a single-family residential use, the project would not conflict with existing zoning for agricultural use and would have a less than significant impact due to the conversion of farmland to non-agricultural use.

c, d) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g), or result in the loss of forest land or conversion of forest land to non-forest use?* **(Less Than Significant Impact)**

The Arborist Report prepared for the project (Traverso Tree, 11/30/2023) inventoried a total of 36 trees, including twenty valley oaks, four coast live oaks, two black walnuts, eight coast redwoods, one ash tree, and one fan palm. Approximately half are located within the public right-of-way (Green Valley Road) with the rest on the subject property. The subject property is located within a General Agricultural District (A-2) zoning district and Single-Family Residential – Low Density (SL) General Plan land use designation. Although the A-2 zoning district allows forestry as a permitted use, the project site is not considered forest land as defined by California Public Resources Code Section 12220(g), which is "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits."

The subject property is not considered timberland as defined by California Public Resources Code Section 4526, nor is the property zoned for Timberland Production as defined by Government Code Section 51104(g). California Public Resources Code Section 4526 defines timberland as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." California Government Code 51104(g), under the Timberland Productivity Act, defines timberland as privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

The subject 2.004-acre property may be capable of supporting a 10 percent native tree cover of any species; however, it is surrounded by existing suburban development, including single-family residences, and would not be suitable for management as forest land, recreation, or other public benefits, and the property does not contain any wetland, creek, or other water resources. The property is hilly with slopes up to and exceeding 26% which would not be suitable for timber projection. In addition, as stated in the Contra Costa County General Plan, no land in the County is used for timber harvesting. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, and there would be a less than significant impact resulting from the loss of forest land, or conversion of forest land, due to non-forest use.

Sources of Information

California Department of Conservation. "California Important Farmland Finder." 2022. https://maps.conservation.ca.gov/DLRP/CIFF/.

Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=.

Contra Costa County Code. "Title 8 – Zoning." https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

Traverso Tree, Consulting Arborist. "Arborist Report for 1921 Green Valley Road, Alamo." 20 November 2023; Received on 14 February 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. *AIR QUALITY – Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

SUMMARY*:*

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?* **(Less Than Significant Impact)**

Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Spare the Air, Cool the Climate Final 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and to protect the climate through the reduction of criteria pollutants and greenhouse gases. BAAQMD has prepared CEQA Guidelines to assist lead agencies in air quality analysis, as well as to promote sustainable development in the region. The potential air quality impacts for this project were evaluated using the BAAQMD 2022 CEQA Air Quality Guidelines screening criteria. If a project exceeds the screening criteria levels, it would be considered to have a cumulatively considerable impact on a region's ability to attain national ambient air quality standards for six common air pollutants (criteria pollutants). Pursuant to these guidelines, if a project does not exceed the screening criteria size it would not need to perform a detailed assessment of the project's criteria air pollutants and

precursor emissions and is expected to result in less than significant impacts to air quality. According to the Single Land Use Construction and Operational Criteria Air Pollutant and Precursor Screening Levels (Table 4-1) for single-family residential development, the operational screening size is 421 dwelling units, and the construction-related screening size is 254 dwelling units.

As proposed, the two-lot subdivision will result in the construction of one new single-family residence on new Parcel B and associated development on the project site including improvements to an existing driveway and new retaining walls. One new dwelling unit would be well below the BAAQMD operational or construction-related screening criteria for this type of project. The project site is not located in a Community Air Protection Program Community pursuant to the California Air Resources Board (CARB) and is therefore not subject to a community emissions reduction program or plan (CERP). Therefore, the subdivision of land and proposed development of the project would not be in conflict with the Clean Air Plan or obstruct its implementation. Nor would the project be in conflict with a community emissions reduction plan.

b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?* **(Less Than Significant Impact)**

As mentioned above in subsection-a, the proposed two-lot subdivision is not expected to exceed the threshold for criteria pollutant screening size for new single-family residences as determined by the BAAQMD. Thus, the project would not result in significant emissions of criteria air pollutants during the construction period or during project operation.

Based on a maximum score of 100 where a high score reflects a higher pollution burden as compared to other census tracts in California, the CalEnviroScreen score for the subject property and surrounding vicinity is one (1). In addition, the healthy places index score for the vicinity is 99, where a high score indicates healthier community conditions. Although the proposed project could contribute incrementally to the level of criteria air pollutants in the atmosphere, the project would have a less than significant impact on the level of any criteria pollutant.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?* **(Less Than Significant Impact)**

The project site is located within an established area of Alamo that is generally developed with single-family residential uses with schools and a community sports, parks, and trail heads all less than ½-mile from the subject property. Table 3-1 of the BAAQMD's 2022 CEQA Guidelines identifies the quantifiable air quality thresholds of significance for determining whether project-level operational and construction-related activities would have significant environmental impacts, including those related to substantial pollutant concentrations. As mentioned above in subsection-a, the proposed two-lot subdivision with development of a new single-family residence on resultant Parcel B does not exceed the threshold for criteria pollutant screening size for new single-family residential lots or single-family residences as determined by the BAAQMD. Thus, it is expected that the project would not result in substantial emissions of pollutant concentrations during operation or construction activities. However, although temporary, during grading and construction activities, the project could have an adverse environmental impact on sensitive receptors due to fugitive dust emissions. Consequently, staff will recommend as a condition of approval that the applicant be required to implement the following *Basic Best Management*

Practices for Construction-Related Fugitive Dust Emissions (BAAQMD, Table 5-2) throughout the grading and construction phase of the project:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
9. The property owner or site contractor shall post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints phone number shall also be visible to ensure compliance with applicable regulations.

As a result, the project would have a less than significant potential of exposing sensitive receptors to substantial pollutant concentrations including fugitive dust emissions.

d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?* **(Less Than Significant Impact)**

The BAAQMD's CEQA guidelines indicate that odor impacts can occur from the siting of a new odor source (e.g., wastewater treatment plant), or from the siting of a new sensitive receptor (e.g., residents) near an existing odor source. The subject property is not located in an area with existing uses that typically produce odors (e.g., landfills or treatment plants). The future development of Parcel B would be within an established residential area, at a location and density that is compatible with the single-family residential General Plan land use designation on the subject property. Once constructed, the project would not produce any major sources of odor during operation. Diesel powered equipment and vehicles may be used on the site which may create temporary, localized odors during grading and construction of site improvements and the new residence on Parcel B. Although the proposed project could contribute incrementally to temporary odors due to diesel emissions during grading or construction, the project would not adversely affect a substantial number of people and would have a less than significant impact due to odor emissions.

Sources of Information

Bay Area Air Quality Management District. "California Environmental Quality Act, Air Quality Guidelines." Adopted 20 April 2022, revised 20 April 2023. https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines.

Bay Area Air Quality Management District. "Spare the Air, Cool the Climate Final, 2017 Clean Air Plan." Adopted 19 April 2017. http://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en.

California Air Resources Board. "Community Air Protection Program Communities." Website. Accessed June 2024. https://ww2.arb.ca.gov/capp-communities

California Emissions Estimator Model [CalEEMod]. "1921 Green Valley Road, Alamo; Health and Equity Metrics." February 2025

Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. *BIOLOGICAL RESOURCES – Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SUMMARY:

On October 31, 2023, Monk & Associates (M&A) biologists conducted a general survey of the subject property to search all habitats on the site, record all plant and wildlife species observed, and examination of the project site to determine if there could be any areas within the site that would be regulated waters of the U.S. and/or State level. M&A subsequently prepared a *Biological Resources Analysis* (Analysis; November 27, 2023) for the project proposing a minor subdivision, rezone, and development of one new single-family residence. Preparation of the report included a review of pertinent information available in the California Natural Diversity Database (CNDDB) and the California Native Plant Society's (NCPS) Inventory of Rare and Endangered Plant of California (2001) for records of special-status plant and/or animal species (threatened, endangered, rare) in the region of the project site. In addition, M&A researched all known record locations for special-status species to determine if any could occur on the project site or within the area. If approved, development of the two-lot minor subdivision would result in the removal of ~~five~~ eight code-protected trees from the property and potential project impacts to four code-protected trees ~~approximately seventeen non-code- protected trees located within the public right-of-way~~ due to grading and trenching for utilities, and construction of retaining walls, driveway improvements, and a new single-family residence on resulting Parcel B. The project may also result in potential impacts due to the removal or work within driplines of seventeen non-code-protected trees located within the public right-of-way.

a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* **(Less Than Significant Impact With Mitigation Incorporated)**

Special-status Plants: In their analysis, M&A indicated that with the exception of landscaping around the existing residence, the entire project site can be characterized as non-native annual grassland with an assortment of trees that were either planted years ago (e.g., coast redwoods) or voluntarily and naturally established (primarily oaks). M&A found that no special-status plants have been mapped on or adjacent to the subject property, although 16 special-status plant species are known to occur in the region. The project site where construction of the residence would occur is a barn and former horse pasture and is highly disturbed due to past activities as a horse pasture and regular weed control (whacking or mowing) activities now that horses are no longer kept on the property. M&A indicates that although some special status plant species known from the area would have been flowering in October of 2023, during their site visit, no special-status plants were observed onsite. In addition, M&A indicates that the project site does not support the specialized habitats including rocky serpentine or alkaline soils necessary for growth of special-status plant species such as uncommon jewelflower (*Streptanthus albidus ssp. peramoenus*),

Congdon's tarplant (*Centromadia parryi ssp. congdonii*), or San Joaquin spearscale (*Extriplex joaquiniana*). Nor does it support the type of micro-habitats such as rock outcrops, marshes and swamps, or chaparral needed for Mount Diablo jewel flower (*Streptanthus hispidus*), slender-leaved pondweed (*Stuckenia filiformis ssp. alpina*), Hall's bush mallow (*Malacothamnus hallii*), Mount Diablo manzanita (*Arctostaphylos auriculata*), or Diablo helianthella (*Helianthella castanea*). As such, no impacts to special-status plants are expected from development of the proposed project.

Special-status Wildlife: M&A found that foraging raptors and passerine birds, nesting passerine birds, western bumble, and special-status bats could be impacted by the proposed project.

- *Foraging or Nesting Raptor/Passerine Species.* In their analysis, M&A indicated that the subject property's grassland areas do provide suitable foraging habitat for a variety of birds including House Finch, Lesser Goldfinch, California Scrub-jay, and Northern Flicker, as raptors such as Red-tailed Hawk, all of which M&A observed during their site survey. M&A indicates that all of the trees on the project site are too small to support large raptor stick nests; therefore, trees on the project site would not provide suitable nesting habitat for raptors. Common song birds (passerine birds) could nest on the project site. All of these birds are protected under the Migratory Bird Treaty Act (50 CFR 10.13) and their eggs and young are protected under California Fish and Game Code Sections 3503, 3503.5. Any project-related impacts to these species would be considered a significant adverse impact. Potential impacts to these species from the proposed project include disturbance to nesting birds and possibly death of adults and/or young. In the absence of survey results, it must be concluded that impacts to nesting raptors and songbirds from the proposed project would be potentially significant pursuant to CEQA. This impact could be mitigated to a level considered less than significant.

- W*estern Bumblebee.* On June 12, 2019, the California Fish and Game Commission (Commission) voted to accept a petition from the Xerces Society to consider listing four subspecies of bumble bee under CESA, one of which has a current range that include the project site, the western bumble bee (Bombus occidentalis). A recent court decision determined that the California Fish and Game Commission has the authority to list insects. Candidacy was reinstated for these bumble bee species on September 30, 2022. As candidate species, they receive the same legal protection afforded to endangered or threatened species (Fish and Game Code, §§ 2074.2 & 2085).

  No documented observations of western bumblebee occur within the project site. However, until recently, few people have been surveying for bumblebee species. The proposed project could constitute a potentially significant impact on western bumble bees because no focused surveys have been conducted to date, the site is within the range for this species, and the annual grassland habitat onsite with small mammal burrows provide potentially suitable underground nesting habitat. Should western bumblebee colonies or overwintering queens be present in underground nests in project construction areas, work activities related to the proposed project could adversely affect these species and their habitats.

- *Pallid Bat and Townsend's Big-eared Bat*. The barn proposed for demolition and the trees proposed for removal may provide roosting and maternity habitat for special-status bats

including the pallid bat and the Townsend's big-eared bat. These bat species are designated by the State as "species of special concern." In accordance with the CEQA Guidelines (Section 15380) which protects "rare" and "endangered" species as defined by CEQA (species of special concern meet this CEQA definition), impacts to these bat species would be considered a potentially significant adverse impact. Potential impacts to special-status bats from the proposed project include loss of maternity and/or roosting habitat, death of individual adult bats and/or young. This impact could be mitigated to a less than significant level following Mitigation Measure BIO-3.

- *Alameda Whipsnake*. According to M&A's analysis, the project site is located approximately 1 mile outside of the U.S. Fish and Wildlife Service (USFWS) critical habitat Unit 4 designated for Contra Costa County. Rock outcrops are an important feature of Alameda whipsnake habitat as they provide opportunities for retreat and promote lizard populations. Alameda whipsnakes are also typically found in chaparral and coastal sage scrub communities and are known to venture up to 500 feet into adjacent grassland, oak savanna, oak-bay woodland, and riparian habitats. The snake primarily inhabits the inner coast range in western and central Contra Costa County and the nearest CNDBB record of the species is located approximately 1.7 miles northeast of the project site (Occurrence No. 125; 1998). M&A indicated that since the project site is a developed area that would be re-developed due to the demolition of a barn and grading for a new residence, it is not considered undisturbed land that supports wildlife such as Alameda whipsnake. In addition, neither the project site nor the surrounding area within approximately 150 feet provide the type of habitats, such as rock outcrops, for the snake. As such, M&A's analysis concluded that the Alameda whipsnake is unlikely to occur on the project site; therefore, no impacts to this species are expected.

Potential Impacts: Based on the above, the *Biological Resources Analysis* indicates that there is the potential for special-status animal species to occur within the project site due to both observance of these species on the site, nearby and/or recent occurrences listed in the CNDDB, or suitable habitat for the species as summarized above. In addition, the barn and trees within and bordering the project area could be used for nesting by a variety of passerine and other avian species, or bats. Thus, the removal of trees from the subject property and development of the project could have an adverse environmental impact on nesting or foraging birds, raptors, western bumblebees, or bats.

Implementation of the following mitigation measures would bring potential project-related impacts on biological resources to less than significant levels:

BIO-1: **Pre-Construction Nesting Bird Surveys** – To avoid impacts to nesting birds, a nesting survey should be conducted **no more than 15 days prior to the commencement of demolition, construction, or tree removal, whichever is first**, if this work would commence between February 1st and August 31st. The nesting survey should include an examination of the barn onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known within the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.

BIO-2 **Pre-construction Western Bumblebee Surveys** – To avoid "take" of western bumblebee, a qualified entomologist shall conduct a take avoidance survey for active bumblebee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the Community Development Department (CDD) **prior to issuance of a grading or building permit, or the start of ground-disturbing activities, whichever is first.** Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection of foraging bumblebees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following:

- If no western bumblebees or potential western bumblebees are detected, no further mitigation is required.
- If potential western bumblebees are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumblebees to identify them to species.

- If protected bumblebee nests are found, a plan to protect bumblebee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified entomologist and submitted to the (CDD) for review. The County shall approve the plan prior to implementation.

BIO-3: **Pre-construction Bat Surveys** – In order to avoid impacts to roosting pallid bat or Townsend's big-eared bat, building and tree removal should only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid hibernating bats, and prior to the formation of maternity colonies. Then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If the qualified biologist finds evidence of bat presence during the surveys, then he/she should develop a plan for removal and exclusion, in conjunction with the CDFW.

If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If roosts are found, a determination should be made whether there are young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then he/she should develop a plan for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW.

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* **(No Impact)**

M&A's Analysis indicates that there is no riparian habitat or sensitive natural community on the project site that has been identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. Therefore, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* **(No Impact)**

M&A's Analysis indicates that there are no wetlands, creeks, streams or other jurisdictional waters located on the project site. The project site is too steep, and the soil is too friable for seasonal wetlands to develop. Precipitation flows overland, down the steep hill east towards Green Valley Road, to Green Valley Creek then San Ramon Creek, eventually flowing into the San Francisco Bay. Therefore, there is no likelihood of the project having a substantial adverse effect on state or federally protected wetlands due to the proposed development of a new residence.

d) *Would the project Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?* **(Less Than Significant Impact)**

According to M&A's Analysis, wildlife corridors are linear and/or regional habitats that connect to other natural vegetation communities within a landscape that may be fractured by urbanization and other development. These types of corridors can provide avenues for animals (generally wide-ranging) to travel or migrate to breed, or due to environmental changes and natural disasters. Wildlife corridors may also facilitate the recolonization of older habitats. To be successful, the wildlife corridor must be accessible to wildlife for foraging, breeding, retreat, dispersing, etc.

M&A's Analysis indicates that there are no wildlife nursery grounds onsite or any significant regional wildlife corridors on the project site. In addition, the project site is essentially surrounded with existing residential development, including the ridge directly to the west and uphill of the project site. Although common wildlife species occur on the subject property and in the area (e.g., deer as observed during M&A's site visit), there is only a very small and localized wildlife corridor to the west and north, around existing houses and up to the East Bay Regional Park District open space approximately 0.5 miles to the west. Finally, the project site for the proposed new residence is in the same location as an existing barn, which already constrains wildlife movement on the site. Thus, the proposed project would have a less than significant impact on nursery sites and would not adversely interfere with wildlife movement corridors.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* **(Less Than Significant Impact)**

The Contra Costa County Tree Protection and Preservation Ordinance (Tree Ordinance) provides for the protection of certain trees by regulating tree removal and alteration while allowing for reasonable development of private property and tree maintenance. The subject property contains a number of mature trees, including valley or coast live oaks, coast redwoods, black walnut, fan palm, and ash, all of which are considered protected trees under the Tree Ordinance due to their size and their presence on a property that is further subdividable if the requested rezone to an R-40 zoning district is approved. The project proposes to remove a portion of these code-protected trees, or to alter code-protected trees by working within their driplines for site improvements or development of proposed Parcel B. Thus, due to the anticipated grading, trenching, and construction activities as part of the proposed project on the subject property, a tree permit has been requested as part of the minor subdivision application for the removal of eight code-protected trees and for the alteration of ~~five~~ four code-protected trees due to potential drip line encroachment. As conditions of approval, staff will recommend that restitution in the form of replacement of any tree approved for removal, protection of remaining trees where work may occur within the drip lines of the trees, and implementation of the tree protection measures as recommended in the project's arborist report be required. Additional trees that are less than 6.5-inches in diameter or that are located within the public right-of-way may also be removed for construction or maintenance of the property, however, these trees are not protected pursuant to the Tree Ordinance. Project impacts to the trees include being located within the footprint of site improvements, the new residential structure, or accessory structures such as retaining walls. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, the project would have a less than significant potential for conflict with any applicable policy or ordinance protecting biological resources.

f) *Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?* **(No Impact)**

The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered, special status species within the rapidly expanding region of Eastern Contra Costa. The subject property is located outside of the HCP/NCCP urban development area and thus HCP ordinance no. 2007-53 does not apply to the project. Therefore, the project would not conflict with any conservation plan.

Sources of Information

Contra Costa County Code. "Title 8 – Zoning." https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

Douglas A. McQuillan, Architect. Green Valley Residence – Project Plans. Received 14 February 2024.

Monk & Associates, Inc. "Biological Resource Analysis, 1921 Green Valley Road." 11 November 2023.

Traverso Tree, Consulting Arborist. "Arborist Report for 1921 Green Valley Road, Alamo." 20 November 2023.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. *CULTURAL RESOURCES – Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

SUMMARY*:*

a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?* **(No Impact)**

The California Public Resources code defines a historical resource as a resource that has been listed or is eligible for listing on the California Historical Register of Historical Resources, a resource included in a local register of historical resources, or a resource identified as significant in a historical survey meeting the requirements of the Public Resources Code. According to

comments received from the California Historical Resources Information System, Northwest Information Center (NWIC) for this project (July 12, 2023), the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value. The available property records indicate that the existing residence was built in 1969 and the existing barn in approximately 1970. The barn is proposed for demolition in order to construct one new single-family residence on resulting Parcel B. The existing residence on resulting Parcel A is proposed to remain and will be undisturbed by this project. However, neither the subject property nor any of the existing structures located on the parcel are listed in the California Register of Historic Resources or in the Contra Costa County Historic Resources Inventory. Nor are they associated with historically or culturally significant events. Thus, the subdivision of the subject property and development of Parcel B would not cause a significant adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?* **(Less Than Significant With Mitigation Incorporated)**

According to the letter from staff of the NWIC (July 12, 2023), there is no record of any previous cultural resource studies for the proposed project area. However, CHRIS indicates that the project area has a low possibility of containing unrecorded archaeological sites. As shown on Figure 9-2 (Archeological Sensitivity Map) of the Contra Costa County General Plan (2005-2020), the surrounding area to the west of the subject property is identified as having medium archeological sensitivity. However, the project site and the surrounding area to the east is a largely urbanized area that are excluded from archaeological sensitivity surveys although there may also be significant archaeological resources within these areas.

Potential Impacts: Upon approval of the project, the future development of the site would include ground disturbance which has the potential for uncovering previously unknown cultural resources.

The following mitigation measures will ensure that in the event cultural resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level:

CUL-1: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary.

CUL-2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts, or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish

remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?* **(Less Than Significant With Mitigation Incorporated)**

The project record does not have any prior cultural resource studies conducted at the subject property which indicate that human remains exist at the subject property.

Potential Impact: There is a possibility that human remains could be present, and that accidental discovery of human remains could occur.

Implementation of the following mitigation measure would reduce the potential to disturb any human remains, including those outside of formal cemeteries, to a less than significant level:

CUL-3: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Sources of Information

California Historical Resources Information System, Northwest Information System (NWIC). "CDMS23-00005 & CDRZ23-03271 / APNs 194-070-016 & 194-070-018." Agency Comment Response Letter. 12 July 2023.

Contra Costa County General Plan. "Chapter 9: Open Space Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=.

Contra Costa County. "Historic Resources Inventory." Revised 2019. Accessed in 2024. https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. *ENERGY – Would the project:*				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

SUMMARY:

a-b) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?* **(No Impact)**

If approved, the project would result in the future construction of one new single-family residence on resulting Parcel B. On November 5, 2024, a Climate Action and Adaptation Plan (CAAP) was adopted by the Contra Costa County Board of Supervisors in order to identify and achieve a reduction in greenhouse gas (GHG) emissions by the year 2045 as mandated by the State under AB32, including encouraging the construction of new residences to be low-carbon or carbon-neutral and achieve higher levels of energy performance. Any future development of the project site will require compliance with all California Code Title 24 (CalGreen) building energy efficiency standards for single-family residences that are in effect at the time that building permit applications are submitted, including design standards and building components intended to conserve energy and any standards regarding the provision of solar energy. During construction, the project may require temporary electrical power. The General Contractor would be required to apply for a temporary power permit from the County and to comply with all applicable building standards for a temporary power connection. Therefore, there will be no impact on energy resources or state or local plans for renewable energy or energy efficiency due to the two-lot minor subdivision or the construction or operation of a new single-family residence.

Sources of Information

California Building Code, 2022.

Contra Costa County. "Climate Action and Adaptation Plan." Adopted by the Contra Costa County Board of Supervisors on 5 November 2024. https://www.contracosta.ca.gov/DocumentCenter/View/84967/Contra-Costa-County-2024-Climate-Action-and-Adaptation-Plan-PDF?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. *GEOLOGY AND SOILS – Would the project:*				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

SUMMARY:

A Geotechnical Investigation for the proposed minor subdivision was prepared by GFK & Associates, dated January 4, 2024 (GFK Investigation) on behalf of the project proponent. The findings in the GFK Investigation were peer-reviewed by the County Peer Review Geologist.

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?
iv) Landslides?
(Less Than Significant Impact With Mitigations Incorporated)

The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by Contra Costa County for the past 50+ years. However, Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. There are standards for the required reports. To ensure that SHZ reports comply with those standards, the state law requires that all reports are subject to peer review by a California licensed registered geologist or geotechnical engineer. The consultant-prepared report, along with evidence of peer review, is required to be provided to the CGS within 30 days of completion of the peer review. Accompanying each SHZ map is a Seismic Hazard Zone Report that explains the methodology used by the CGS. The report presents technical data on a) geology, b) groundwater, c) geologic probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) lists key references and f) describes the zoning techniques. The SHZ seismicity analysis on a peak ground acceleration having a 10% probability of being exceeded in a 50-year period. The project site is located within the Diablo Quadrangle according to the Diablo Quad SHZ Map, issued on February 22, 2024. According to the Diablo Quad SHZ Map (attached as Figure 5 to the Geology Peer Review for the project), the project site is within an Earthquake-Induced Landslide Zone.

The purpose of the GFK Investigation was to evaluate the geotechnical feasibility of the proposed minor subdivision, and provide geotechnical recommendations needed for the construction of the new residence and associated improvements. At the time of the investigation, GFK was provided with preliminary plans for the project. Their scope of work included: (i) site reconnaissance; (ii) review of pertinent geologic maps and reports; (iii) limited subsurface exploration of the project site; (iv) laboratory testing of samples retrieved from the borings; (v) evaluation of the data gathered; and (vi) preparation of a report documenting the investigation and presenting GFK's conclusions and recommendations. Field exploration included the logging of five (5) auger borings ranging from approximately 11 feet to 26 feet in depth (locations shown on Figure 4 of the GFK report). The logs are presented in Figures 6 through 10 and show the details of the units penetrated. The logs classify the materials penetrated using the Unified Soil Classification System; provide SPT adjusted blow counts, as well as presenting the results of laboratory testing of soil samples retrieved from the borings. Based chiefly on the photo-interpretative mapping of the USGS for landslide and other surficial deposits of the Diablo 7.5-minute quadrangle, GFK did not regard landslide displacement or ground failure to be a significant hazard for the proposed project. Although no landslide deposits are present on the hillside overlooking the project site, the methodology used by the CEG geologists has identified a potential risk of earthquake triggered ground failure.

<u>Potential Impacts</u>

A summary of the potential impacts based on the GFK Investigation and Geology Peer Review is below. Mitigation measures are available that would ensure the impacts are less than significant.

- Ground Rupture. The site is not within an Alquist-Priolo Earthquake Fault Zone. On that basis the risk of surface fault ground rupture within the project site is negligible.

- Seismicity/Ground Shaking: The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of structural damage from earthquake ground shaking is controlled by building and grading regulations, compliance with the latest provisions of the California Building Code (CBC), and the use of sound engineering judgement. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead- and live-loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to (i) resist minor earthquakes without damage, (ii) resist moderate earthquakes without structural damage but with some non-structural damage, and (iii) resist major earthquakes without collapse but with some structural as well as non-structural damage.

  The California Building Code (CBC) mandates that for structures requiring building permits (including the proposed residence, retaining walls over 3 ft. in height, and bioretention filters), the design must consider both foundation conditions and proximity of active faults and their associated ground shaking characteristics. With conservative design and quality construction, ground shaking damage can be kept to a practical minimum. Design level geotechnical reports routinely provide seismic design parameters based on the CBC. Thus, upon implementation of the mitigations below, adverse effects due to strong seismic ground shaking would be reduced to a less than significant level.

- Liquefaction: Since 2018, the California Geological Survey (CGS) has commenced updating and issuing Seismic Hazard (SHZ) maps for Contra Consta County. Based on the most recent SHZ maps for liquefaction, although all of the public right-of-way along the subject property's frontage is in a liquefaction SHZ, no part of the project site is located within the hazard zone. In addition, Figure 10-5 of the General Plan Safety Element locates the project site within an area that is rated "generally low" liquefaction potential. Liquefaction hazard is primarily limited to relatively loose, cohesionless soil that is saturated. Considering that bedrock on the project site is relatively near the ground surface, the surface soils on the site are expansive (clayey), and the ground surface is sloping/relatively steep, rapid runoff is expected resulting in a lower expectation for soil saturation. During GFK's investigation, no free water was identified in the exploratory borings, all of which penetrated bedrock. Consequently, GFK considers the liquefaction potential low. As such, the risk of liquefaction can be considered less than significant.

- Expansion and Corrosion Potential Hazard: Laboratory testing performed by GFK indicates that surface soils on the site are moderately to highly expansive. Although corrosion potential testing of soils was not included in GFK's scope of work, recommendations are included in GFK's Investigation to address expansive soils including future corrosion testing. Depending on the outcome of future corrosion potential testing, recommendations could be provided to protect concrete and/ or steel that is in contact with the ground. In addition, with implementation of the mitigations below, the impact of expansive and potentially corrosive soils would be reduced to a less than significant level.

- Landslides and Slope Stability: The County General Plan Safety Element ground failure policy most applicable to the project site is Policy 10-22 which states that "slope stability shall be a primary consideration on the ability of land to be developed or designated for urban uses." There are no mapped landslides on or near the project site and, based on the most recent SHZ maps for landslides, the subject property is not located in a landslide SHZ. However, the SHZ map indicates that during a high magnitude earthquake the stability of all slopes will be reduced. Furthermore, a) slopes on the site are steep, varying from less than 15% to more than 26% degrees; and b) the project site is in an outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. It should also be recognized that the hazard posed by ground failure is strongly influenced by the type of landslide (e.g., fast moving debris flow, cohesive/slow moving earthflow, depth of the slide plane, etc.). Any impacts due to landslides and slope instability during a high-magnitude earthquake would be reduced to less than significant levels upon implementation of the mitigations below.

Accordingly, staff recommends that the following mitigation measures be incorporated as part of the project:

GEO-1: **At least 45 days prior to filing of the Parcel Map or CDD stamp-approval of plans for the issuance of a grading or building permit, whichever is first**, the project proponent shall submit for review by the Community Development Division (CDD) and the County Peer Review Geologist a final geotechnical report and *Landslide Hazard Assessment* that is prepared by an engineering geologist working in combination with the project geotechnical engineer . The report shall be compliant with the standards required for projects within the SHZ and its scope shall include:

- an original geologic map prepared by the engineering geologist which shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity;
- a slope stability analysis that is compliant with standards of the SHZ Mapping Act, including standards for an acceptable safety factor and justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made);
- a review of improvement plans and updated recommendations and specifications that are needed for the project, if any, including any mitigation measure needed to respond to the results of slope stability analysis;
- recommendations for geotechnical monitoring and testing during the construction period; and,
- laboratory test data to evaluate the corrosion potential of soils and bedrock.

An investigation that does not adequately respond to each provision above shall require submitting supplemental data.

GEO-2: **Prior to requesting final building inspection** for a new residence or retaining walls, the applicant/project proponent shall submit a letter or report from the geotechnical

engineer documenting the monitoring work performed as indicated in the *Landslide Hazard Assessment* (GEO-1), including a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.), and the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

b) *Would the project result in substantial soil erosion or the loss of topsoil? (***Less Than Significant Impact)**

Based on their review of site conditions, GFK indicates the presence of undocumented fills on the site and recommends that existing fill within specific areas of the project site be over-excavated and graded in accordance with their recommendations. Any areas that are disturbed during construction of the project would be covered by the proposed improvements or landscaping. Since all areas of the property that will be disturbed will be covered by new structures, pervious and impervious surfaces, or landscaping, the potential for soil erosion or loss of topsoil is less than significant. Additionally, a routine provision for grading permits in Contra Costa County is a submittal requirement for an erosion control plan. This plan is subject to technical review by County Grading Section inspectors. Implementation of an erosion control plan during grading and/or construction activities would ensure that the project results in less than significant impacts on erosion or the loss of topsoil.

c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?* **(Less Than Significant Impact with Mitigation Incorporated)**

As discussed above in subsection-a, the subject property is not located within a landslide hazard zone or a liquefaction hazard zone as designated by the CGS. Based on GFK's Investigation and County Geology Peer Review, there are no mapped landslides on or near the project site, nor is the project site located within a landslide SHZ. However, the SHZ map indicates that during a high magnitude earthquake the stability of all slopes will be reduced. The slopes on the site are steep, varying from less than 15% to more than 26% degrees, and the project site is in an outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. The hazard posed by ground failure is strongly influenced by the type of landslide (e.g., fast moving debris flow, cohesive/slow moving earthflow, depth of the slide plane, etc.).

Potential Impacts: If new parcels are developed with new single-family residences, there is potential for project impacts due to earthquake-induced landslides and slope instability.

Implementation of mitigation measures **GEO-1 and GEO-2** in subsection-a above would ensure that any potential impacts due to potential future landslides and slope instability would be reduced to a less than significant level.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?* **(Less Than Significant Impact with Mitigation Incorporated)**

The surficial soil is the Alo clay, which is considered highly expansive by the Soil Survey of Contra Costa County, and laboratory testing of on-site soils performed by GFK confirms they range from moderately to highly expansive, depending on the clay content. According to the County's geology peer reviewer, the Soil Survey of Contra Costa County considers this soil series to be highly corrosive to uncoated steel.

Potential Impacts: When expansive materials are subjected to increases in moisture content, they swell if unconfined. As expansive soils swell, they are capable of lifting some foundation types or of causing pavement and ground surfaces to crack or be laterally displaced. These pressures can cause slabs and shallow foundations to heave and crack. When the expansive materials dry, they shrink, causing slabs and shallow foundations to settle. Thus, expansive clays, which are common in the San Francisco Bay Area, have the potential to cause extensive damage to structures, particularly when combined with the Bay Area's significant seasonal moisture changes due to its pronounced wet and dry seasons. There are potentially significant impacts due to the presence of expansive soils if the proposed parcels are developed with single-family residences, but mitigation measures are available that would ensure the impacts are less than significant.

The planning-level GFK Investigation indicates structures require appropriate design measures to control damage from expansive soils. Similarly, there are practical measures to prevent or control soil corrosion from damaging or weakening concrete and/or steel from damage. In addition, implementation of mitigation measure **GEO-1** in subsection-a above would ensure that any potential impacts resulting from expansive soils are reduced to less than significant levels.

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* **(No Impact)**

The subject property is within an area served by the Central Contra Costa Sanitary District. Thus, a septic system will not be necessary or installed as a result of this project.

f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* **(Less Than Significant Impact With Mitigations Incorporated)**

There is no indication in either the Geotechnical Investigation prepared by GFK & Associates or in the geology peer reviews for the project that there are known paleontological resources or unique geologic features on the subject property. Grading and construction of the proposed single-family residence, retaining walls, and driveway improvements would occur in an area of the subject property that is already developed or disturbed by the existing residential land use. Thus, there would be a less than significant impact with respect to the project directly or indirectly destroying unique geologic features.

Potential Impact: Although there are no known paleontological resources located on the subject property, ground disturbance during the project's grading phase has the potential for disturbing previously unknown unique paleontological resources.

In addition to the mitigation measures for Cultural Resources, the following mitigation measure will ensure that in the event unique paleontological resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to unique paleontological resources to a less than significant level:

GEO-3: Should unique paleontological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

Sources of Information

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. *GREENHOUSE GAS EMISSIONS – Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY:

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* **(Less Than Significant Impact)**

As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that, in addition to various criteria air pollutants, addresses greenhouse gas (GHG) emission within a region. As proposed, the two-lot subdivision will result in the construction of one new single-family residence on new Parcel B and associated development on the project site including improvements to an existing driveway

and new retaining walls. The construction and future operation of one new residence is likely to generate GHG emissions, however, one new dwelling unit would be well below the BAAQMD operational- or construction-related screening criteria for this type of project. For single-family residential development, the operational screening size is 421 dwelling units, and the construction-related screening size is 254 dwelling units (Table 3-1 of the BAAQMD CEQA Guidelines). The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether or not a proposed project could result in potentially significant air quality impacts. Based on the screening criteria provided in the 2022 BAAQMD CEQA Guidelines, the amount of GHG generated would not result in a significantly adverse environmental impact. Thus, this project is expected to have a less than significant impact, either directly or indirectly, on the environment with respect to greenhouse gas emissions.

b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* **(Less Than Significant Impact)**

The 2022 Thresholds of Significance set forth in the BAAQMD CEQA Guidelines include an analysis and screening criteria for determining if a project would contribute to a significant impact to the environment due to the projected greenhouse gas (GHG) emissions. As is done with the regulated air pollutants, if the proposed project would generate GHG emissions above the identified threshold, then the project would be seen as having the potential for a significant impact. As indicated in the Air Quality CEQA Thresholds of Significance (Table 2-1) of the BAAQMD CEQA Guidelines, a project with total Operational-Related GHG emissions from other than stationary sources[1] that are at a minimum 1,100 metric tons (MT) of CO_{2e} per year level or otherwise are not in compliance with a qualified GHG Reduction Strategy would have a significant impact on the environment. If approved, the project would result in the construction of one new single-family residence on proposed Parcel B, in addition to site improvements (roadway/drainage facilities), and accessory structures (retaining walls). However, based on the Operational GHG Screening Size for single-family residences, any emissions generated as a result of the operational activities of a new single-family residence will be far less than the 1,100 MT carbon dioxide threshold. Thus, the project will not result in significant levels of GHG that will conflict with any applicable plan, policy, or regulation pertaining to the reduction of GHG. There may be some increase in greenhouse gases during construction of the project, but they would be considered less than significant due to the temporary nature of the construction phase of the project. Additionally, any cumulative impact of the proposed project to the amount of greenhouse gas emissions in the County would be negligible and well below the operational and construction-related screening size identified by the BAAQMD for single-family residences. Therefore, the proposed minor subdivision would not substantially conflict with plans, policies, or regulations adopted for the purpose of reducing the emission of greenhouse gases.

Sources of Information

Bay Area Air Quality Management District. "California Environmental Quality Act, Air Quality Guidelines." Adopted 20 April 2022, revised 20 April 2023. https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines.

[1] Stationary sources include, e.g., emergency generators (diesel or natural gas); stationary-source projects are those land uses that would accommodate processes and equipment that emit GHG emissions and would require an Air District permit to operate.

Bay Area Air Quality Management District. "Spare the Air, Cool the Climate Final, 2017 Clean Air Plan." Adopted 19 April 2017. http://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. *HAZARDS AND HAZARDOUS MATERIALS – Would the project:*				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐

SUMMARY:

a-b) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?* **(Less Than Significant Impact)**

The proposed project is a two-lot minor subdivision of a 2.004-acre parcel of land and rezoning from a General Agricultural District (A-2) to a Single-Family Residential district (R-40). After approval of the proposed two-lot minor subdivision application, and as proposed, a single-family residence and accessory structures would be built on Parcel B, and an existing single-family

residence would remain on Parcel A. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. Through compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazardous waste disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be considered less than significant.

According to the Phase 1 Environmental Site Assessment (ESA) Report prepared by ALFA Environmental Assessment Services (ALFA) for the project (June 9, 2025), there is no evidence of improper usage, storage, or disposal of hazardous waste or other chemicals, or indication of potentially hazardous materials related to agricultural uses, on the subject property. The subject property does not utilize a septic system or contain any water, oil, injection, or dry wells. There is no evidence of any drainage ditch on the property. Nor were underground or aboveground storage tanks observed on the property. The ESA indicates that the subject property was not identified in any regulatory database reports, however, nearby properties within a 1-mile radius were identified in the RCRA NonGen/NLR database which identifies facilities that are considered non-generators of hazardous waste and do not currently produce hazardous waste and the e-Manifest database which is a national tracking system for hazardous waste shipments. The listings within a ½-mile radius of the subject property are related to renovations when asbestos containing waste was removed and are not expected to represent a significant concern related to hazardous waste.

ALFA reviewed aerial photographs dated between 1939 and 2025, USGS topographic maps dated between 1896 and 1989, and other historical sources to determine the historical use of the subject property and surrounding area. Based on these sources, the subject property was vacant land from at least 1896 to approximately 1969. Also, from the late 1930's until the late 1960's orchards depicted/visible in an area east of Green Valley Road until approximately the mid-1980s when that area east of Green Valley Road become a residential area. Residences to the south, north, and northwest were developed between 1950 and 1973, followed by residences to the northeast, east, and southeast of the project site between 1989 and 1997. The existing residence that would remain on proposed Parcel A was constructed in 1969. A barn that will be demolished was constructed in the mid-1970s. No significant changes to the subject property have occurred since then. Based on their review of the historical sources and site visit (May 20, 2025), ALFA found no evidence that the subject property was used for any agricultural purposes, including mixing, loading, or storage areas that would have resulted in contaminants of concern (COCs) related to agricultural crops, including pesticides being present in the soil or structures on the property. As such, no further analysis of COCs such as dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin is required. Also, ALFA indicated in their report that there is no expected level of arsenic that would be present or that would require further analysis, sampling, or remediation. Finally, ALFA found no evidence of smudge pots being utilized; therefore, no additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons is required.

Therefore, the potential for impacts associated with handling, storing, and dispensing of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment from the rezoning of the property from an agricultural A-2 district to a residential R-40 district, project construction, or operation of one additional single-family residence would be less than significant.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* **(No Impact)**

The nearest school is Monte Vista High School, located approximately 0.35 miles southeast of the project site. There is no anticipated use or waste of significant quantities of hazardous materials or substances for either the construction or operation of the proposed project that is residential in use. Therefore, the project will have no impact in this respect.

d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* **(No Impact)**

Pursuant to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (DTSC), the subject property is not identified as a hazardous materials site. Furthermore, as discussed above in subsection-a, ALFA indicated in their Phase I ESA that the subject property was not identified in any regulatory database reports for hazardous waste or materials on the project site.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?* **(No Impact)**

The project is not located within the vicinity of any public airport or public use airport and will not conflict with an airport land use plan. The nearest airport facility to the project site is the Buchanan Field Airport, which is approximately 3.75 miles northeast of the project site. Thus, the proposed project would not present any safety hazard to airports or excessive noise for people residing or working in the project area.

f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* **(Less Than Significant Impact)**

The Contra Costa County Emergency Operations Plan (EOP) outlines general procedures in the event of emergency crises and includes policies and information regarding evacuations or shelter-in-place orders. In addition, the project is within the service area of the San Ramon Valley Fire Protection District (Fire District). The Fire District has published Fire Evacuation Plans. The subject property located on Green Valley Road is included in the North Alamo Fire Evacuation Plan which identifies the Round Hill Country Club Golf Course Open Space as a Temporary Refuge Area. The existing roadways would be used in the event of an emergency requiring evacuation of the local neighborhood. As proposed, the driveway improvement for the project would widen and realign the mouth of the existing driveway for improved sight distances and emergency vehicle access to the project site and hillside above. The proposed improvement of the existing driveway has been reviewed by County Public Works and the San Ramon Valley Fire Protection District for agency comments and there is no indication that it will affect minimum

sight distances for vehicles entering and exiting the site or impair emergency apparatus access. The project will be located completely within the boundaries of the subject property. As such, the proposed two-lot minor subdivision would not interfere with the existing infrastructure of Green Valley Road or the nearby arterial or expressway.

The project involves a two-lot subdivision and construction of a new single-family residence on proposed Parcel B. An existing residence would remain on proposed Parcel A. As discussed in the Population and Housing section of this study, the project has the potential to increase the population in the area by approximately 3 people. Cumulatively, there may be an impact on transport or access along any nearby roadways that may be part of an emergency response or evacuation plan, however, the increase in population is not significant enough to require an analysis for the purpose of the projects impact on emergency response and evacuation plans. In addition, the proposed project will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan.

All construction plans for future development will be subject to the applicable Fire Code that is in effect when the application for a building permit is submitted. Thus, the project would not impair implementation of the emergency response or evacuation plan in the County's EOP.

g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?* **(Less Than Significant With Mitigation Incorporated)**

The project site is in a developed area within the service area of the San Ramon Valley Fire Protection District (Fire District). Development projects are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. Although the subject property is located in a State Responsibility Area (SRA) and High Fire Hazard Severity Zone (FHSZ), there was no indication from the Fire District review of the project that the proposed development poses a significant fire risk. The project proponent will be required to comply with any applicable California Fire Codes for improvements related to the subdivision and site improvements. The project will be required to comply with current building codes, including those requiring the installation of automatic fire sprinklers in new single-family residential buildings. Therefore, with routine review of construction plans ensuring compliance with current building and fire code standards, there is a less than significant direct or indirect risk of the project exposing people or structures to loss, injury, or death involving wildland fire.

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San Ramon Valley Fire Protection District. "North Alamo Fire Evacuation Plan." Brochure. 2025. https://www.firedepartment.org/home/showpublisheddocument/2308/637218536907800000 .

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. *HYDROLOGY AND WATER QUALITY – Would the project:*				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

SUMMARY:

a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?* **(Less Than Significant Impact)**

The proposed development is residential in nature, and will not consist of any manufacturing, processing, industrial, or other commercial activities which would generate by-products or waste that would pose a significant risk for impacting water quality or waste discharge requirements within the County. The project site is located within the service area of the Central Contra Costa Sanitary District (Central San) and will have access to public sewage disposal services. Based on comments received from Central San staff, the project would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing, public facilities.

A Stormwater Control Plan (SWCP) is required for applications to subdivide land where the resulting project may result in a total amount of impervious surface area exceeding 5,000 square feet. If at least 5,000 square feet of impervious area is identified for development, a SWCP shall be prepared and submitted for the review and approval of the Public Works Department, in compliance with the Stormwater Management and Discharge Control Ordinance (§1014), and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. As the project would create more than 5,000 square feet of new impervious area, the applicant submitted a Preliminary SWCP for the proposed stormwater management facilities and controls as required by the Contra Costa Clean Water Program.

The existing and proposed driveways are steep. Thus, according to the Preliminary SWCP prepared for the project, due to elevation constraints and ~~the~~ County Public Works' requirement that no bioretention filter be placed in the public right-of-way, runoff from the lower portion of the widened driveway adjacent to Green Valley Road cannot be treated before flowing directly to the street gutter. The roof area of the existing house that would remain on proposed Parcel A exceeds the area of the lower driveway that cannot be treated. As such, in lieu of treating the runoff from the lower portion of the driveway, it is proposed to treat runoff from the roof of the existing house on-site via two new, small bioretention filters near the house. The remaining storm water runoff generated at the site from the roof~~,~~ and patios of the proposed residence, and impervious paving ~~such as~~ of the driveway at higher elevations will be drained and treated to a third, large, on-site bioretention filter on proposed Parcel B. Based on comments received from staff of the County Public Works Department (October 24, 2024 and revised on September 3, 2025), the Preliminary SWCP has been accepted as preliminarily complete and a Final SWCP is not required for this project until an application for a building permit is submitted.

Thus, it is anticipated that the proposed project will be in compliance with applicable water quality standards and/or discharge standards and will not significantly degrade water quality. Furthermore, there is no evidence in the record that the project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?* **(Less Than Significant Impact)**

The project site is located in the service area of the East Bay Municipal Utility District (EBMUD). Since the project proposes utilizing a public water supply, no groundwater wells would be required. The proposed project includes three bioretention basins for storm water control that would facilitate groundwater recharge and help offset the increased impervious surface area on the project site. Therefore, there is less than significant potential for the project to substantially decrease groundwater supplies, interfere with groundwater recharge, or impede sustainable groundwater management of the basin.

c) *Would the project substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) Result in substantial erosion or siltation on- or off-site?
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
iv) Impede or redirect flood flows?

(Less Than Significant Impact (*i-iv*))

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. Based on County elevation data, runoff flows eastward toward Green Valley Road. According to the plans submitted for the project, proposed modifications to grading and drainage infrastructure are confined to proposed Parcel B. No improvements are proposed for resultant Parcel A. As proposed, stormwater infrastructure for Parcel B would tie-in to three separate curb inlets along Green Valley Road.

The project is anticipated to create more than 5,000 square feet of new impervious surfaces. Therefore, in compliance with Stormwater Management and Discharge Control Ordinance (§1014), and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and the California Regional Water Quality Board C.3 requirements for storm water design elements, the project would be required to submit a final SCWP and construct C.3-compliant stormwater control facilities, as a condition of approval (memo from County Department of Public Works, September 3, 2025~~October 24, 2024~~). The stormwater facilities would be installed concurrently with or prior to residential construction. Three bioretention basins are proposed which would filter stormwater and reduce the level of

surface runoff and pollution resulting from additional runoff. A Preliminary SWCP prepared for the project was submitted for review and was determined to be adequate. A Final SWCP is not required for this project until an application for building permits is submitted. A completed and County-approved Final SWCP prior to construction would ensure that the project will regulate surface runoff in a manner that prevents erosion, siltation and on- or off-site flooding.

The subject property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. Therefore, it is anticipated that the project will not impede or redirect flood flows in the area.

Therefore, the project's potential for altering drainage patterns or exceeding the capacity of existing or planned stormwater drainage systems in a manner that would result in substantial erosion, polluted runoff, or flooding is less than significant.

d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?* **(No Impact)**

Seiche and tsunami events are generally associated with large bodies or large flows of water. Based on the Contra Costa County Tsunami Hazard Areas map, the subject property is outside of any tsunami hazard area. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the unincorporated Alamo area as there are no large lakes or reservoirs in the area. The project site is not located within a tsunami zone and is not located within a 100-year or 500-year flood plain or a flood hazard zone. As such, there would be no risk of pollutants being released from the site due to project inundation through flooding, tsunamis, or seiche.

e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?* **(Less Than Significant Impact)**

As discussed above in subsection-b, the project site is located in the service area of the EBMUD, which is a public utility regulated by the California Public Utilities Commission (CPUC). As such, the utility is allowed to extend services to new customers within its service area. Since the project proposes to utilize the accessible public water supply, no groundwater wells would be required. As such, there is no indication that the project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Sources of Information

California Department of Conservation. "Contra Costa County Tsunami Inundation Maps." Accessed in 2025. https://www.conservation.ca.gov/cgs/Pages/Tsunami/Maps/ContraCosta.aspx

Contra Costa County, Public Works Department. "Minor Subdivision MS23-0005 Staff Report & Recommended Conditions of Approval." 24 October 2024, revised 3 September 2025.

dk Engineering "Stormwater Control Plan for 1921 Green Valley Road, Alamo." 15 August 2024.

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

FEMA. "FEMA Flood Map Service Center, National Flood Hazard Map." Accessed in 2025. https://msc.fema.gov/portal/search

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. ***LAND USE AND PLANNING – Would the project:***				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

SUMMARY:

a) *Would the project physically divide an established community?* **(No Impact)**

The subject property is developed with one single-family residence and structures that are accessory to its use. The project site is approximately 2.004 acres in area and is not large enough to constitute an independent, established "community" within its boundaries. Although the project proposes to rezone the property from A-2 to a R-40, Single-Family Residential (R-40) zoning district, the subject property is surrounded by primarily single-family residences. The project includes the proposed development of resultant Parcel B with one new single-family residence; however, no aspect of the project would change the existing residential land uses on the lot or the existing residential or agricultural uses of any of the surrounding lots. Furthermore, the proposed project does not consist of a new roadway or other improvements that would impede or disrupt the manner in which people enter and exit the Alamo area. Thus, the proposed project would not physically divide an established community.

b) *Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?* **(Less Than Significant Impact)**

The proposed project for a two-lot minor subdivision of an approximately 2.004-acre parcel of land, rezoning from A-2 to an R-40 Single Family Residential (R-40) district, and proposed construction of a new single-family residence on proposed Parcel B is subject to the land use plans and policies below:

General Plan Land Use Element:

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed "complete" for processing on October 7, 2024. Therefore, the County General Plan 2005- 2020 applies as analyzed below.

The subject property is located within a Single-Family Residential, Low Density (SL) land use designation. Generally speaking, the purpose of the SL designation is to allow for the development of detached single-family residences and accessory buildings and structures, while also allowing for secondary uses that are considered to be compatible with low density homes (e.g., ADUs, churches, home occupations, small residential and child care facilities). The SL land use designation allows for a density of 1 to 2.9 units per net acre. According to Table 3-4 of the 2005-2020 County General Plan, "Net acreage includes all land area used exclusively for residential

purposes, and excludes streets, highways, and all other public rights-of-way." Due to the proposed access easement, the total net acreage of the 2.004-acre subject property is approximately 1.9 acres. As proposed, the two-lot minor subdivision would result in a density of approximately 1 unit per net acre, which is within the range of units allowed. Thus, the proposed subdivision of land will not alter or conflict with the density or result in more residential units than is allowed for the project site. No other uses other than residential are proposed with this application. In addition, based on Table 3-5 of the General Plan (Consistency Between the General Plan and Zoning Ordinance), the proposal to rezone the subject property from A-2, General Agricultural District to R-40, Single-Family Residential is consistent with the SL General Plan land use designation.

Policies for the Alamo-Diablo-Blackhawk Area:

General Plan Policies 3-115 to 3-125 are specific to the guidance of uses and development for the Alamo-Diablo-Blackhawk areas of the County. Policies 3-115, 3-116, 3-122, and 3-124 are applicable to residential development or rezoning within the Alamo area. As such, these are the area policies that are applicable to the project, as discussed below:

- The intent of policies 3-115 and 3-116 is to promote the individuality and unique character of each community based on existing community images, and to promote the character of the area as one of predominantly single-family residences. After approval of the proposed two-lot minor subdivision application, one existing single-family residence would remain on Parcel A and a single-family residence would be built on Parcel B. Each parcel would be approximately 1 acre in area, which is similar to other lots in the vicinity. Thus, the project would have no impact on the character of the community and established single-family residential neighborhood in which the project is located.

- The intent of policy 3-122 is to ensure that when rezoning in Alamo the appropriate single-family residential zoning will include R-20, R-40, R-65, R-100, and P-1. If approved, the subject property would be rezoned to R-40 which is consistent with both Policy 3-122 and the underlying SL General Plan land use designation in the surrounding Alamo area.

- The intent of policy 3-124 is to require developments to be reviewed to ensure the continued rural character of the area. The surrounding area is generally developed with single-family residences. Although the area to the east of the subject property is developed with residences, roads, curbs, and some sidewalks as would typically be found in a suburban environment, there is an element of rural character in the immediate vicinity of the project site where Green Valley Road lacks sidewalks and curbs. Based on comments received from staff of the Public Works Department, the project would not be required to install curb and sidewalk improvements along its Green Valley Road frontage. Thus, the project will maintain the "rural" character of the area.

General Plan Conservation Element: The Conservation Element of the General Plan lists three overall conservation goals (8A-8C):

- Conservation Goal 8A: To preserve and protect the ecological resources of the County.
- Conservation Goal 8B: To conserve the natural resources of the County through control of the direction, extent, and timing of urban growth.

- Conservation Goal 8C: To achieve a balance of uses of the County's natural and developed resources to meet the social and economic needs of the County's residents.

The subject property is located approximately 3 miles west of the lower elevations of Mt. Diablo State Park, however, according to Figure 8-1 of the County General Plan, it is not located within an area of known ecological sensitivity. Furthermore, the entire project site has been previously disturbed, primarily through maintenance of the property that is developed with one single-family residence and a barn with a shared driveway to each structure. The project does not affect any known gas or mineral resources and, through the implementation of mitigation measures throughout this Initial Study, would not significantly affect air quality, biological, geological, or cultural resources in Contra Costa County.

Zoning – Standards and Land Uses

The subject property is located within an A-2 General Agricultural District (A-2). The proposed two-lot minor subdivision project and proposed residential development of resultant Parcel B with one new single-family residence, retaining walls, is consistent with the criteria for residential heights and permitted land uses within the A-2 zoning district. However, as the existing A-2 zoning district requires a minimum 5-acre lot size, minimum 250-foot average width, and minimum 200-foot depth, the applicant has requested a rezoning of the property to a R-40, Single-Family Residential (R-40) zoning district. As proposed, the subdivision is consistent with the standards of the R-40 district for minimum lot size, average width, and depth, and permitted residential land uses within the R-40 zoning district. In addition, the R-40 zoning district is consistent with the underlying SL General Plan land use designation. Both A-2 and R-40 districts require a 25-foot front setback for primary and accessory structures, a 20-foot side yard with a 40-foot side yard aggregate for primary buildings/structures, and a 15-foot rear side yard. R-40 allows a 3-foot side yard for accessory structures with a minimum 75-foot front setback. As designed, the proposed residence for Parcel B is consistent with the minimum front setback, rear yard, side yard, side yard aggregate, and maximum building heights. The applicant has requested variances from the standards to allow a 0-foot front setback and an 8-foot side yard for retaining wall #1 and to allow a 5-foot front setback for retaining wall #3.Staff considers that findings exist to allow the variances for a reduced setback and reduced side yard for retaining walls over three feet in height due to the steep topography of the subject property and need to widen the existing driveway for safe ingress and egress. In addition, the use of a shared driveway minimizes the number of curb cuts on Green Valley Road and minimizes grading for a new residence on a steep lot.

Zoning – Tree Protection and Preservation Ordinance

The Contra Costa County Tree Protection and Preservation Ordinance (Tree Ordinance) provides for the protection of certain trees by regulating tree removal and alteration while allowing for reasonable development of private property and tree maintenance. The subject property contains a number of mature trees, including valley or coast live oaks, coast redwoods, black walnut, fan palm, and ash, all of which are considered protected trees under the Tree Ordinance due to their size and their presence on a property that is further subdividable if the requested rezone to an R-40 zoning district is approved. The project proposes to remove a portion of these code-protected trees, or to alter code-protected trees by working within their driplines for site improvements or development of proposed Parcel B. Thus, due to the anticipated grading, trenching, and construction activities as part of the proposed project on the subject property, a tree permit has

been requested as part of the minor subdivision application for the removal of eight code-protected trees and for the alteration of ~~five~~ four code-protected trees due to potential drip line encroachment. As conditions of approval, staff will recommend that restitution in the form of replacement of any tree approved for removal, protection of remaining trees where work may occur within the drip lines of the trees, and implementation of the tree protection measures as recommended in the project's arborist report be required. Additional trees that are less than 6.5-inches in diameter or that are located within the public right-of-way may also be removed for construction or maintenance of the property, however, these trees are not protected pursuant to the Tree Ordinance.

Although the two-lot minor subdivision involves a rezoning from a General Agricultural District (A-2) to a Single-Family Residential (R-40) district, it does not involve an amendment to the Single-Family Residential, Low Density (SL) General Plan land use designation. The use of the resultant parcels would remain residential in nature. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, there would be no conflict with the Tree Ordinance. Therefore, as indicated above and as conditioned, the proposed two-lot minor subdivision, rezoning, tree permit, and future development of one new single-family residence and structures that are accessory to residential uses would have a less than significant potential for conflict with any applicable land use policy with the purpose of avoiding or mitigating an environmental effect.

Sources of Information

Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=

Contra Costa County General Plan. "Chapter 8: Conservation Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=

Contra Costa County Code. "Title 8 – Zoning." https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

Douglas A. McQuillan, Architect. Green Valley Residence – Project Plans. Received 14 February 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. ***MINERAL RESOURCES – Would the project:***				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SUMMARY*:*

a, b) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (***No Impact)**

According to Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan, the subject property is not located within an area identified as a significant mineral resource area and there is no other information in the record that indicates the presence of mineral resources. Thus, there is no indication that known mineral resources would be affected by the proposed two-lot subdivision and construction of a new residence on Parcel B. Nor is there any indication that the project would result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or of a locally-important mineral resource recovery site.

Sources of Information

Contra Costa County General Plan. "Chapter 8: Conservation Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. ***NOISE – Would the project result in:***				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SUMMARY:

a) *Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* **(Less Than Significant Impact)**

Figure 11-6 (Land Use Compatibility for Community Noise Environments) of the Noise Element of the County General Plan specifies noise exposure levels of 60 dB day-night sound level (DNL) or less as normally acceptable, and noise levels between 60 dB and 70 dB DNL as conditionally acceptable in residential areas. County General Plan Policies 11-2 and 11-4 set the standards for acceptable noise levels in residential areas and for new development, and require an acoustic analysis if projects are potentially exposed to a DNL of 60 dB or greater. According to Figure 11-5I of the Noise Element, the subject property is not located within an area of the County that is subject to average noise levels above what would be considered normally acceptable for the operation of residential units. As such, acoustic analysis is not required for the project. The types and levels of noise generated from the residential uses associated with the existing residence to remain on proposed Parcel A and the future residence on proposed Parcel B would be similar to noise levels from other single-family residential developments in the area. Thus, once proposed Parcel B is developed with a new single-family residence, there would be no permanent increase in ambient noise levels in the vicinity of the project in excess of the established standards.

The future development of the private roadway, retaining walls, and residence on proposed Parcel B is expected to temporarily increase ambient noise in the area due to the use of work vehicles and power equipment for the duration of construction activities as well as earthmoving equipment for the proposed grading. Although the temporary increase in ambient noise would be minimal, staff will recommend conditions of approval limiting the hours and days of construction and requiring the project proponent/contractor to observe best construction practices to reduce temporary noise impacts on the surrounding area due to grading or construction activities. Therefore, the proposed subdivision, site improvements, and development of one new single-family residence would have a less than significant impact due to temporary increases in ambient noise levels in the vicinity.

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?* **(Less Than Significant Impact)**

Groundborne vibration is most commonly associated with railroads, freeways, bus lines, heavy construction and grading activities, large truck traffic, and airports. As such, residential uses are not the type of uses that are expected to result in the generation of groundborne vibration or groundborne noise levels. However, it is reasonable to expect the potential future grading, site improvements, and construction of one new residence resulting from the minor subdivision to include the introduction of work vehicles and power equipment for the duration of construction activities as well as earthmoving equipment for the proposed grading. Groundborne noise is produced when ground vibrations cause resonances in the floors and walls of buildings, which then radiate a rumbling noise directly into the rooms. Potential construction-related activities for the development of one new parcel resulting from the minor subdivision are not expected to generate excessive groundborne vibrations or groundborne noise levels that would impact the surrounding area. However, staff will recommend conditions of approval limiting the hours and days of construction and requiring the project proponent/contractor to observe best construction practices to reduce vibration impacts due to construction activities in the surrounding area. Therefore, the proposed subdivision, site improvements, and construction of one new single-family residence would have a less than significant impact due to temporary increases in ambient noise levels or groundborne vibration/noise in the vicinity.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* **(No Impact)**

The nearest airport, Buchanan Airport, is located more than 9 miles north of the project site. As such, there would be no impact in regard to an airport land use plan or excessive noise levels due to an airport use.

Sources of Information

Contra Costa County General Plan. "Chapter 11: Noise Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30921/Ch11-Noise-Element?bidId=

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

Douglas A. McQuillan, Architect. Green Valley Residence – Project Plans. Received 14 February 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. ***POPULATION AND HOUSING – Would the project:***				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUMMARY:

a) *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?* **(No Impact)**

The proposed two-lot minor subdivision, if approved, would potentially increase the housing stock in Contra Costa County by one dwelling unit, a change that would not result in substantial population growth. The most recent demographic data for population and housing compiled by the US Census Bureau for the Alamo area is based on the 2020 American Community Survey (2020 ACS). Available data indicates a population of approximately 15,134 people in the Alamo area, and an average estimate of 3.12 people per household. Thus, the expected population increase upon construction of one additional residence would be approximately 3 people, which would increase the population in the Alamo area by less than 0.02 percent. The project would utilize Green Valley Road, an existing 30-foot-wide public road within a 60-foot-wide right-of-way. Based on comments received from the County Public Works Department, Engineering Division, this is the final design planned for the road. Therefore, the project would have no potential to induce substantial population growth in the County, either directly or indirectly.

b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?* **(No Impact)**

The project site for the proposed two-lot minor subdivision is developed with one existing single-family residence that will remain. There is no need to alter, remove, or otherwise disturb any of the nearby single-family residences to establish the subdivision or develop Parcel B with a new residence in the future. Therefore, the proposed minor subdivision of land would not displace any person or existing housing, nor necessitate the construction of replacement housing elsewhere.

Sources of Information

Contra Costa County, Public Works Department. "Minor Subdivision MS23-0005 Staff Report & Conditions of Approval." 28 August 2023.

United States Census Bureau. "Alamo CDP, Place in California, Profile." Accessed in 2025. https://data.census.gov/cedsci/profile/Alamo_CDP,_California?g=1600000US0600618

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. ***PUBLIC SERVICES – Would the project*** *result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a) Fire Protection?	☐	☐	☐	☒
b) Police Protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

SUMMARY:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) *Fire protection?* **(No Impact)**

The proposed project for a two-lot minor subdivision has been reviewed by the San Ramon Valley Fire Protection District. There was no indication in the correspondence received from staff of the Fire District that the District would not approve the proposed private road or that new fire protection facilities would be needed as a result of this project. Future development of the proposed single-family residence on proposed Parcel B would be required to comply with all applicable fire code requirements. The nearest fire station is San Ramon Valley Fire Station 33, located on Diablo Road at Green Valley Road approximately 1 mile south of the project site, which is consistent with County General Plan Growth Management policies for fire protection that require a fire station within 1-1/2 mile of developments in urban or suburban areas. The anticipated, approximately three-minute response time from Station 32 to the project site is adequate in urban or suburban areas. Therefore, the project would have no impact on the provision of fire protection services.

b) *Police projection?* **(No Impact)**

Police protection and patrol services in the Alamo area and the project vicinity are provided by the Contra Costa County Sheriff's office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The project for a two-lot minor subdivision proposes the development of a new single-family residence on proposed Parcel B, and an existing residence would remain on proposed Parcel A. As discussed in the Population and Housing section of this study, the addition of one new dwelling unit would minimally increase the population and would thus not impact the County's ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Thus, the proposed project will

not result in the need for new or expanded police protection facilities or services in the County or the Alamo area.

c) *Schools?* **(Less Than Significant Impact)**

The project site is located within the jurisdiction of the Lafayette Elementary School District and the Acalanes Union High School District. To address student growth in school districts as a result of residential developments in the County, a fee as determined by the school district is levied on all new dwellings. The project for a two-lot minor subdivision proposes the development of a new single-family residence on one of the resultant parcels. As discussed in the Population and Housing section of this study, the addition of one new dwelling unit would minimally increase the population in the area. Additionally, the applicant for the future single-family residence would be required to pay the applicable school impact fees for the new residential dwelling unit prior to issuance of a building permit. Payment of the development fees pursuant to State regulations for school services would reduce impacts to neighborhood schools to less than significant levels.

d) *Parks?* **(Less Than Significant Impact)**

The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of 3 acres of neighborhood parks per 1,000 people should be maintained within the County. The new residents of the proposed dwelling unit would be expected to increase the use of parks in the surrounding area; however, one additional residence would result in a less than significant impact on park facilities. Additionally, the applicant for the future single-family residence would be required to pay the County mandated park dedication and park impact fees collected to fund the acquisition and development of parks in Contra Costa County to serve unincorporated County residents.

e) *Other public facilities?* **(Less Than Significant Impact)**

The proposed two-lot minor subdivision and plan for the construction of one new single-family residence would not significantly affect existing public facilities as it is not expected to substantially induce population growth in the area. Accordingly, the impact of the use of the public libraries or public health facilities by new residents of the future dwelling on Parcel B is less than significant.

Sources of Information

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Contra Costa County Fire Protection District. "CDMS23-00005, 1921 Green Valley Road: revised submittal." Email. 26 August 2024.

dk Engineering. Rezoning and Vesting Tentative Map – Project Plans. Received 19 August 2024.

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. *RECREATION*				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SUMMARY:

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* **(Less Than Significant Impact)**

Given the small scale of the project, potentially resulting in one new single-family residence, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. In addition, the applicant for the future residential building permit would be required to pay the County mandated park impact fee collected to fund the acquisition and development of parks and recreational facilities in Contra Costa County. Therefore, the project would have a less than significant impact on neighborhood and regional parks and their recreational facilities.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?* **(No Impact)**

The project does not propose the construction of new recreational facilities or the expansion of existing facilities. Therefore, the project will have no impact in this regard.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. ***TRANSPORTATION – Would the project:***				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

SUMMARY:

a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?* **(Less Than Significant Impact)**

Access to both proposed Parcels A and B would be from Green Valley Road, a two-lane public roadway, through an approximately 16-foot paved road within an access easement ranging between 16 feet and 30 feet in width. The site plan proposes to remove and replace the existing access driveway onto Green Valley Road. This new and wider driveway will take a 90-degree turn, providing direct access to the proposed residence on Parcel B and branching onto the existing 10-foot-wide drive that is to remain. The applicant will be required as a condition of approval to relinquish abutters' rights of access along the frontage of Green Valley Road, with the exception of the new driveway access. A car turnaround is proposed at the front of the proposed residence on Parcel B. Regional access to the project site would be via Stone Valley Road or El Cerro Boulevard/Diablo Road, which are classified as arterial routes (Figure 5-2 of the Transportation and Circulation Element of the General Plan), and I-680 which is part of the Interstate freeway system. No extension of the existing thoroughfare infrastructure is proposed now or would be required in the future due to development of the new parcels.

Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis for any project that is estimated to generate 100 or more AM or PM peak-hour trips based upon the trip generation rates as presented by the Institute of Traffic Engineers (ITE). According to ITE trip generation rates (ITE code 210) for detached single-family residential development, the project would result in approximately 1.73 peak trips per day per home (0.74 daily AM trips and 0.99 daily PM trips) if a residence were to be constructed on Parcel B. Therefore, a project-specific traffic impact analysis is not required. Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system and would have a less than significant impact on the circulation system in the project vicinity.

b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?* **(Less Than Significant Impact)**

CEQA provides guidelines for analyzing transportation impacts relating to vehicle miles travelled (VMT) resulting from the project. The Governor's Office of Land Use and Climate Innovation (LCI) has provided the following guidance on evaluating such impacts for small projects: "Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact." According to ITE trip generation rates for detached single-family residential development, the project would result in approximately 9.44 total weekday trips and 9.54 Saturday trips per home. Since there is no reasonable expectation that a project of this scale could exceed 110 daily trips, the project is assumed to have a less than significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* **(Less Than Significant Impact)**

The subject property fronts on Green Valley Road, an existing, two-lane public roadway with an existing pavement width of 30 feet within a 60-foot right of way. According to comments received from staff of the County Public Works Department, the current configuration of Green Valley Road is considered a final design. As shown on Figure 5-2 (Roadway Network Plan) of the General Plan Transportation and Circulation Element, Green Valley Road is not considered to be an existing or proposed arterial, expressway, or freeway, but connects to Stone Valley Road, an existing arterial south of the project site. No substantial changes to the existing transportation system are proposed with this application. Vehicles would access both proposed parcels from the existing driveway on proposed Parcel B. Improvements to the new driveway include widening it, particularly where it meets Green Valley Road, and resurfacing. This new and wider driveway would take a 90-degree turn, providing direct access to the proposed residence on Parcel B and branching onto the existing drive that is to remain for access to proposed Parcel A. As required by the Department of Public Works, the applicant would submit an encroachment permit prior to construction of the proposed driveway improvements. There is no indication that the new configuration of the driveway would substantially increase hazards on Green Valley Road due to geometric design features or incompatible uses.

d) *Would the project result in inadequate emergency access?* **(Less Than Significant Impact)**

As discussed in subsection-e above, Green Valley Road is at its planned, final design width and there are no proposed changes due to the project that would affect access along the public roadway. The project was referred to the San Ramon Valley Fire Protection District for agency comments. As part of their response received on July 10, 2023, the Fire District did not identify any concerns with the adequacy of existing or proposed emergency vehicle access. Additional comments were received from staff of the Fire District on August 26, 2024, advising that a fire apparatus turnaround is not needed and, as the grade of the driveway is being kept under 16 percent, there is no need for a grooved concrete application of the driveway. All construction plans for future development will be subject to the applicable Fire Code that is in effect at the time when the application for a building permit is submitted. Therefore, routine review of construction plans

will ensure that the proposed project has no potential for adversely impacting existing emergency access to the subject property or other properties within the County.

Sources of Information

Contra Costa County Conservation and Development Department and Public Works Department. "Transportation Analysis Guidelines." 23 June 2020, amended 10 May 2021. https://www.contracosta.ca.gov/DocumentCenter/View/70739/FINAL-CCC-Transportation-Analysis-Guidelines-v3-5-10-21?bidId=

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Contra Costa County General Plan. "Chapter 5: Transportation and Circulation Element." 2005-2020. https://www.contracosta.ca.gov/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=.

Contra Costa County, Public Works Department. "Minor Subdivision MS23-0005 Staff Report & Conditions of Approval." 28 August 2023.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. ***TRIBAL CULTURAL RESOURCES – Would the project*** *cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	☐	☒	☐	☐

SUMMARY*:*

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a, b) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or determined by the lead agency, in its discretion and supported by substantial evidence, to be*

significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? **(Less Than Significant Impact With Mitigation Incorporated)**

Based on comments received from the California Historical Resources Information System, Northwest Information Center (NWIC) for this project (July 12, 2023), the Office of Historic Preservation has determined that any building or structures 45 years or older may be of historical value. As discussed in Section 5 of this report (Cultural Resources), the subject property does not contain any buildings, nor does it contain any structures that are 45 years or older. In addition, the subject property is not listed in the California Register of Historic Resources or the Contra Costa County Historic Resources Inventory and is not associated with historically or culturally significant events. According to the comments received from the NWIC, the project area has a low possibility of containing unrecorded archaeological sites although there is no record of any previous cultural resource studies for the proposed project area. As shown on Figure 9-2 (Archeological Sensitivity Map) of the Contra Costa County General Plan (2005-2020), the surrounding area to the west of the subject property is identified as having medium archeological sensitivity. However, the project site and the surrounding area to the east is a largely urbanized area that are excluded from archaeological sensitivity surveys although there may also be significant archaeological resources within these areas. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site.

Staff of the NWIC recommended that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious values. Notices of Opportunity to Request Consultation for the 2-lot minor subdivision were sent to the Wilton Rancheria on October 31, 2024, and to the Confederated Villages of Lisjan Nation on November 1, 2024. The Confederated Villages of Lisjan Nation requested consultation and ultimately indicated in email correspondence received on January 27, 2025, that due to the proximity of this project to Green Valley Creek, the project area may be sensitive for Tribal Cultural Resources.

Potential Impacts: Upon approval of the project, the future development of the site would include ground disturbance which has the potential for uncovering previously unknown tribal cultural resources or the accidental discovery of human remains.

Implementation of mitigation measures **CUL-1** through **CUL-3**, requiring that the tribe requesting consultation be notified if tribal cultural resources are found and the Native American Heritage Commission (NAHC) if human remains are found, would reduce impacts to tribal cultural resources to a less than significant level.

Sources of Information

California Historical Resources Information System, Northwest Information System (NWIC). "CDMS23-00005 & CDRZ23-03271 / APNs 194-070-016 & 194-070-018." Agency Comment Response Letter. 12 July 2023.

Contra Costa County General Plan. "Chapter 9: Open Space Element." 2005 – 2020. https://www.contracosta.ca.gov/DocumentCenter/View/30922/General-Plan?bidId=

Contra Costa County. "Historic Resources Inventory." Revised 2019. Accessed in 2024. https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. *UTILITIES AND SERVICE SYSTEMS – Would the project:*				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUMMARY:

a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?* **(Less Than Significant Impact)**

The project site is located in a developed, urbanized area which is served by existing water, sewer, storm drain, electric power, natural gas, and telecommunications services. There is no indication from any utility service provider that the proposed residential complex would result in a need to relocate, expand, or construct new facilities in such a way as to cause significant environmental effects.

Water: The new development is located within the service area of the East Bay Municipal Utility District (EBMUD), a public utility regulated by the California Public Utilities Commission (CPUC), which allows the extension of services to new customers within its service area in compliance with CPUC Rule 15. Project plans were sent to EBMUD as part of the initial review process. EBMUD staff indicated that the project proponent will need to contact EBMUD's New Business Office and request a water service estimate to determine the conditions of providing water service to the development (of Parcel B). There is no indication from EBMUD staff that the

proposed project would exceed the capacity of the existing public water infrastructure or would conflict with their water service regulations.

Wastewater treatment: The project is within the service area of Central Contra Costa Sanitary District (Central San), which is the agency responsible for ensuring that applicable wastewater treatment requirements of the Regional Water Quality Control Board are met and maintained. The wastewater generated by one new single-family residence would incrementally increase wastewater flows in the Central San system. The project plans for the proposed two-lot subdivision and construction of one new single-family residence on resultant lot Parcel B were sent to Central San as part of the initial review process. There is no evidence that the project would be expected to produce an unmanageable added capacity demand on the wastewater system or interfere with existing public facilities. In their comments, Central San staff indicated that a side sewer connection for the existing residence on the subject property may need to be relocated. However, there is no indication that the project would require expansion of the wastewater treatment system.

Storm water drainage: As discussed in the Hydrology and Water Quality section above, the applicant has submitted a preliminary Storm Water Control Plan (SWCP) designed with project storm water controls including dispersion to bioretention filters and storm drains. The preliminary SWCP has been reviewed by the County Public Works department, which has provided final comments and recommendations for conditions of approval for the formal entitlement recommendation being made. Prior to filing of the Parcel Map, the applicant will be required to submit a final SCWP and Stormwater Control Operation and Maintenance Plan to the County Public Works Department. In addition, improvement plans for construction of the residence on proposed Parcel B will require review for compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance. Therefore, the proposed project would have a less than significant adverse environmental impact on storm water drainage or treatment facilities.

Electric/Natural Gas: The project is within the service territory of PG&E for electric and natural gas service. It is anticipated that the project will connect to underground electric and/or natural gas connections. There is no indication that the construction of new or expanded electric or natural gas services is required for the ongoing operation of the project. If necessary, temporary power for construction activities will also be provided by PG&E. The applicant will be required to apply for temporary power and follow the permitting process for connecting to the electrical grid.

Telecommunications services: Existing telephone, cellular, internet, and cable television are available within the project site's vicinity. The project site would connect to these services provided by several different providers, and there is no indication that the new residential unit would result in the need for expanded services such as new or larger wireless facilities.

By following the processes required to connect to existing water, sanitary sewer, storm water drainage, electric power, or telecommunications facilities, the impact of the project concerning these utilities and services would be less than significant.

b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?* **(Less Than Significant Impact)**

As discussed in subsection-a above, the new development is located within the service area of the EBMUD, a public utility regulated by the California Public Utilities Commission (CPUC), which allows the extension of water services to new customers within its service area in compliance with CPUC Rule 15. Project plans were sent to EBMUD as part of the initial review process. EBMUD staff reviewed the project application documents regarding the provision of new water service pursuant to their water service regulations and indicated that water service shall not be furnished or expanded unless all applicable water-efficiency measures in the regulations are installed at the applicant's expense. There has been no indication from the water company that the existing public water infrastructure would have insufficient water supplies to serve the project, or that the project would have a significant impact on the public water infrastructure during dry, and multiple dry years.

c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* **(Less Than Significant Impact)**

As discussed in subsection-a above, the new development is within the service area of Central San, which is the agency responsible for ensuring that applicable wastewater treatment requirements of the Regional Water Quality Control Board are met and maintained. Project plans were sent to Central San as part of the initial review process who did not provide comments prior to preparation of this Initial Study. There is no evidence that the project would be expected to exceed Central San's ability to provide sewer services with the currently available facilities or interfere with or require expansion of the existing, public wastewater treatment system. Central San would connect the new residences to its facilities after processing the residential sewer service application and collecting the applicable connection fees, completing a building plan review, and issuing a permit for sewer work. By following this process, the impacts related to the wastewater treatment requirements of the Regional Water Quality Control Board for the San Francisco Bay Region, or the Central San facilities would be less than significant.

d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?* **(Less Than Significant Impact**)

Construction of a new single-family residence would generate construction solid waste. Construction on the project site would be subject to the California Green Building Standards Code (CalGreen), which requires that at least 65% (by weight) of job site debris generated by most types of building projects be recycled, reused, or otherwise diverted from landfill disposal. This requirement applies to demolition projects and most new construction, as well as the majority of building additions or alterations. CalGreen is administered in the County through the Construction and Demolition Debris Recovery Program, and verifiable post-project documentation is required to be submitted to demonstrate that at least 65% of the nonhazardous construction and demolition (C&D) debris generated on the job site are salvaged for reuse, recycled or otherwise diverted. The average amount of debris generated by new single-family residential construction is 7.5 pounds per square foot for a custom home. If approved, the construction of a new residence on Parcel B

would result in approximately 632 pounds of construction debris. The Debris Recovery Program would reduce the construction debris headed to a landfill by diverting materials that can be recycled to appropriate recycling facilities. Nondiverted C&D debris is required to be transported to an approved Construction and Demolition Processing Facility. Accordingly, the environmental impact of construction waste would be less than significant.

With respect to residential waste, Contra Costa County contracts with franchise haulers for solid waste, recycling, and organics collection service for about one half of the unincorporated County. The Department of Conservation and Development, Solid Waste and Recycling Section administers four franchise agreements with other haulers including Allied Waste Systems, Crockett Sanitary Service, Garaventa Enterprises, and Richmond Sanitary Service. Republic Services collects residential waste under the Allied Waste, Crockett Sanitary, and Richmond Sanitary agreements. Mt. Diablo Resource Recovery collects residential waste under the Garaventa Enterprises agreement. The other half of unincorporated County collection service is managed by three different sanitary districts: the Kensington Community Services District, the Central Contra Costa Solid Waste Authority (RecycleSmart, a joint power authority), and the City of San Ramon, where unincorporated areas of San Ramon are served under the city's collection franchise. The California Integrated Waste Management Act (AB 939) requires jurisdictions to show a minimum of 15 years of total disposal space at a landfill. Household waste is ultimately destined for the Keller Canyon Landfill, which has enough approximate capacity to continue accepting waste for the next 40 years if the maximum daily capacity was brought to the landfill. Residential waste from one potential future single-family residence on proposed Parcel B would incrementally increase waste to be hauled to a landfill. However, as is the case with construction debris, a portion of the residential waste is expected to be recycled and would thereby reduce the residential waste headed to a landfill by a franchise hauler. Therefore, the impact of the project-related residential waste is considered to be less than significant and would not otherwise impair the attainment of solid waste reduction goals.

e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?* **(Less Than Significant Impact**)

As mentioned above in subsection-d, construction at the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. The proposed project is not expected to produce significant amounts of waste that would present a greater conflict with laws and regulations regarding solid waste than similar single-family residences in the vicinity. Furthermore, the owner, construction contractor, and future tenants would be subject to applicable federal, state, and local laws related to solid waste. Therefore, the potential for conflict with Federal, State, and local management and reduction statutes and regulations related to solid waste is less than significant.

Sources of Information

Contra Costa County. "Approved Construction & Demolition (C&D) Processing Facilities." 2025. https://www.contracosta.ca.gov/DocumentCenter/View/44986/Approved-CD-Processing-Facilities?bidId=.

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Contra Costa County. "Waste Hauler Map." 2025. https://cocogis.maps.arcgis.com/apps/webappviewer/index.html?id=2c5e6c6b1f7d419eac7005c84a76de90.

EBMUD, Water Distribution Planning Division. "Review of Agency Planning Application, Agency Files CDMS23-00005 & CDRZ23-03271" Agency Comments, Email. Dated 10 July 2023.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. *WILDFIRE* – *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,* ***would the project:***				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒	☐	☐

SUMMARY*:*

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?* **(Less Than Significant With Mitigation Incorporated)**

According to the California Fire Hazard Severity Zone map, the subject property is located in a State Responsibility Area (SRA) and lands designated as High Fire Hazard Severity Zone. The Contra Costa County Emergency Operations Plan (EOP) outlines general procedures in the event of emergency crises and includes policies and information regarding evacuations or shelter-in-place orders. In addition, the San Ramon Valley Fire Protection District has published Fire Evacuation Plans. The subject property located on Green Valley Road is included in the North Alamo Fire Evacuation Plan which identifies the Round Hill Country Club Golf Course Open Space is a Temporary Refuge Area. The project which fronts Green Valley Road involves a two-lot subdivision and construction of a new single-family residence on proposed Parcel B. As discussed in the Population and Housing section of this study, the project has the potential to increase the population in the area by approximately 3 people. Cumulatively, there may be an impact on transport or access along any nearby roadways that may be part of an emergency response or evacuation plan, however, the increase in population is not significant enough to require a transportation analysis for the purpose of emergency response and evacuation plans. The proposed project will be located completely within the boundaries of the subject property and will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan. In addition, the project will not affect the minimum sight distances for vehicles entering and exiting the site and would not interfere with the existing infrastructure of Green Valley Road.

The project site is in a developed area within the service area of the San Ramon Valley Fire Protection District (Fire District). Development projects are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. In their comments received on July 10, 2023, and on August 26, 2024, staff of the Fire District indicated that they gave the applicant direction on the requirements for the driveway access and that a turnaround for fire apparatus on the project site is not required due to the ability to pull a hose up to 200 feet from the top of the driveway to the street. All construction plans for future development will be subject to the applicable fire code that is in effect at the time an application for a building permit is submitted. Thus, by complying with the requirements of the Fire District and upon implementation of mitigation measures **FIRE-1** and **FIRE-2**, the project will not impair the County's emergency response or evacuation plan, and project impacts would be less than significant.

b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?* **(Less Than Significant With Mitigation Incorporated)**

The subject property is located within a hilly area of the County identified in the County General Plan having slopes varying from less than 15% to more than 26% degrees. The project site elevation ranges from approximately 525 feet above sea level at the eastern property boundary to 670 feet above sea level at the northwestern corner. The project site is in a developed area within

the service area of the San Ramon Valley Fire Protection District (Fire District). According to Exhibit A of the San Ramon Valley Fire Protection District Ordinance 2023-38, high temperatures in the area range from an average of 90º and reaching up to approximately 115º. The average monthly wind speeds range from approximately 11 mph to 20 mph, with wind gust speeds up to between 25 mph to 40 mph, and high maximum wind gust speeds from up to 55 mph. Development projects are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. Based on Fire District's review, the project proponent will not be required to install any new hydrants for fire protection. The project will be required to comply with current building codes, including those requiring the installation of automatic fire sprinklers in new single-family residential buildings.

Potential Impacts: The project is located in an SRA and lands designated as High Fire Hazard Severity Zone. Although there was no indication from the Fire District review of the project that the proposed development poses a significant wildfire risk during or after construction, there is a potential for the steep slopes of the project area, high temperatures and dry conditions in the summer, and high maximum wind gusts including strong, dry, gusty winds during the winter to exacerbate wildfire spread.

Accordingly, implementation of the following mitigation measures will ensure that potentially significant impacts on project occupants and/or surrounding properties from wildfire or the uncontrolled spread of a wildfire are reduced to less than significant levels:

FIRE-1: **Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall develop and submit to the CDD and the Fire District a written plan to establish, implement, and maintain a fire prevention program at the project site throughout all phases of construction of the development.

FIRE-2: Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first, the applicant shall submit to the CDD and the Fire District a written fire prevention management plan for all combustible materials stored outside and/or vegetation growth including but not limited to trees, weeds, grass, and vines, that is capable of being ignited and endangering property.

c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?* **(Less Than Significant Impact)**

The proposed project for a two-lot minor subdivision and development of Parcel B with a new single-family residence was reviewed by the San Ramon Valley Fire Protection District and there is no indication in their comments that the project will require the installation of fuel breaks, water sources, hydrants, or other fire protection related infrastructure. In addition, the proposed project would follow standards and regulations as required by the Fire District and California Fire Code intended to reduce fire risk. Electric and natural gas utilities would be provided by PG&E and new connections to the project site would be installed underground, minimizing potential impacts to fire risk. Thus, by following the requirements of the Fire District, there would be no need for the installation or maintenance of infrastructure that may exacerbate fire risk or result in impacts on the environment. Therefore, the proposed project would have a less than significant impact.

d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* **(Less Than Significant With Mitigation Incorporated)**

The subject property is located on an east facing slope with elevation ranging from approximately 525 feet above sea level at the eastern property boundary to 670 feet above sea level at the northwestern corner. Based on the preliminary Stormwater Control Plan (SCWP) submitted for the proposed minor subdivision, three bioretention filters designed for compliance with the California Regional Water Quality Board C.3 requirements for runoff are proposed. As the project proposes more than 5,000 square feet of new impervious area, the applicant will be required to submit a final SCWP. In complying with C.3 requirements for storm water design elements, a completed and County-approved SWCP ensures that the project will regulate surface runoff in a manner that prevents runoff and on- or off-site flooding. The subject property is not located within a flood plain or special flood hazard area and thus will not impede or redirect flood flows in the area.

As discussed in the Geology and Soils section of this study, there are no mapped landslides on or near the project site. However, according to the Geotechnical Investigation by GFK & Associates for the project, the seismic hazard map (SHZ map) indicates that during a high magnitude earthquake the stability of all slopes will be reduced. Furthermore, the project site is in the outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. Upon implementation of mitigation measure **GEO-1** prior to construction, and mitigations measures **FIRE-1** and **FIRE-2**, any potential impacts of the development of one new single-family residence and accessory structures due to post-fire landslides or slope instability will be reduced to a less than significant level.

Sources of Information

CalFire. "Fire Hazard Severity Zones in State Responsibility Areas." 29 September 2023. Effective 1 April 2024. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022

Contra Costa County. "Emergency Operations Plan." 29 November 2000. https://www.cocosheriff.org/home/showpublisheddocument/600/638422043796770000

Contra Costa County, Public Works Department. "Minor Subdivision MS23-0005 Staff Report & Recommended Conditions of Approval." 24 October 2024, revised 3 September 2025.

GFK & Associates, Inc., Geotechnical Consultants. "Geotechnical Investigation, Proposed Minor Subdivision, APN's 194-070-015 and 194-070-018, 1921 Green Valley Road." Prepared for Mr. George Moore. 4 January 2024.

San Ramon Valley Fire Protection District. "CDMS23-00005, CDRZ23-03271." Agency Comment Response Letter. 10 July 2023.

San Ramon Valley Fire Protection District. "CDMS23-00005, 1921 Green Valley Road: revised submittal." Email. 26 August 2024.

San Ramon Valley Fire Protection District. "Ordinance 2023-38, Fuel Mitigation and Exterior Hazard Abatement." 26 April 2023. https://www.firedepartment.org/home/showdocument?id=5086.

San Ramon Valley Fire Protection District. "North Alamo Fire Evacuation Plan." Brochure. 2025. https://www.firedepartment.org/home/showpublisheddocument/2308/637218536907800000 .

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

SUMMARY:

a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?* **(Less Than Significant With Mitigation Incorporated)**

As discussed in individual sections of this Initial Study, the project to rezone the subject property from an A-2 to an R-40 zoning district and create two parcels from the site for single-family residential development of proposed Parcel B may impact the quality of the environment with respect to Biological Resources, Cultural and/or Tribal Cultural Resources, Geology/Soils and Wildfire. Where mitigation measures are enforced as proposed in this Initial Study, the measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. Therefore, the potential for substantial impacts to biological,

historical, cultural, or other resources as a result of the proposed project is reduced to a less than significant level.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)* **(Less Than Significant Impacts)**

The project site is located within the US Census-designated Concord-Walnut Creek Urban Area in a neighborhood where the established uses and related development are predominantly single-family residential. If approved, based on the project plans, the two-lot minor subdivision and rezone to R-40 Single-Family Residential district would result in the development of one new single-family residence on Parcel B. An existing single-family residence would remain on Parcel A. Thus, the number of housing units in the Alamo CDP would increase by one unit with the proposed project, which would be approximately 0.017 percent of the estimated 5,594 housing units in the Alamo area as of the year 2022. The residential use is consistent with the existing General Agricultural (A-2) and proposed Single-Family Residential (R-40) zoning districts, and upon rezoning to R-40, would remain consistent with the single-family residential, low-density (SL) General Plan land use designation of the subject property. The project would also be considered consistent with the existing residential development in the surrounding area.

Staff is aware of one additional, substantial development project in the nearby unincorporated Alamo area:

County File #CDSD24-09696 – A vesting tentative map to subdivide into 19 single family residential lots under Density Bonus Law. The project site is located at 1125 North Gate Road in the unincorporated Walnut Creek area. The project is currently under environmental review.

Cumulatively, the proposed subdivision project described above, and the proposed two-lot minor subdivision that is subject to this initial study may have significant impacts on population/housing, transportation, and public services/utilities if development resulted in a significant increase in population. As discussed in the Population and Housing section of this study, the potential increase in population of the proposed project is minimal. The California Department of Finance (CDF) estimates the County's total population as 1,156,55 persons as of January 1, 2022. Of this total population, the population in the unincorporated area of the county is approximately 176,941, with an average of 2.79 persons per household as of January 1, 2022. Based on this average, the two projects together are anticipated to increase the population in the County by approximately 56 people, or approximately 0.03%.

The subject property is one of the few in the immediate vicinity of Alamo that is further subdividable. The County is not currently processing any discretionary applications for residential or non-residential development for properties that are contiguous to the project site. In addition, there are no other applications for the subdivision of parcels, or the construction of multi-family residential units, currently being processed within at least five miles of the subject property. Due to the small scope and size of the proposed project and the proposed 20-lot subdivision in the vicinity, with the implementation of the mitigations described in the sections throughout this initial study, the proposed project would not result in cumulatively considerable impacts on the environment.

c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?* **(Less Than Significant With Mitigation Incorporated)**

This Initial Study has disclosed potential direct or indirect impacts on human beings that would be less than significant upon the implementation of mitigation measures. All identified mitigation measures will be included as conditions of approval for the proposed project, and the applicant will be responsible for implementation of the measures. As a result, there would not be any environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the references cited throughout this Initial Study were consulted. Reference materials are available for review by contacting the project planner, Syd Sotoodeh, Contra Costa County Department of Conservation and Development, by email at syd.sotoodeh@dcd.cccounty.us or by phone at (925) 655-2877.

ATTACHMENTS

1) Maps: Vicinity, Aerial View, General Plan, Zoning
2) Project Plans
3) Mitigation Monitoring and Reporting Program

Vicinity Map/Aerial View

Map Legend

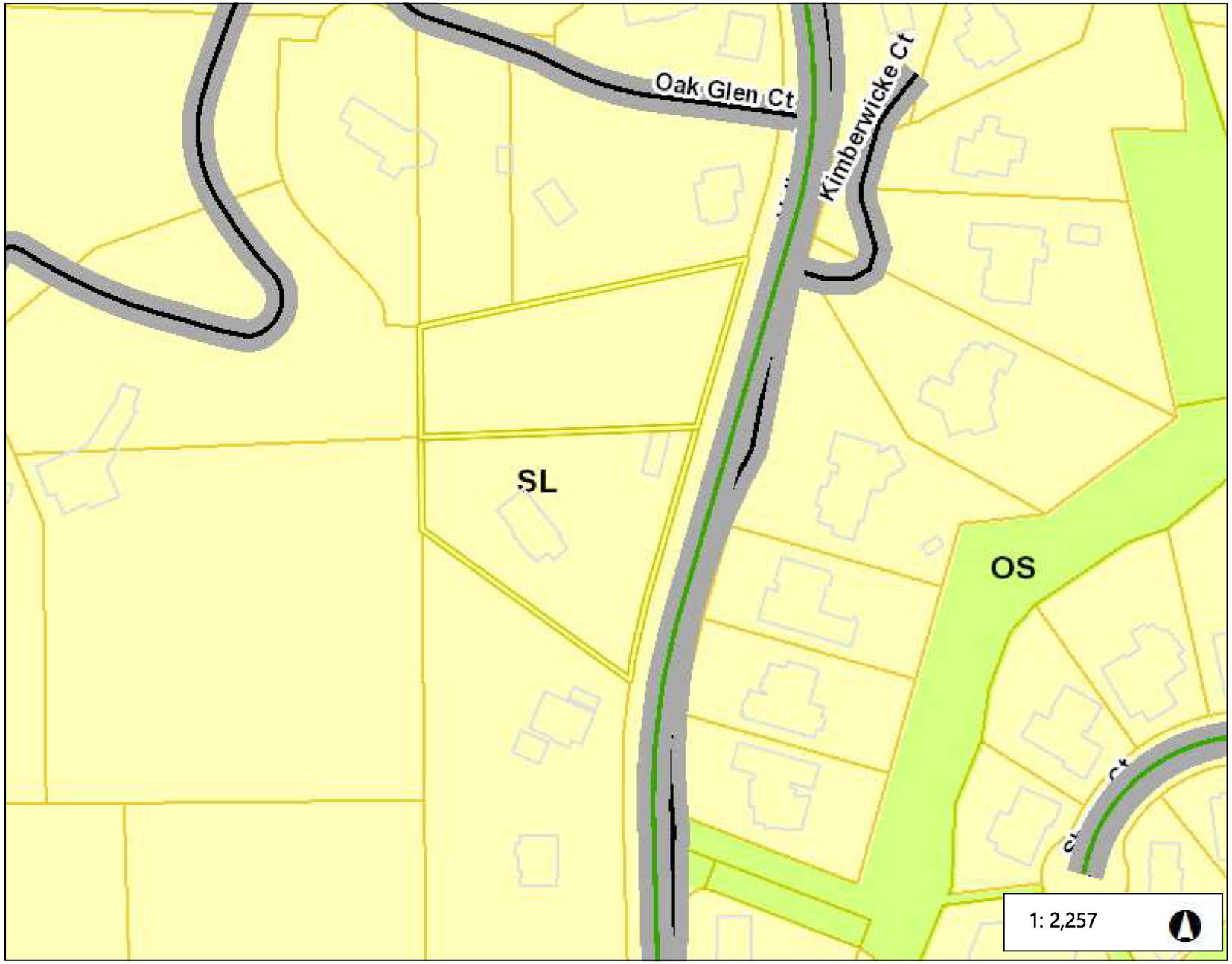
- Assessment Parcels
- Unincorporated

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

General Plan: Single-Family Residential-Low



0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

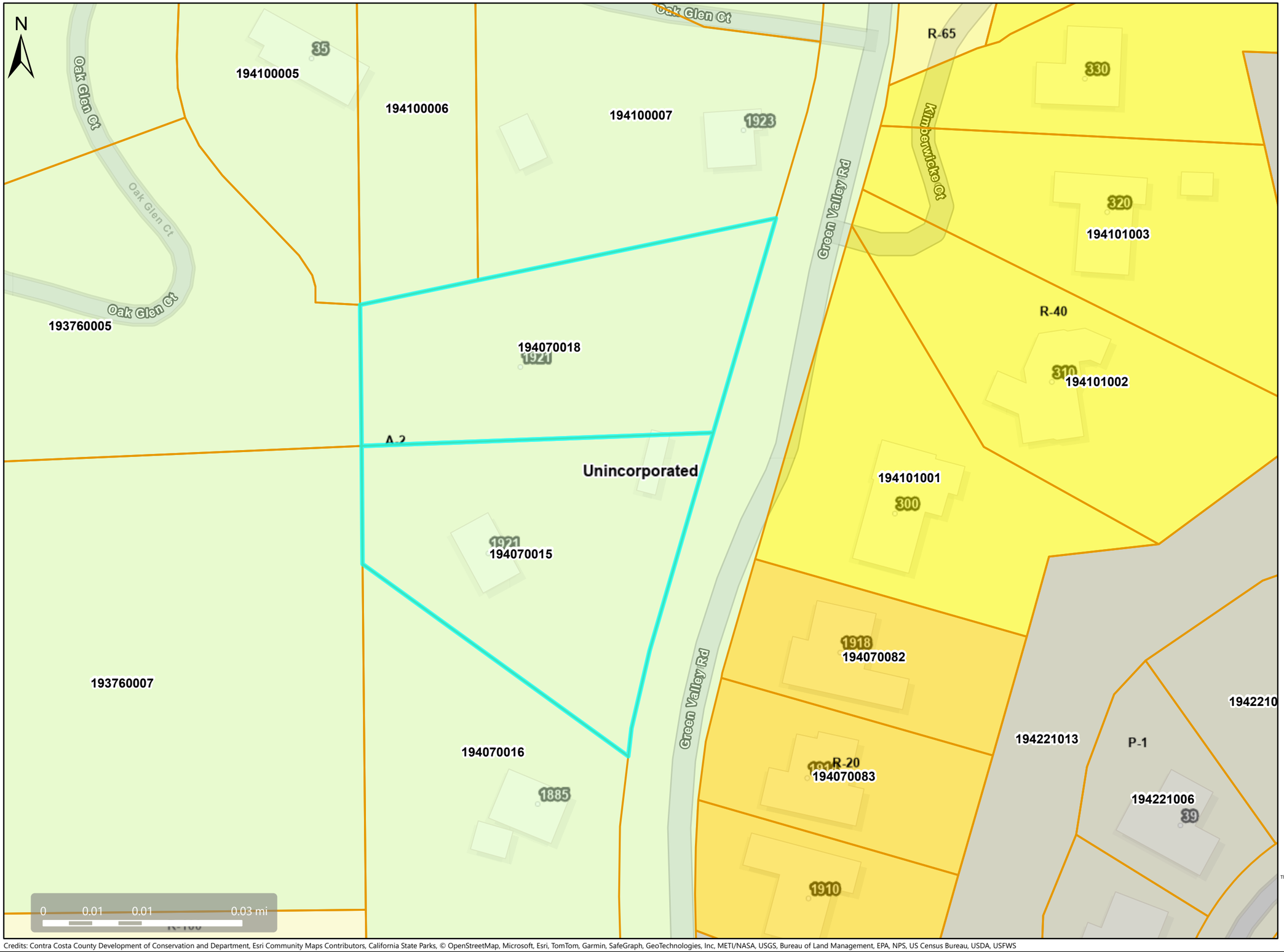
Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets
- General Plan
  - SV (Single Family Residential - Ver
  - SL (Single Family Residential - Low
  - SM (Single Family Residential - Me
  - SH (Single Family Residential - Hig
  - ML (Multiple Family Residential - Lo
  - MM (Multiple Family Residential - M
  - MH (Multiple Family Residential - H
  - MV (Multiple Family Residential - V
  - MS (Multiple Family Residential - V
  - CC (Congregate Care/Senior Housi
  - MO (Mobile Home)
  - M-1 (Parker Avenue Mixed Use)
  - M-2 (Downtown/Waterfront Rodeo I
  - M-3 (Pleasant Hill BART Mixed Use
  - M-4 (Willow Pass Road Mixed Use)
  - M-5 (Willow Pass Road Commercia
  - M-6 (Bay Point Residential Mixed U
  - M-7 (Pittsburg/Bay Point BART Sta
  - M-8 (Dougherty Valley Village Cent

Notes

Contra Costa County -DOIT GIS

Zoning: A-2



Map Legend

- Assessment Parcels
- Zoning
- ZONE_OVER
- R-20 (Single Family Residential)
- R-40 (Single Family Residential)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- A-2 (General Agriculture)
- P-1 (Planned Unit)
- Unincorporated
- Address Points

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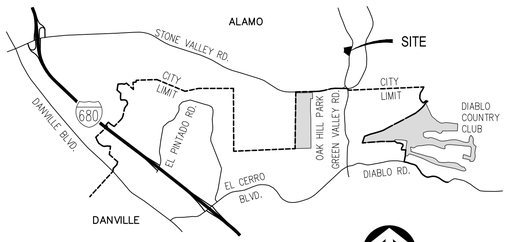
Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS



VICINITY MAP

NOT TO SCALE

REZONING AND VESTING TENTATIVE PARCEL MAP

1921 GREEN VALLEY ROAD

MINOR SUBDIVISION CDMS23-00005

ALAMO, CONTRA COSTA COUNTY

AUGUST 2024

REVISED

RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

PROPERTY INFORMATION

PROPERTY ADDRESS:	1921 GREEN VALLEY ROAD, ALAMO, CA 94507
ASSESSOR'S PARCEL NUMBERS:	194-070-015, 194-070-018
EXISTING ZONE:	A-2
PROPOSED ZONE:	R-40
EXISTING GENERAL PLAN DESIGNATION:	SL – SINGLE FAMILY RESIDENTIAL – LOW
PROPOSED GENERAL PLAN DESIGNATION:	SL – SINGLE FAMILY RESIDENTIAL – LOW
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING NUMBER OF LOTS:	1
PROPOSED NUMBER OF LOTS:	2

UTILITIES:	GAS & ELECTRIC	PG&E
	WATER SUPPLY	EBMUD
	SEWER SUPPLY	CCCSD
	TELEPHONE	AT&T
	CABLE TV	AT&T

PROPERTY AREA:	2.004± ACRES
EXISTING SLOPE WITHIN GRADED AREA:	43.7%
EXISTING SLOPE WITHIN ENTIRE PROPERTY:	50.2%

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF ALAMO, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL C, MAP OF RECORD OF SURVEY FILED JUNE 10, 1966, BOOK 43, LICENSED SURVEYORS MAPS, PAGE 13, CONTRA COSTA COUNTY RECORDS.

TITLE REPORT

PACIFIC COAST TITLE COMPANY
ORDER NUMBER: 10029115-DAN-RE
DATED: MAY 17, 2016

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3.

BENCHMARK

VERTICAL DATUM NAVD88, GEOID 12B, DERIVED FROM AN OPUS SOLUTION PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC FEATURES SHOWN HEREON WERE GENERATED BY AN AERIAL FLIGHT USING LIDAR PHOTOGRAMMETRY BY AEROTAS SUPPORT, EFFECTIVE DATE OF FEBRUARY 18, 2021 SUPPLEMENTED BY A FIELD SURVEY BY DK ENGINEERING COMPLETED ON FEBRUARY 25, 2021.

CONTOUR INTERVAL

EXISTING: 1 AND 5 FOOT
PROPOSED: 1 AND 5 FOOT

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 06013C0451G, WITH AN EFFECTIVE DATE OF MARCH 21, 2017, WHICH STATES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGINNING OF CURVE
BW	BOTTOM OF WALL
BVC	BEGINNING OF VERTICAL CURVE
C	TOP OF CONCRETE ELEVATION
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
CR	CURB RETURN
	DELTA = ANGLE OF CURVATURE
DL	DAYLIGHT (=LIMIT OF GRADING)
E	EAST
EC	END OF CURVE
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EVC	END OF VERTICAL CURVE
EX.	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FGF	FRONT GARAGE FLOOR ELEVATION
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
FND	FOUND
G	GAS
GB	GRADE BREAK
GR	GRATE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
IP	IRON PIPE
L	LENGTH
LT	LEFT
LP	LOW POINT
LSM	LICENSED SURVEYOR'S MAP
M	METER
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
OH	OVERHEAD UTILITIES
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PCC	PONT OF COMPOUND CURVE
P	PAVEMENT ELEVATION
PL	PROPERTY LINE
PM	PARCEL MAP
PRC	POINT OF REVERSE CURVE
PUE	PRIVATE UTILITY EASEMENT
RT	RIGHT
R/W	RIGHT OF WAY
R	RADIAL, OR RADIUS
RCE	REGISTERED CIVIL ENGINEER
RD.	ROAD
RE.	RGF REAR GARAGE FLOOR ELEVATION
S	SLOPE, OR SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SF	SQUARE FEET
TB	TOP OF BANK
TBD	TO BE DETERMINED
TC	TOP OF CURB
TS	TOE OF SLOPE
TW	TOP OF WALL
VC	VERTICAL CURB
VCL	VERTICAL CURVE LENGTH
W	WATER, OR WEST

LEGEND

- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- S — EXISTING SANITARY SEWER LINE
- JT — EXISTING JOINT UTILITY TRENCH
- EXISTING FIRE HYDRANT
- EXISTING CONCRETE DRIVEWAY, PATIO, ETC.
- TREE TO BE REMOVED

50' 0' 25' 50' 100'

1 INCH = 50 FEET

PROJECT TEAM

OWNER/APPLICANT:	GEORGE MOORE & JOSEPH MOORE 101 MONTAIR DRIVE DANVILLE, CA 94126 GMOORE820@GMAIL.COM JOE@AMLLP.COM	GEOTECHNICAL ENGINEER:	GFK & ASSOCIATES, INC. 11842 DUBLIN BOULEVARD DUBLIN, CA 94568 (925) 829-0428 CONTACT: GUS KHENAISSER
ARCHITECT:	DOUGLAS A. McQUILLAN 820 ORANGE BLOSSOM WAY DANVILLE, CA 94526 (925) 314-9826	ARBORIST:	TRAVERSO TREE 4080 CABRILHO DRIVE MARTINEZ, CA 94553 (925) 930-7901 CONTACT: MAIJA WIGODA-MIKKILA
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH	LANDSCAPE ARCHITECT:	CAMP AND CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
		ENVIRONMENTAL CONSULTANT:	MONK & ASSSOCIATES 1136 SARANAP AVENUE, SUITE Q WALNUT CREEK, CA 94595 (925) 947-4867 CONTACT: CHRISTOPHER MILLIKEN

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REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. McVEIGH
No. 43,325
CIVIL
STATE OF CALIFORNIA

MINOR SUBDIVISION CDMS23-00005

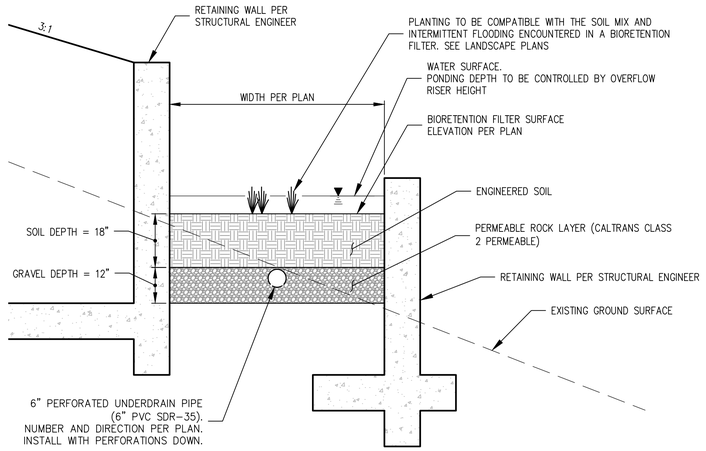
1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

TITLE SHEET

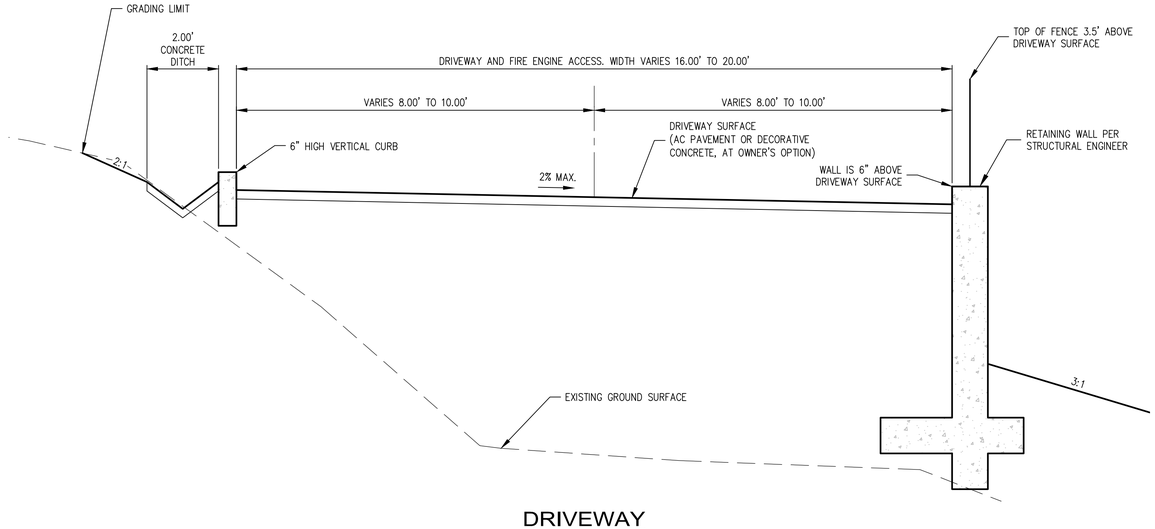
dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 1 TITLE-2049.DWG



BIORETENTION FILTER

NOT TO SCALE



DRIVEWAY

NOT TO SCALE

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

NOTES AND DETAILS

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

FND 1.5" IP 1
RCE 10586

FND 1.5" IP 1
RCE 10586
S 65 E 1.30'

N79°02'48"E 339.51'

GREGORY & JUDITH
ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

APN: 194-070-018

KEVIN & DEBORAH
GRAUMAN
APN: 194-101-003

KIMBERWICKE COURT

FND RR SPIKE 2

MAILBOX

FIRE HYDRANT

GUY 4.79' TO
CL POLE

NICHOLAS & NICOLE
MACARCHUK
APN: 194-101-002

ASPHALT DRIVEWAY

GRAVEL DRIVEWAY

GEORGE M MOORE
43 LSM 13 PARCEL C

N0°21'23"E 204.84'

ASSESSOR'S PARCEL MAP LINE

APN: 194-070-015

BARN
FF=539.20'

S17°13'58"W 159.84'

STORM DRAIN
RIM=514.59'
INV=512.34'

GREGORY & JUDITH
ANDERSON
APN: 193-760-007

STAIRS

WOOD PLANTERS

2-STORY HOUSE

ELEVATED WALK

ELEVATED WALK

SSCO

WILSON FREDERICK
APN: 194-101-001

STORM DRAIN
RIM=513.60'
IN=511.26'
OUT=509.87'

GREEN VALLEY ROAD

POOL & SURROUND

WOOD DECK
9' ABOVE GRADE
GRADE APPROX 579'

N53°07'45"W 260.88'

POWER POLE
APPROX LOCATION
NOT SURVEYED

GUY 10.50' TO
CL POLE

DWANE & FELICITAS
MICHAEL
APN: 194-070-082

Δ=7°48'15"
R=630.06'
L=85.88'

SHED

ROBERT GUIDER
APN:
194-070-016

AC BERM
ALONG ROAD

20' 0' 10' 20' 40'
1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

TOPOGRAPHIC SURVEY

40+ YEARS ENGINEERING
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 3 TOPO-2049.DWG

dk JOB# 20-1049

REVISED

RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

GREGORY & JUDITH ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

KEVIN & DEBORAH GRAUMAN
APN: 194-101-003

NICHOLAS & NICOLE MACARCHUK
APN: 194-101-002

GREGORY & JUDITH ANDERSON
APN: 193-760-007

WILSON FREDERICK
APN: 194-101-001

DWANE & FELICITAS MICHAEL
APN: 194-070-082

ROBERT GUIDER
APN: 194-070-016

APN: 194-070-018

APN: 194-070-015

GEORGE M MOORE
43 LSM 13
PARCEL C

PARCEL 'A'
41,554 SF = 0.95 Ac.±

PARCEL 'B'
45,745 SF = 1.05 Ac.±
(41,406 SF = 0.95Ac.± EXCLUDING PAUE)

KIMBERWICKE COURT

GREEN VALLEY ROAD

N79°02'48"E 339.51'

N0°21'23"E 52.74'

15.00' REAR SETBACK

20.00' SIDE SETBACK

N74°22'42"W 126.89'

N0°21'23"E 152.10'

N37°09'56"W 127.24'

16.00'

PAUE WIDTH VARIES AREA = 4,339 SF

N17°13'58"E 281.31'

25.00' FRONT SETBACK

PUE WIDTH VARIES

N72°56'07"W 53.76'

N17°13'58"E 77.52'

N53°02'45"W 268.98'

Δ=7°49'35" R=60.06' L=85.89'

20' 0' 10' 20' 40'
1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

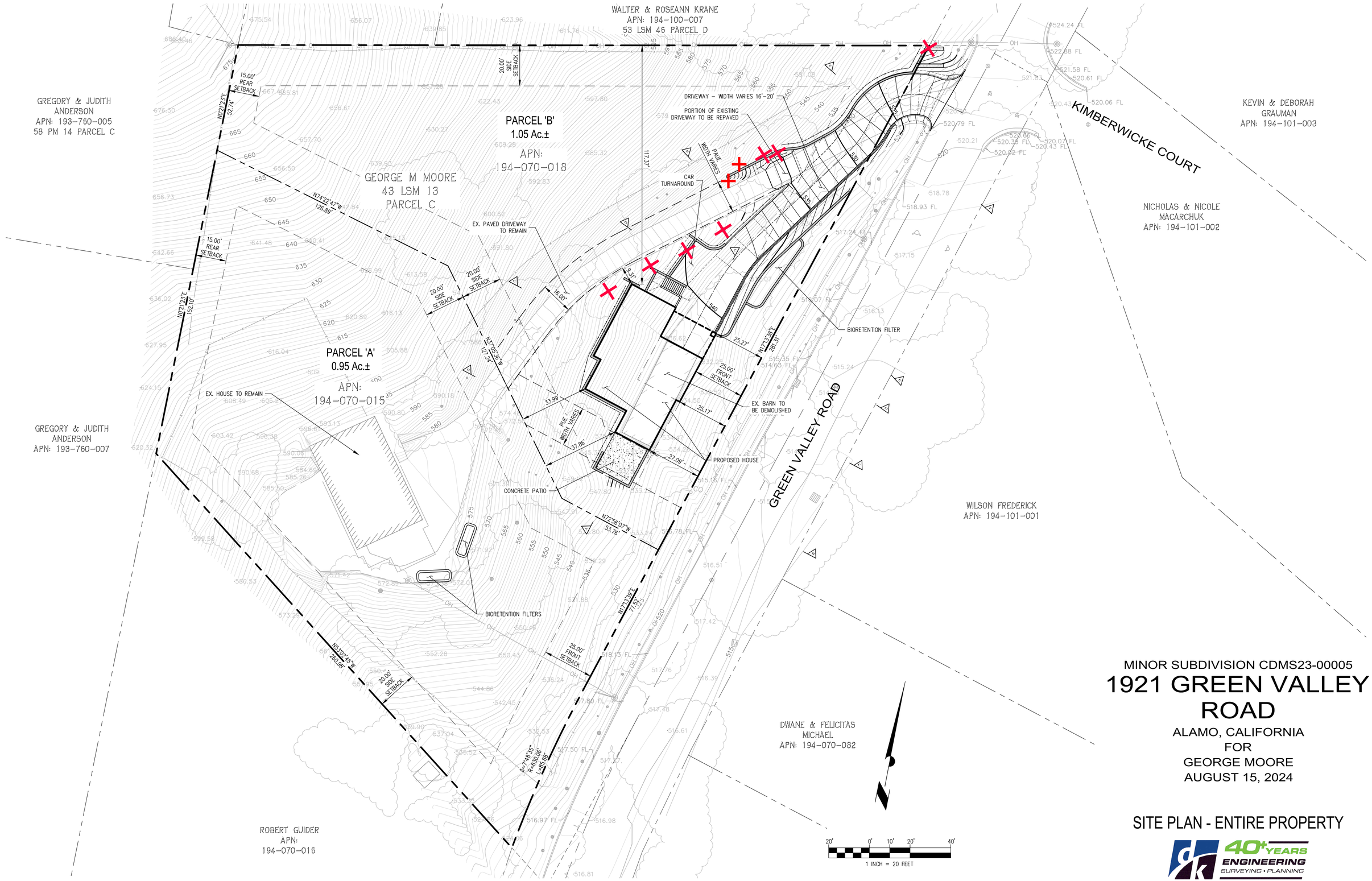
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

VESTING TENTATIVE PARCEL MAP

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 4 VTPM-20149.DWG

dk JOB# 20-1049



MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - ENTIRE PROPERTY

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\ VTM 5 SITE PLAN ENTIRE-2048.DWG

dk JOB# 20-1049

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

KIMBERWICKE COURT

EX. PAVED DRIVEWAY TO REMAIN

PAVE WIDTH VARIES, 16' MIN.

TREE 112 TO BE REMOVED (19" & 16" REDWOOD IN POOR CONDITION)

TREE 111 TO BE REMOVED (26" REDWOOD)

TREE 113 TO BE REMOVED (MULTI-TRUNK ASH)

TREE 110 TO BE REMOVED (29.5" REDWOOD IN POOR CONDITION)

TREE 107 TO BE REMOVED (10.5" OAK)

TREE 106 TO BE REMOVED (14" OAK)

INLET AT CONCRETE DITCH

INLET AT TOE OF SLOPE

CONCRETE DITCH

HP CONCRETE DITCH

H=3.53'

H=6.92'

H=3.50'

(12) RISERS AT 6.12"

4" STEP

WALL 6

UPPER WALL H=7.25'
LOWER WALL H=5.25'

END 6" CURB
BEGIN RETAINING WALL
H=1.68'

LIMIT OF GRADING

RETAINING WALL INTEGRAL WITH HOUSE WALL

PROPOSED 2-STORY HOUSE

20.00' SIDE SETBACK

LIMIT OF GRADING
32.25'

N37°29'36"W
127.24'

PUE WIDTH VARIES

CONCRETE DITCH

INLET AT CONCRETE DITCH

37.86'

LIMIT OF GARAGE

LINE OF 2ND STORY OVERHEAD

H=3.36'

CONCRETE PATIO

H=8.04'

H=6.59'

WALL 5

N72°56'07"W
53.76'

25.17'

25.00' FRONT SETBACK

27.09'

PROPERTY LINE

BEGIN CROSS-SLOPE TRANSITION

END CROSS-SLOPE TRANSITION

2.46%

2.00%

EC LT.

FLAT

H=2.90'

5:1 MAX.

7.35'

H=3.00'

H=5.5'

WALL 4

H=4.7'

25.27'

N17°13'38"E
281.31'

BIORETENTION FILTER

H=5.6'

H=4.6'

H=3.00'

H=0.90'

CONCRETE DITCH

6" CURB

25' VERTICAL CURVE

EVC

BC LT.

BVC

BC

EC

PRC

15.84%

TRENCH DRAIN. S=2%

WALL 2

H=2.90'

H=3.3'

WALL 3

H=2.9'

H=1.6'

RETAINING WALL. H=5.6'

EX. PAVED DRIVEWAY TO REMAIN

END DRIVEWAY TRANSITION TO EXISTING. MATCH CROSS-SLOPE OF EX. DRIVEWAY.

INLET AT CONCRETE DITCH

INLET AT EARTH SWALE

RETAINING WALL. H=3.00'

N73°00'48"E
339.51'

20.00' SIDE SETBACK

RETAINING WALL MAX. H=8.76'

WALL 1

CONCRETE DITCH

INLET AT CONCRETE DITCH

H=6.52'

H=2.6'

GB

H=0.4'

BC

10.0%

0.40%

BEGIN WIDENED DRIVEWAY. CONSTRUCT PER COUNTY STANDARD PLAN CA-20.

END 6" CURB
BEGIN RETAINING WALL
H=0.50'

520.79 FL

517.24 FL

518.93 FL

520.38 FL

520.66 FL

520.02 FL

520.43 FL

520.07 FL

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

SEE CROSS-SECTIONS, SHEETS 7 & 8

10' 0' 5' 10' 20'
1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - PARCEL 'B'

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

KIMBERWICKE COURT

TW 547.12 H=7.25'
TW 545.12 H=5.25'
BW 539.87

TW 554.00
BW 553.90
H=0.10'

TS 549.81

INLET AT CONCRETE DITCH

TW 549.81
BW 546.28
H=3.53'

INLET AT CONCRETE DITCH

TW 549.81
BW 546.31
H=3.50'

TS 554.40

TS 556.00
HP SWALE

T/STEP 546.20

(12) RISERS AT 6.12"

C 546.31 4" STEP

FF (LANDING) 546.64

P 539.89 GB

TS 554.40

20.00' SIDE SETBACK

20.00' SIDE SETBACK

N37°25'36"W
127.24'

PUE WIDTH VARIES

PAVE WIDTH VARIES

INLET AT CONCRETE DITCH

TS 541.0

TS 544.50

TW 544.50
C 541.50
H=3.00'

C 541.50
SAFE OVERTOPPING

C 541.54

FF (UPPER) 552.00
FF (LOWER) 541.87

CL 540.24
END CROSS-SLOPE TRANSITION

CL 539.83 EC

CL 540.59

FGF 540.67

LINE OF BUILDING OVERHEAD

RGF 540.87

TW 540.38
BW 537.48
H=2.9'

TW 540.74
BW 537.84
H=2.9'

TW 542.04
BW 535.5
H=6.5'

TW 542.04
BW 534.0
H=8.0'

REALIGN EX. GAS LINE AS SHOWN

25.00' FRONT SETBACK

N72°58'07"W
53.76'

PROPERTY LINE

EX. SEWER LATERAL TO REMAIN

EX. GAS LINE TO REMAIN

EX. WATER LATERAL TO REMAIN

TW 541.12
P 539.57
H=1.6'

TW 541.12
TC 539.94
P 539.44
H=1.68'

TC 539.81 EVC

TC 539.67 BC RT.

TC 539.08

CL 539.45
BEGIN CROSS-SLOPE TRANSITION

CL 538.42
VCL=25'

CL 536.86 BVC

CL 529.99 EC

CL 527.20 PRC

CL 539.01
BC

P 538.99
EVC

P 538.85 BC LT. 38.26'

P 536.70 BVC

CL 539.33 EC LT.

P 528.97 EC LT.

TRENCH DRAIN.
S=2%

TW 537.61
BW 534.7
H=2.90'

TW 533.17
BW 528.60
H=4.6'

TW 530.20
BW 527.2
H=3.0'

N17°13'38"E
281.31'

TW 536.06
BW 531.4
H=4.7'

TW 535.28
BW 529.2
H=6.1'

TW 530.20
BW 527.20
H=3.00'

TW 535.67
BW 530.00
H=5.7'

TW 535.04
BW 529.20
H=5.8'

BASIN SURFACE
529.2

TW 538.76
BW 535.86
H=2.90'

TW 530.20
BW 527.2 H=3.0'

TW 534.75
BW 529.20
H=5.6'

TW 529.01
BW 527.2
H=1.8'

TW 532.29
BW 529.39
H=2.9'

TW 529.47
BW 527.90
H=1.6'

TW 545.80
BW 544.0
H=1.8'

TW 543.60
BW 538.0 WALL. H=5.6'
H=5.6'

LIMIT OF GRADING

INLET AT CONCRETE DITCH

TW 539.80
BW 535.0
H=4.8'

INLET AT EARTH SWALE

TW 535.50
BW 532.05
H=3.45'

TW 533.65
BW 530.65
H=3.00'

TW 533.40
BW 527.12
H=6.28' PRC RT.

T/S=EDGE OF DITCH
532.05
INLET AT CONCRETE DITCH

N79°02'45"E
339.51'

TW 532.55
BW 528.88
H=3.67'

20.00' SIDE SETBACK

TW 534.75
BW 525.99
H=8.76'
WALL HIGH POINT

TW 531.75
BW 524.50
H=7.25'

INLET AT CONCRETE DITCH

TW 529.50
BW 522.98
H=6.52'

TW 529.40
BW 529.2
H=0.2'

TW 526.60
BW 524.0
H=2.6'

TW 527.10 DL

TW 524.90
BW 524.00
H=0.9'

CL 521.86 GB
BACK OF FUTURE SIDEWALK

CL 521.78 GB
BACK OF FUTURE DRIVEWAY APRON

CL 521.65 BC

CL 521.18 EX.
1" LIP 521.26

TW=BW 525.99

CONNECT ON-SITE STORM DRAIN TO NEW INLET TO BE CONSTRUCTED ON EX. STORM DRAIN LINE

CONNECT ON-SITE STORM DRAIN TO EX. INLET

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

THE HEIGHTS OF THE RETAINING WALLS ARE SHOWN TO ONE DECIMAL PLACE WHERE THERE IS A SOFT SURFACE BELOW THE WALL (E.G. EARTH WITH LANDSCAPING), AND TWO DECIMAL PLACES WHERE THERE IS HARDSCAPE (CONCRETE OR ASPHALT PAVEMENT) BELOW THE WALL.

A A SEE CROSS-SECTIONS, SHEETS 7 & 8

EARTHWORK QUANTITY
CUT: 330 Cu.Yds.
FILL: 540 Cu.Yds.

10' 0' 5' 10' 20'
1 INCH = 10 FEET

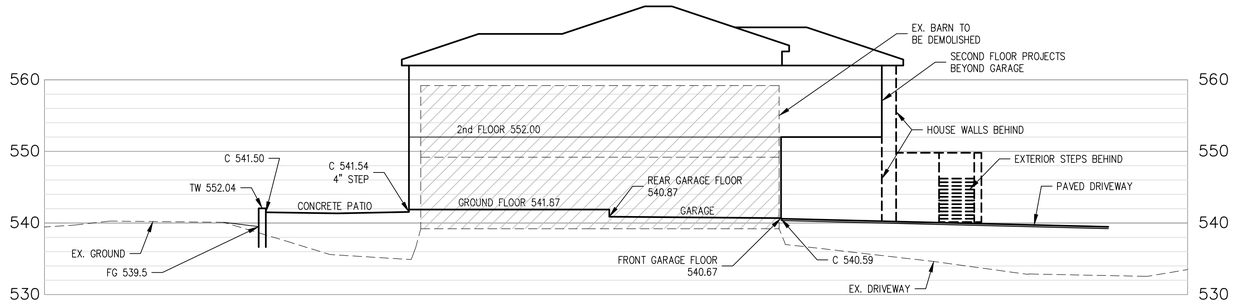
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

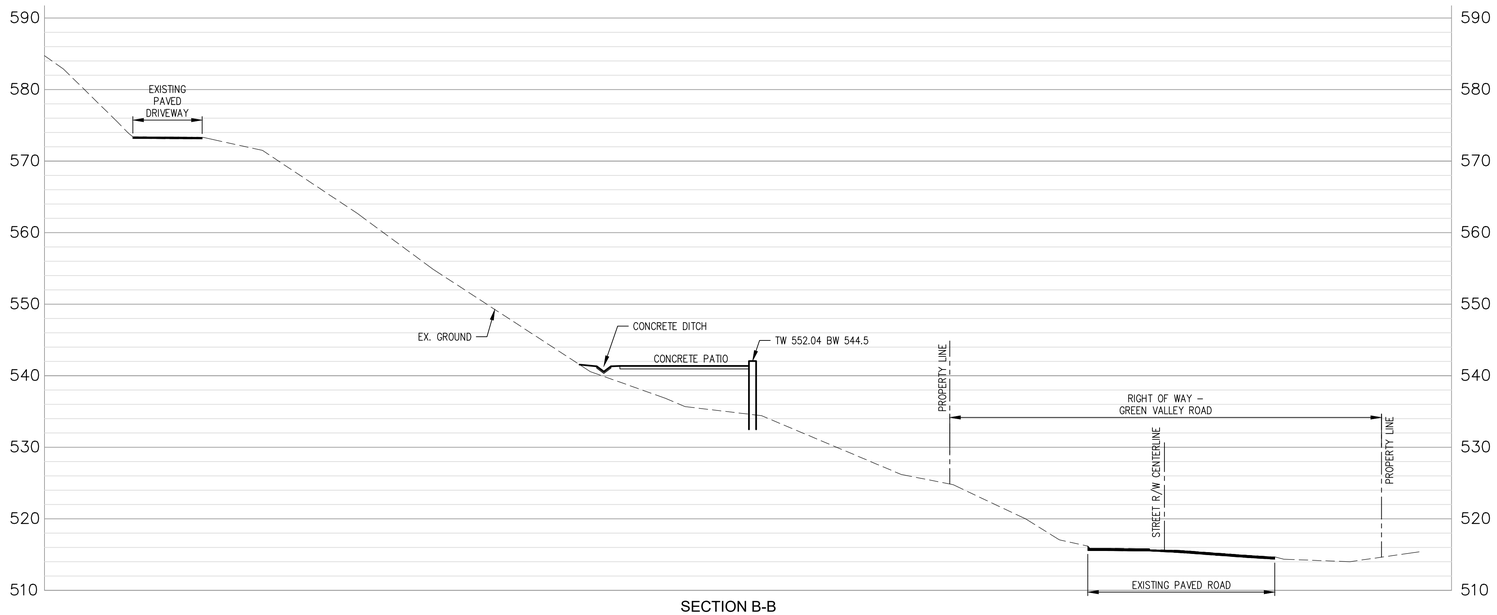
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

GRADING PLAN - PCL. 'B'

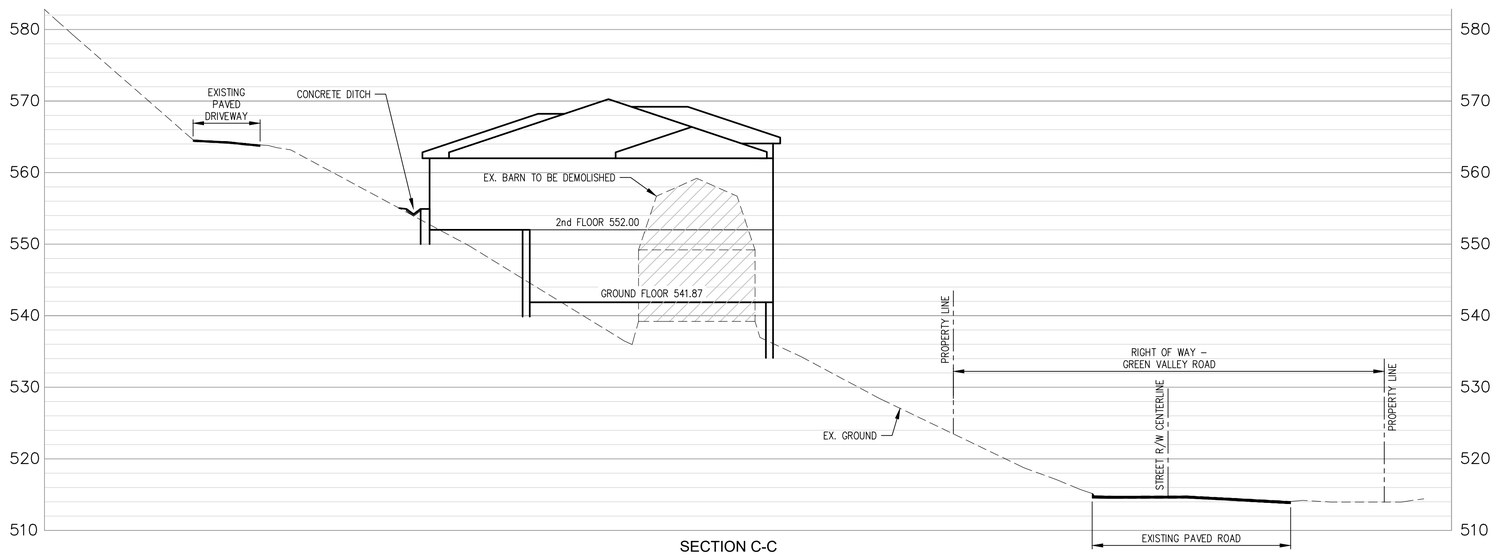
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



SECTION A-A



SECTION B-B



SECTION C-C

10' 0' 5' 10' 20'

1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE CROSS-SECTIONS

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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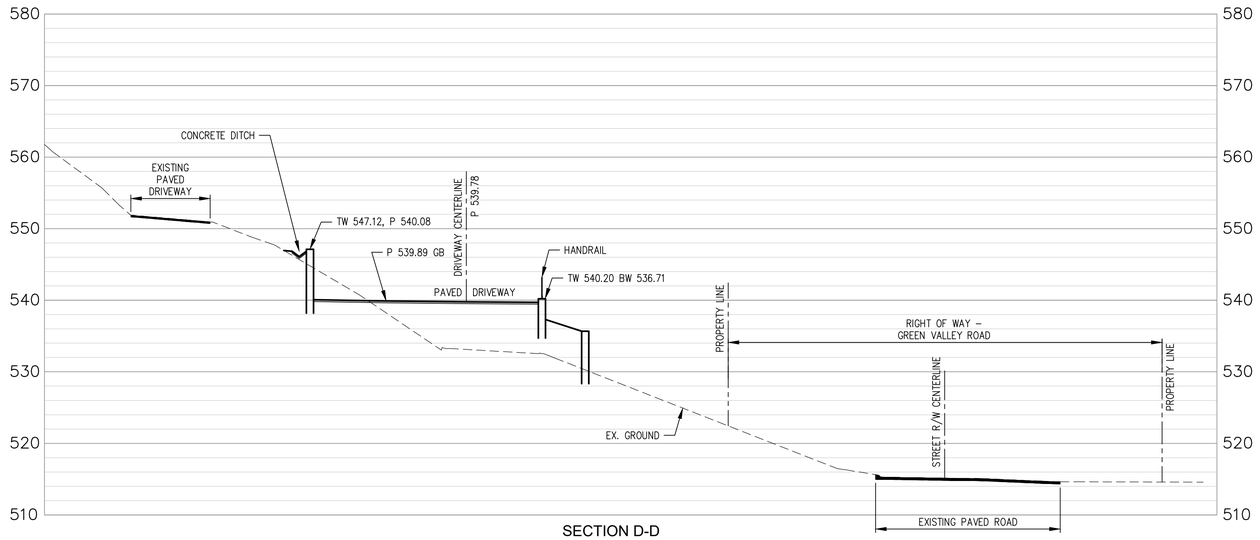
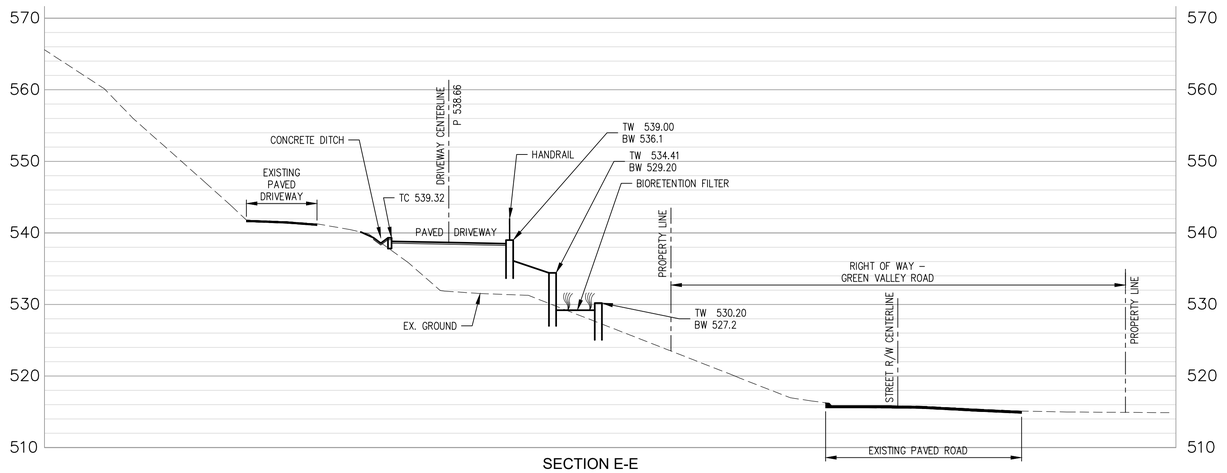
dk JOB# 20-1049



SECTION D-D



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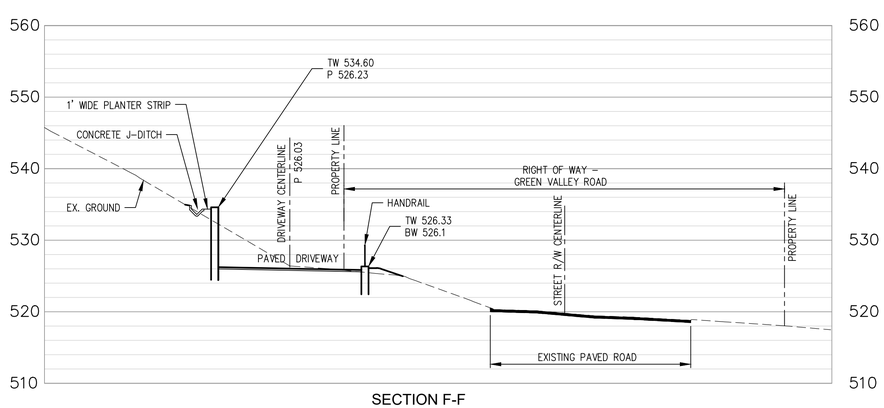


SECTION F-F

10' 0' 5' 10' 20'

1 INCH = 10 FEET

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWGS\PM\VTM & SECTIONS-2049.DWG

dk JOB# 20-1049

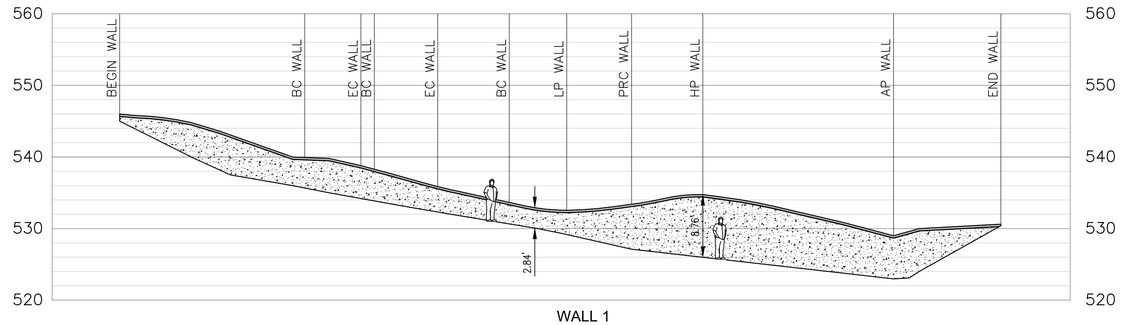
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

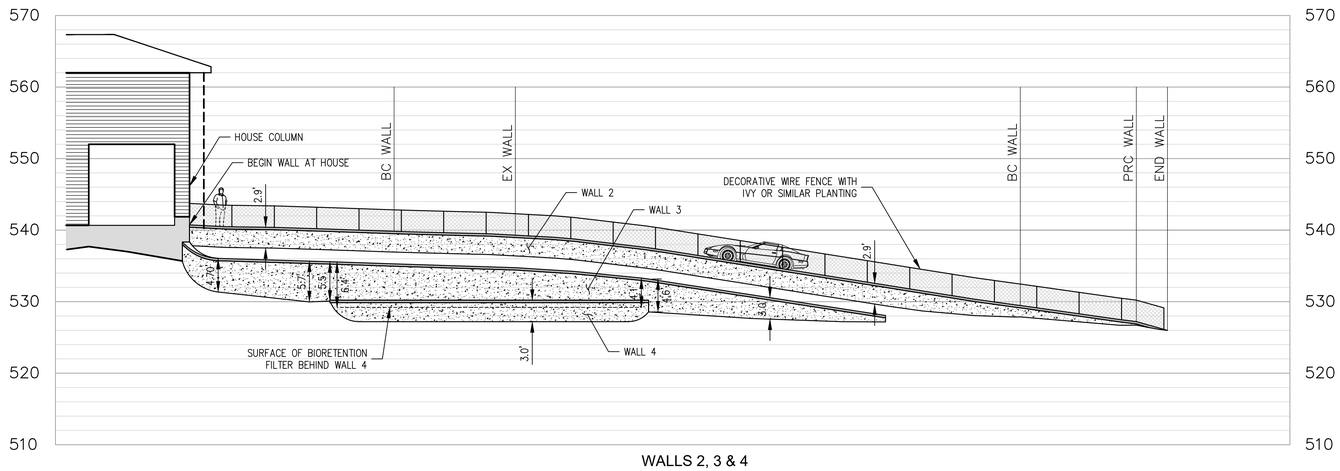
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE CROSS-SECTIONS

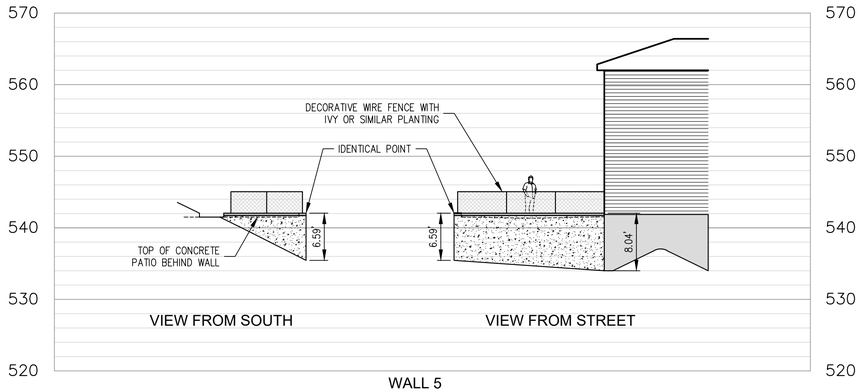
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



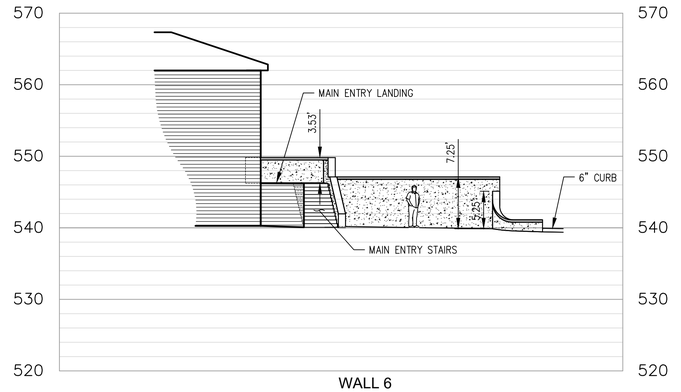
WALL 1



WALLS 2, 3 & 4



WALL 5



WALL 6

10' 0' 5' 10' 20'

1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

RETAINING WALL PROFILES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 8 SECTIONS-2049.DWG

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

OUTFALL STORM DRAIN FROM NEW BIORETENTION FILTERS AT EXISTING HOUSE

STORM DRAIN CLEANOUT

INLET IN FLAT AREA AT TOE OF SLOPE

INLET AT CONCRETE DITCH

ROOF LEADER DISCHARGES THROUGH WALL TO PAVEMENT

2' WIDE CONCRETE DITCH

INLET AT BOTTOM OF WALL

INLET AT LOW POINT OF CONCRETE DITCH

2' WIDE CONCRETE J-DITCH

INLET AT LOW POINT OF CONCRETE J-DITCH

EX. OVERHEAD UTILITIES TO REMAIN

20.00' SIDE SETBACK

N13°25'36"W 127.24'

N13°20'48"E 339.51'

PUE WIDTH VARIES 16' MIN

HP CONCRETE DITCH

CONNECT JOINT TRENCH TO UTILITY RECESS IN WALL: CONNECTION POINT TO BE DETERMINED

WATER SERVICE, SIZE TO BE DETERMINED

TRENCH DRAIN. S=2%

ROOF LEADER

LINE OF BUILDING OVERHEAD

EX SS LATERAL AND SSCO FROM EX. BARN TO BE REMOVED

RELOCATE EX. GAS, SEWER AND WATER LATERALS (TO SERVE THE EXISTING HOUSE ON PARCEL 'A') HORIZONTALLY AND VERTICALLY AS NECESSARY TO AVOID PROPOSED CONSTRUCTION WITHIN THESE LIMITS

N17°3'38"E 281.31'

STORM DRAIN OUTFALL AT FACE OF RETAINING WALL. 6" INV. 529.70

OVERFLOW GRATE 529.70

BASIN SURFACE 529.2

GUY 4.79' TO T/CL UTILITY POLE

CONVERT UTILITY POLE TO A DOWN-POLE. BEGIN JOINT TRENCH TO HOUSE

EX. SSMH

NEW WATER METER

EX. MAILBOX
ADD ONE NEW MAILBOX

CONNECT NEW WATER SERVICE TO EX. WATER MAIN

REALIGN EX. GAS LINE AS SHOWN

25.00' FRONT SETBACK

EXISTING PROPERTY LINE

EX. SSCO TO REMAIN

EX. SEWER LATERAL TO REMAIN

EX. WATER LATERAL TO REMAIN

EX. GAS LINE TO REMAIN

4" SEWER LATERAL

CONNECT HOUSE SEWER TO EX. SEWER MAIN

CONNECT ON-SITE STORM DRAIN TO EX. CURB INLET
RIM=514.59'
INV=512.34'

CONNECT 12" ON-SITE STORM DRAIN TO NEW COUNTY STANDARD INLET TO BE CONSTRUCTED ON EX. STORM DRAIN LINE

FIRE HYDRANT

STORM DRAIN
GR=513.60'
IN=511.26'
OUT=509.87'

GREEN VALLEY ROAD

KIMBERWICKE COURT

10' SS

4" GAS

12" W

15" SD

18" SD

10' 0' 5' 10' 20'
1 INCH = 10 FEET

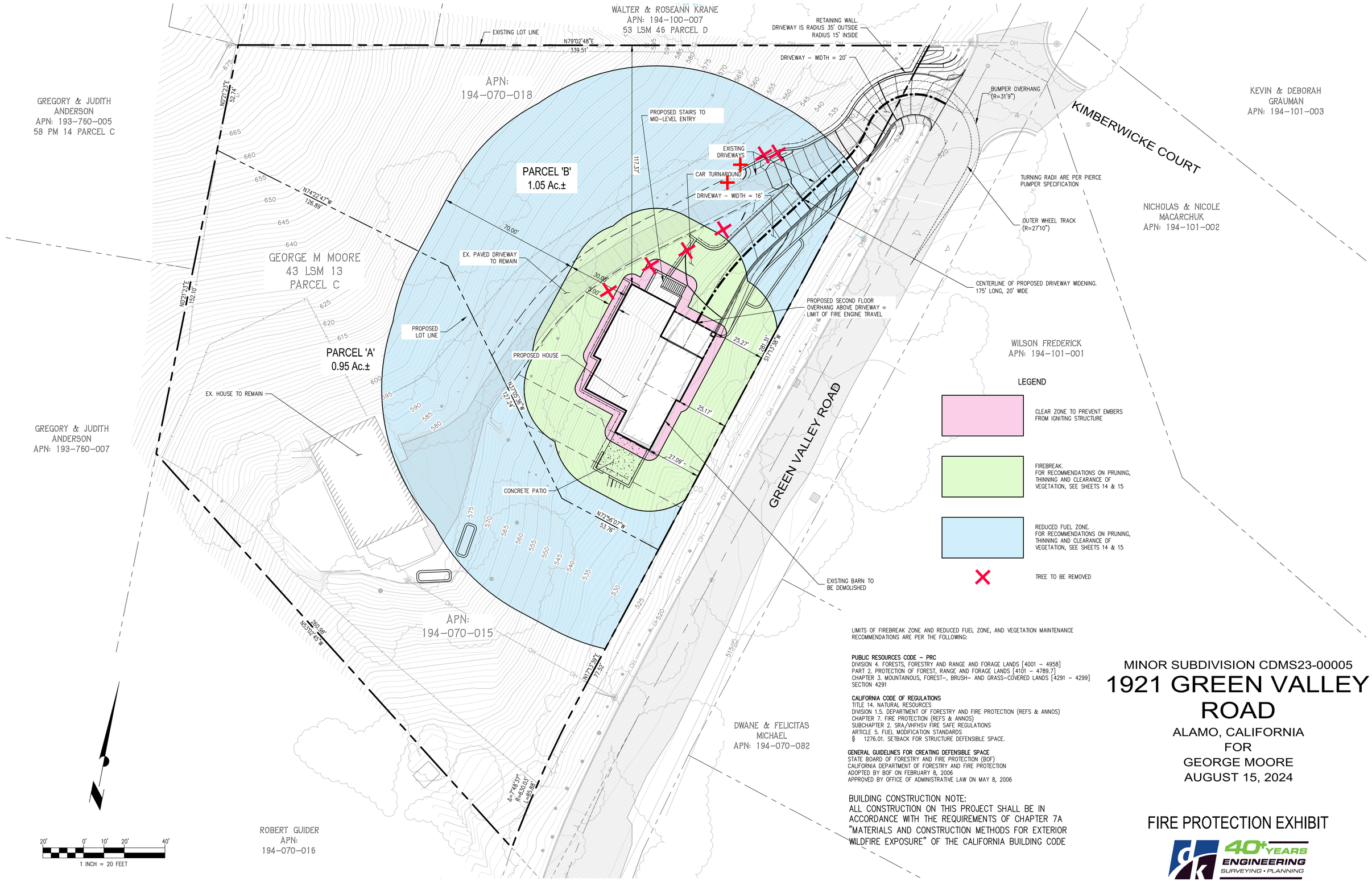
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

UTILITY PLAN

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



LIMITS OF FIREBREAK ZONE AND REDUCED FUEL ZONE, AND VEGETATION MAINTENANCE RECOMMENDATIONS ARE PER THE FOLLOWING:

PUBLIC RESOURCES CODE - PRC
DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS [4001 - 4958]
PART 2. PROTECTION OF FOREST, RANGE AND FORAGE LANDS [4101 - 4789.7]
CHAPTER 3. MOUNTAINOUS, FOREST-, BRUSH- AND GRASS-COVERED LANDS [4291 - 4299]
SECTION 4291

CALIFORNIA CODE OF REGULATIONS
TITLE 14. NATURAL RESOURCES
DIVISION 1.5. DEPARTMENT OF FORESTRY AND FIRE PROTECTION (REFS & ANNOS)
CHAPTER 7. FIRE PROTECTION (REFS & ANNOS)
SUBCHAPTER 2. SRA/VHFHSV FIRE SAFE REGULATIONS
ARTICLE 5. FUEL MODIFICATION STANDARDS
§ 1276.01. SETBACK FOR STRUCTURE DEFENSIBLE SPACE.

GENERAL GUIDELINES FOR CREATING DEFENSIBLE SPACE
STATE BOARD OF FORESTRY AND FIRE PROTECTION (BOF)
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
ADOPTED BY BOF ON FEBRUARY 8, 2006
APPROVED BY OFFICE OF ADMINISTRATIVE LAW ON MAY 8, 2006

BUILDING CONSTRUCTION NOTE:
ALL CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7A "MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE" OF THE CALIFORNIA BUILDING CODE

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION EXHIBIT

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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General Guidelines for Creating Defensible Space

State Board of Forestry and Fire Protection (BOF)
California Department of Forestry and Fire Protection

Adopted by BOF on February 8, 2006
Approved by Office of Administrative Law on May 8, 2006

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A. Purpose of Guidelines

Effective defensible space

Recent changes to Public Resources Code (PRC) 4291 expand the defensible space clearance requirement maintained around buildings and structures from 30 feet to a distance of 100 feet. These guidelines are intended to provide property owners with examples of fuel modification measures that can be used to create an area around buildings or structures to create defensible space. A defensible space perimeter around buildings and structures provide firefighters a working environment that allows them to protect buildings and structures from encroaching wildfires as well as minimizing the chance that a structure fire will escape to the surrounding wildland. These guidelines apply to any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

The vegetation surrounding a building or structure is fuel for a fire. Even the building or structure itself is considered fuel. Research and experience have shown that fuel reduction around a building or structure increases the probability of it surviving a wildfire. Good defensible space allows firefighters to protect and save buildings or structures safely without facing unacceptable risk to their lives. Fuel reduction through vegetation management is the key to creating good defensible space.

Terrain, climate conditions and vegetation interact to affect fire behavior and fuel reduction standards. The diversity of California's geography also influences fire behavior and fuel reduction standards as well. While fuel reduction standards will vary throughout the State, there are some common practices that guide fuel modification treatments to ensure creation of adequate defensible space:

- Properties with greater fire hazards will require more clearing. Clearing requirements will be greater for those lands with steeper terrain, larger and denser fuels, fuels that are highly volatile, and in locations subject to frequent fires.
- Creation of defensible space through vegetation management usually means reducing the amount of fuel around the building or structure, providing separation between fuels, and or reshaping retained fuels by trimming. Defensible space can be created removing dead vegetation, separating fuels, and pruning lower limbs.
- In all cases, fuel reduction means arranging the tree, shrubs and other fuels sources in a way that makes it difficult for fire to transfer from one fuel source to another. It does not mean cutting down all trees and shrubs, or creating a bare ring of earth across the property.
- A homeowner's clearing responsibility is limited to 100 feet away from his or her building or structure or to the property line, which ever is less, and limited to their land. While individual property owners are not required to clear beyond 100 feet, groups of property owners are encouraged to extend clearances beyond the 100 foot requirement in order to create community-wide defensible spaces.
- Homeowners who do fuel reduction activities that remove or dispose of vegetation are required to comply with all federal, state or local environmental protection laws and obtain permits when necessary. Environmental protection laws include, but are not limited to, threatened and endangered species, water quality, air quality, and cultural/archeological resources. For example, trees removed for fuel reduction that are used for commercial purposes require permits from the

California Department of Forestry and Fire Protection. Also, many counties and towns require tree removal permits when cutting trees over a specified size. Contact your local resource or planning agency officials to ensure compliance.

The methods used to manage fuel can be important in the safe creation of defensible space. Care should be taken with the use of equipment when creating your defensible space zone. Internal combustion engines must have an approved spark arresters and metal cutting blades (lawn mowers or weed trimmers) should be used with caution to prevent starting fires during periods of high fire danger. A metal blade striking a rock can create a spark and start a fire, a common cause of fires during summertime.

Vegetation removal can also cause soil disturbance, soil erosion, regrowth of new vegetation, and introduce non-native invasive plants. Always keep soil disturbance to a minimum, especially on steep slopes. Erosion control techniques such as minimizing use of heavy equipment, avoiding stream or gully crossings, using mobile equipment during dry conditions, and covering exposed disturbed soil areas will help reduce soil erosion and plant regrowth.

Areas near water (riparian areas), such as streams or ponds, are a particular concern for protection of water quality. To help protect water quality in riparian areas, avoid removing vegetation associated with water, avoid using heavy equipment, and do not clear vegetation to bare mineral soil.

B. Definitions

Defensible space: The area within the perimeter of a parcel where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

Aerial fuels: All live and dead vegetation in the forest canopy or above surface fuels, including tree branches, twigs and cones, snags, moss, and high brush. Examples include trees and large bushes.

Building or structure: Any structure used for support or shelter of any use or occupancy.

Flammable and combustible vegetation: Fuel as defined in these guidelines.

Fuel Vegetative material, live or dead, which is combustible during normal summer weather. For the purposes of these guidelines, it does not include fences, decks, woodpiles, trash, etc.

Homeowner: Any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

Ladder Fuels: Fuels that can carry a fire vertically between or within a fuel type.

Reduced Fuel Zone: The area that extends out from 30 to 100 feet away from the building or structure (or to the property line, whichever is nearer to the building or structure).

Surface fuels: Loose surface litter on the soil surface, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches that have not yet decayed enough to lose their identity; also grasses, forbs, low and medium shrubs, tree seedlings, heavier branches and downed logs.

C. Fuel Treatment Guidelines

The following fuel treatment guidelines comply with the requirements of 14 CCR 1299 and PRC 4291. **All persons using these guidelines to comply with CCR 1299 and PRC 4291 shall implement General Guidelines 1., 2., 3., and either 4a or 4b., as described below.**

General Guidelines:

1. Maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth within 30 feet of each building or structure, with certain exceptions pursuant to PRC §4291(a). Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.

2. Dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches. This guideline is primarily intended to eliminate trees, bushes, shrubs and surface debris that are completely dead or with substantial amounts of dead branches or leaves/needles that would readily burn.

3. Down logs or stumps anywhere within 100 feet from the building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-space from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.

4. Within the Reduced Fuel Zone, one of the following fuel treatments (4a. or 4b.) shall be implemented. Properties with greater fire hazards will require greater clearing treatments. Combinations of the methods may be acceptable under §1299(c) as long as the intent of these guidelines is met.

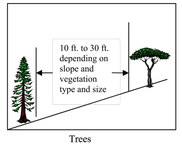
4a. Reduced Fuel Zone: Fuel Separation

In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

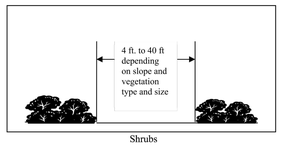
Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content etc.). Properties with greater fire hazards will require greater separation between fuels. For example, properties on steep slopes having large sized vegetation will require greater spacing between individual trees and bushes (see Plant Spacing Guidelines and Case Examples below). Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For example, three individual manzanita plants growing together with a total foliage width of eight feet can be "grouped" and considered as one plant and spaced according to the Plant Spacing Guidelines in this document.

Grass generally should not exceed 4 inches in height. However, homeowners may keep grass and other forbs less than 18 inches in height above the ground when these grasses are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.
Clearance requirements include:

- Horizontal clearance between aerial fuels, such as the outside edge of the tree crowns or high brush. Horizontal clearance helps stop the spread of fire from one fuel to the next.



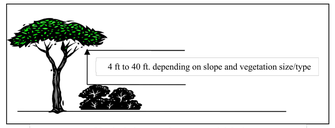
Trees



Shrubs

Horizontal clearance between aerial fuels

- Vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and grass/weeds. Vertical clearance removes *ladder fuels* and helps prevent a fire from moving from the shorter fuels to the taller fuels.



Vertical clearance between aerial fuels

Effective vertical and horizontal fuel separation
Photo Courtesy Plumas Fire Safe Council.

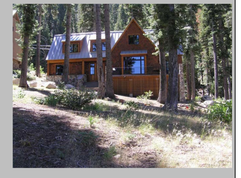
Plant Spacing Guidelines

Guidelines are designed to break the continuity of fuels and be used as a "rule of thumb" for achieving compliance with Regulation 14 CCR 1299.

Trees	**Minimum horizontal space from edge of one tree canopy to the edge of the next**	
	Slope	Spacing
	0% to 20 %	10 feet
	20% to 40%	20 feet
	Greater than 40%	30 feet
Shrubs	**Minimum horizontal space between edges of shrub**	
	Slope	Spacing
	0% to 20 %	2 times the height of the shrub
	20% to 40%	4 times the height of the shrub
	Greater than 40%	6 times the height of the shrub
Vertical Space	**Minimum vertical space between top of shrub and bottom of lower tree branches:** 3 times the height of the shrub	

Adapted from: Gilmer, M. 1994. California Wildfire Landscaping

Case Example of Fuel Separation: Sierra Nevada conifer forests



Conifer forests intermixed with rural housing present a hazardous fire situation. Dense vegetation, long fire seasons, and ample ignition sources related to human access and lightning, makes this home vulnerable to wildfires. This home is located on gentle slopes (less than 20%), and is surrounded by large mature tree overstory and intermixed small to medium size brush (three to four feet in height).

Application of the guideline under 4a. would result in horizontal spacing between large tree branches of 10 feet; removal of many of the smaller trees to create vertical space between large trees and smaller trees and horizontal spacing between brush of six to eight feet (calculated by using 2 times the height of brush).

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MATERIALS AND CONSTRUCTION METHODS FOR BUILDING IN AREAS OF EXTERIOR WILDFIRE EXPOSURE

THE FOLLOWING IS DERIVED FROM THE CALIFORNIA BUILDING CODE, CHAPTER 7A

NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND–URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE FOLLOWING:

SECTION 704A IGNITION–RESISTANT CONSTRUCTION

IGNITION–RESISTANT CONSTRUCTION MATERIALS SHALL BE THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. FIRE–RETARDANT–TREATED WOOD IDENTIFIED FOR EXTERIOR USE.
3. FIRE–RETARDANT–TREATED WOOD SHINGLES AND SHAKES WHEN INSTALLED OVER SOLID SHEATHING.

SECTION 705A ROOFING

WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019–INCH (NO. 26 GAUGE) GALVANIZED SHEET CORROSION–RESISTANT METAL INSTALLED OVER AT LEAST ONE LAYER OF MINIMUM 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET AT LEAST 36–INCH–WIDE, RUNNING THE FULL LENGTH OF THE VALLEY.
ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

SECTION 706A VENTS

WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE CONSTRUCTED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS, AND SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:
1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16–INCH AND SHALL NOT EXCEED 1/8–INCH.
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION–RESISTANT.

EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.
THE VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

EXCEPTIONS:
1. VENTS RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.
2. VENTS MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:
3. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM OR,
4. THE EXTERIOR WALL–COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION–RESISTANT–MATERIALS AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.

SECTION 707A EXTERIOR COVERING

THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. EXTERIOR WALL COVERING MATERIAL
2. EXTERIOR WALL ASSEMBLY
3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS
5. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS
6. EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS
7. EXTERIOR UNDERFLOOR AREAS

THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF ANY OF THE FOLLOWING MATERIALS:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
4. LOG WALL CONSTRUCTION ASSEMBLY
5. WALL ASSEMBLIES THAT MEET A 10–MINUTE DIRECT FLAME CONTACT EXPOSURE TEST

EXCEPTION: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:
1. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING
2. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND SHALL TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
3. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
4. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED–IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. BOXED–IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS
2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE, OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

SECTION 708A EXTERIOR WINDOWS AND DOORS

EXTERIOR GLAZING MATERIALS INCLUDE:
1. EXTERIOR WINDOWS
2. EXTERIOR GLAZED DOORS
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
5. EXTERIOR STRUCTURAL GLASS VENEER.

EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, OR
4. BE TESTED FOR NONCOMBUSTIBILTY OR IGNITION–RESISTANCE.

THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL BE EXTERIOR WALLS AS DESCRIBED ABOVE.

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL, OR
2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
3. STILES AND RAILS SHALL NOT BE LESS THAN 13/8 INCHES THICK.
4. RAISED PANELS SHALL NOT BE LESS THAN 11/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
5. SHALL HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTE.
6. SHALL BE TESTED FOR NONCOMBUSTIBILTY OR IGNITION–RESISTANCE.

GLAZING IN EXTERIOR DOORS SHALL MEET THE REQUIREMENTS FOR EXTERIOR WINDOWS, ABOVE.

SECTION 709A DECKING

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
1. IGNITION–RESISTANT MATERIAL.
2. EXTERIOR FIRE RETARDANT TREATED WOOD
3. NONCOMBUSTIBLE MATERIAL
4. ANY NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL.

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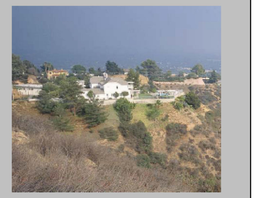
Case Example of Fuel Separation: Southern California chaparral

Mature, dense and continuous chaparral brush fields on steep slopes found in Southern California represents one of the most hazardous fuel situations in the United States. Chaparral grows in an unbroken sea of dense vegetation creating a fuel-rich path which spreads fire rapidly. Chaparral shrubs burn hot and produce tall flames. From the flames come burning embers which can ignite homes and plants. (Gilmer, 1994). All these factors results in a setting where aggressive defensible space clearing requirements are necessary.



Steep slopes (greater than 40%) and tall, old brush (greater than 7 feet tall), need significant modification. These settings require aggressive clearing to create defensible space, and would require maximum spacing. Application of the guidelines would result in 42 feet horizontal spacing (calculated as 6 times the height of the brush) between retained groups of chaparral.

4b. Reduced Fuel Zone: Defensible Space with Continuous Tree Canopy

To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy apply the following treatments:

- Generally, remove all surface fuels greater than 4 inches in height. Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
- Remove lower limbs of trees ("prune") to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.

Defensible Space retaining continuous trees

Photo Courtesy Plumas Fire Safe Council.

Defensible space with continuous tree canopy by clearing understory and pruning

Authority cited: Section 4102, 4291, 4125-4128.5, Public Resource Code. Reference: 4291, Public Resource Code; 14 CCR 1299 (d).

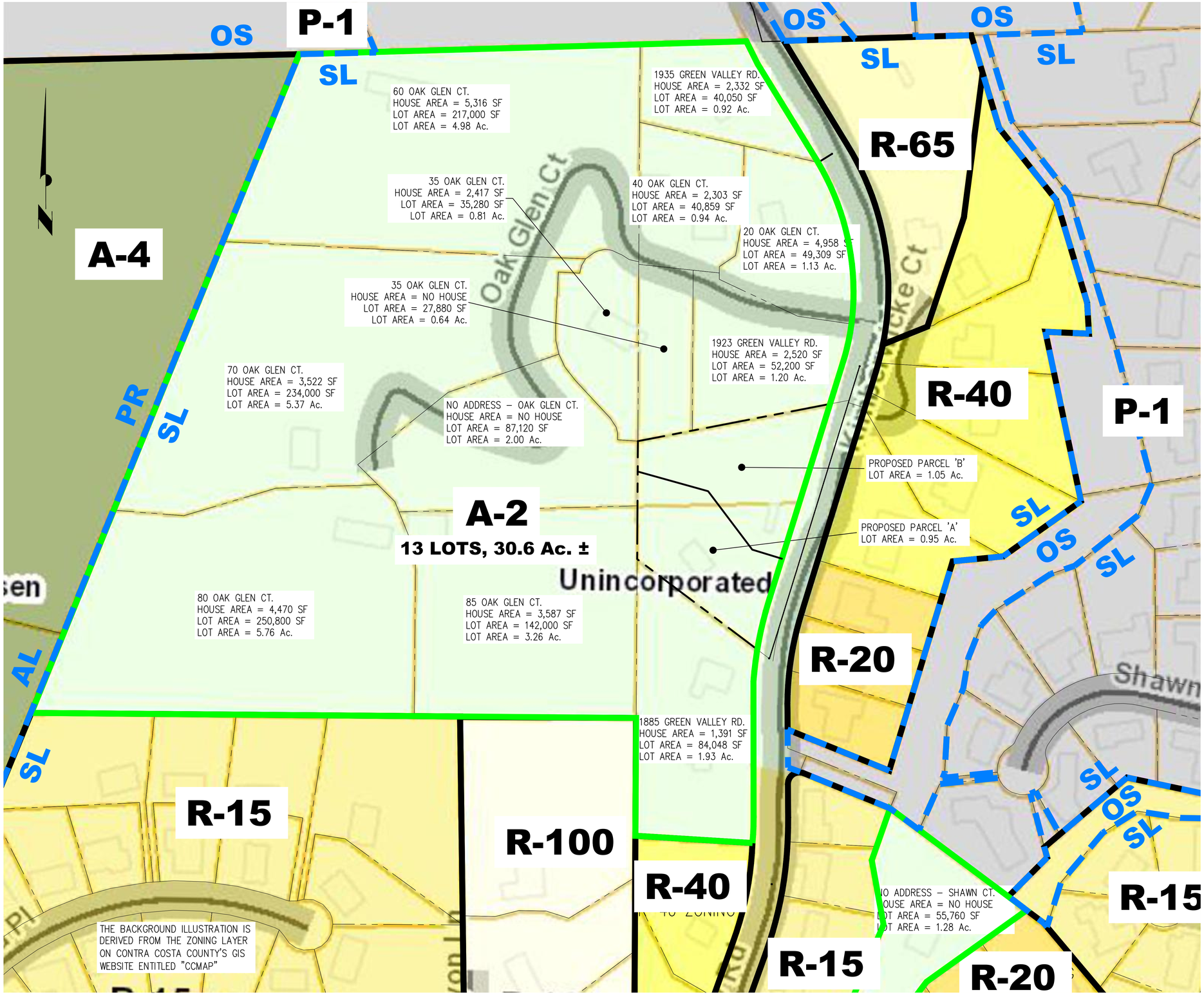
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION NOTES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



LEGEND

PROPERTY LINE	
ZONING BOUNDARY (A–2 ZONING)	
ZONING BOUNDARY FOR ZONING DESIGNATIONS, SEE BELOW	
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-40	SINGLE–FAMILY RESIDENTIAL DISTRICT THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET
GENERAL PLAN BOUNDARY FOR LAND USE DESIGNATIONS, SEE BELOW	
AL	AGRICULTURAL LANDS
OS	OPEN SPACE
PR	PARKS AND RECREATION
SL	SINGLE FAMILY RESIDENTIAL, LOW DENSITY

80' 0' 40' 80' 160'

1 INCH = 80 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

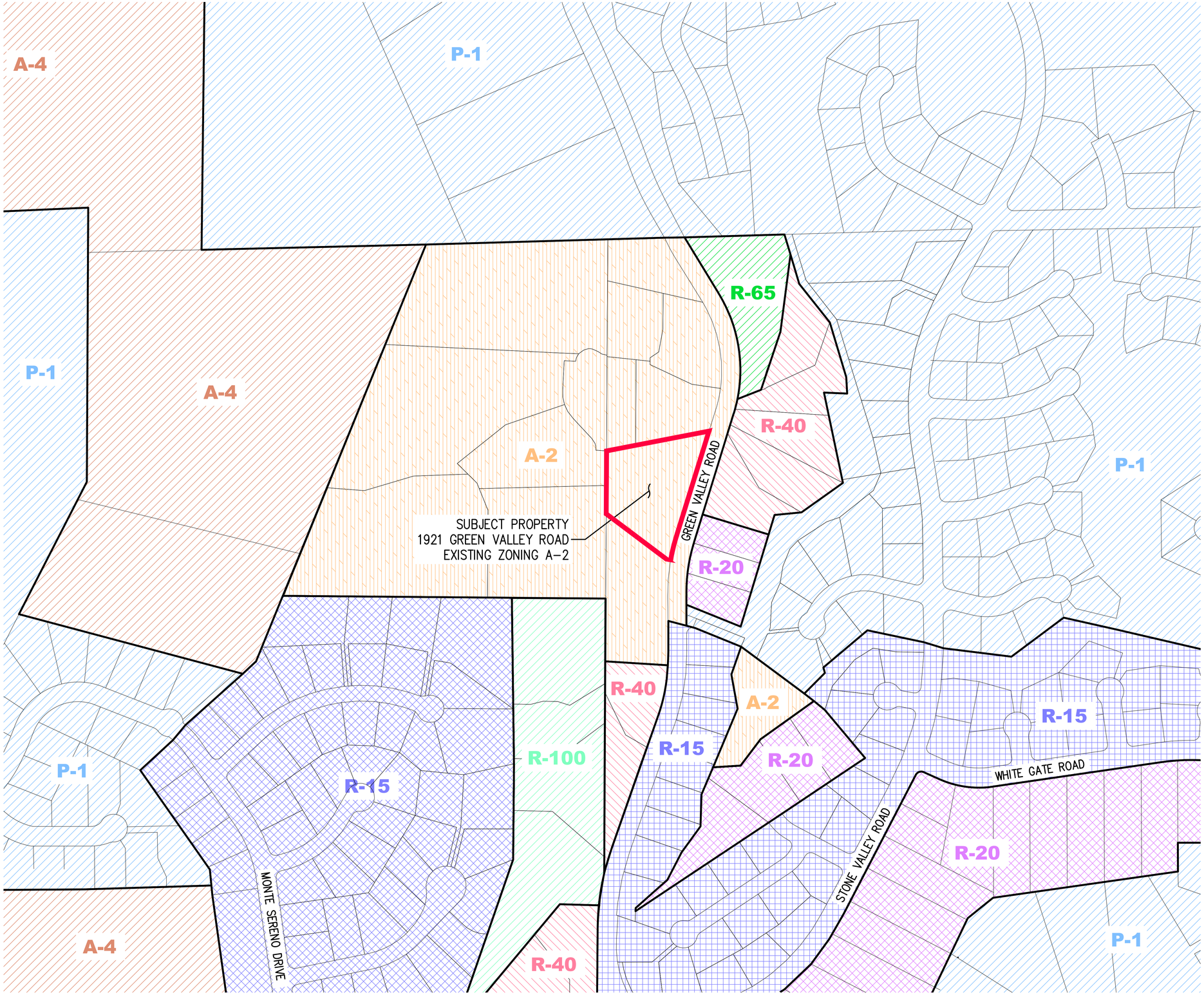
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT
A-2 ZONING

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: E:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 15 LOT AREA EXHIBIT-2049.DWG

dk JOB# 20-1049



LEGEND

PROPERTY LINE	
ZONING BOUNDARY	
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-15	SINGLE–FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
R-20	
R-40	
R-65	
R-100	

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

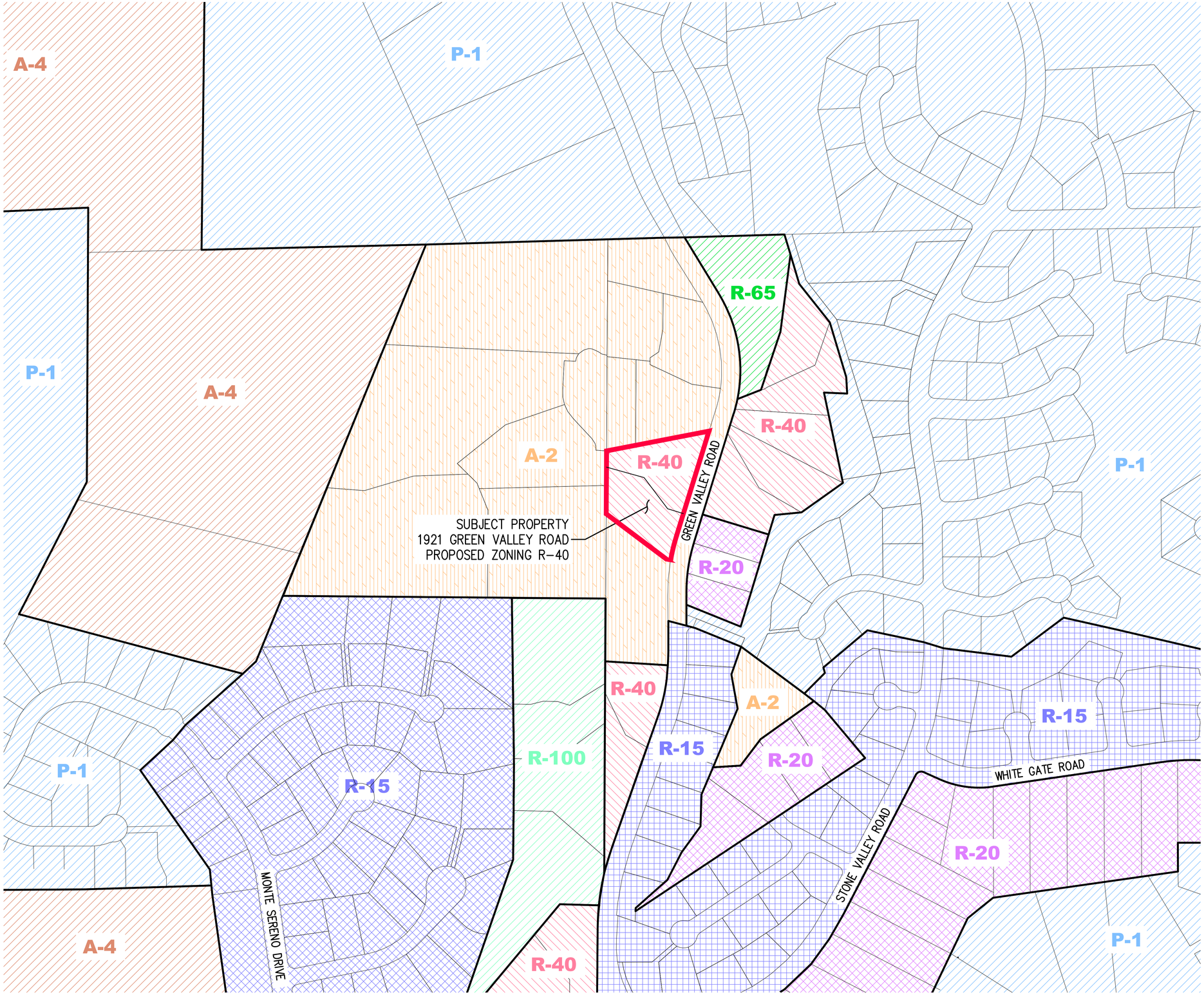
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
EXISTING CONDITION

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 16 REZONING-EX-2049.DWG

dk JOB# 20-1049



LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- A-2 GENERAL AGRICULTURAL DISTRICT
- A-4 AGRICULTURAL PRESERVE DISTRICT
- P-1 PLANNED UNIT DISTRICT
- R-15, R-20, R-40, R-65, R-100 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

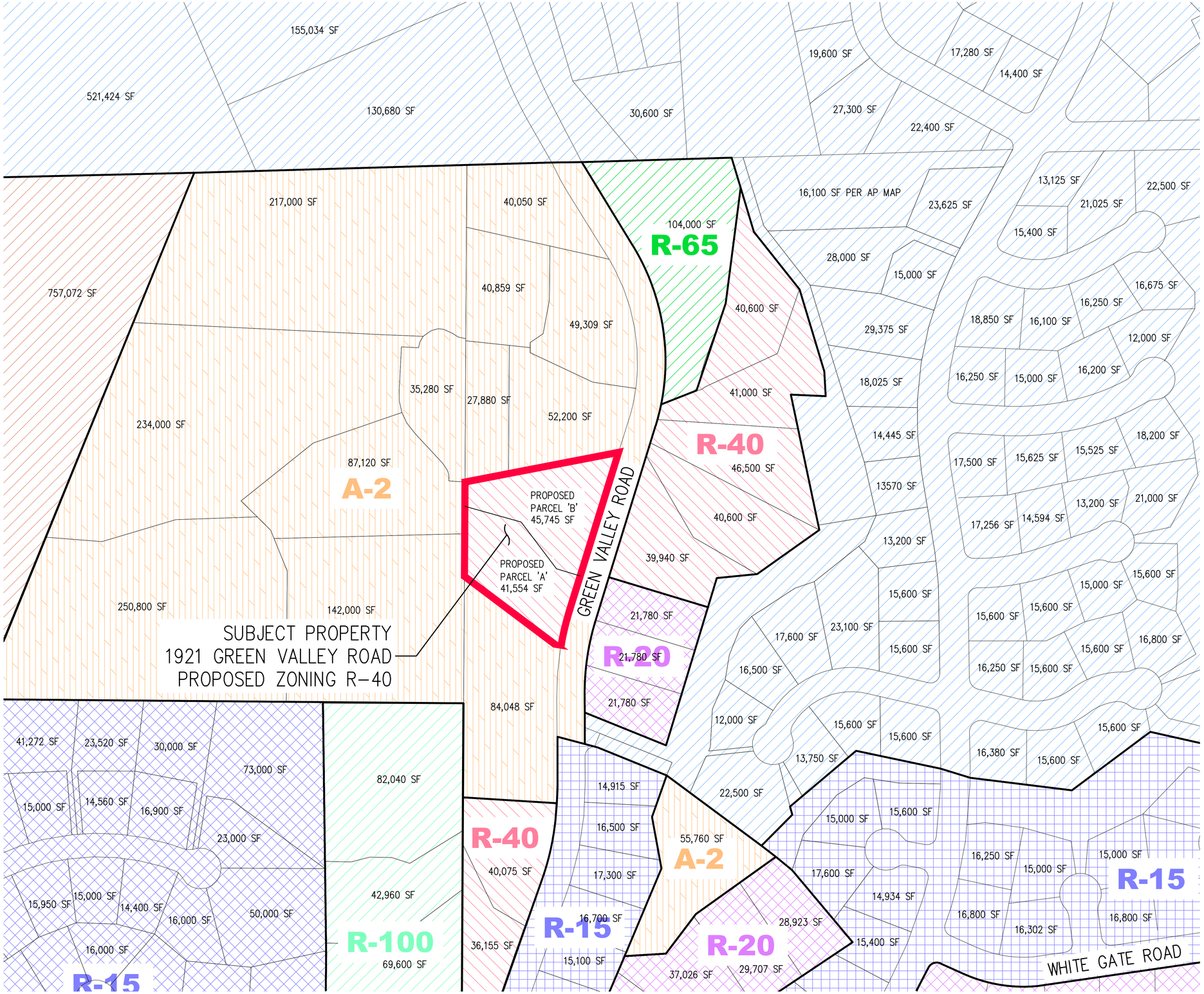
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
PROPOSED CONDITION

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 17 REZONING-PROP-2049.DWG

dk JOB# 20-1049



LEGEND

	PROPERTY LINE
	ZONING BOUNDARY
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-15	SINGLE–FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
R-20	
R-40	
R-65	
R-100	
12,000 SF	LOT AREA PER ASSESSOR'S PARCEL INFORMATION ON COUNTY GIS WEBSITE

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT - SURROUNDING PROPERTIES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 18 LOT AREAS-2049.DWG

dk JOB# 20-1049

FLOOR AREA CALCULATION

LOT AREA 1.04 AC, 45,500 S.F.

EXISTING BARN TO BE REMOVED - 839 S.F.

PROPOSED LIVING AREA - 3496 S.F.

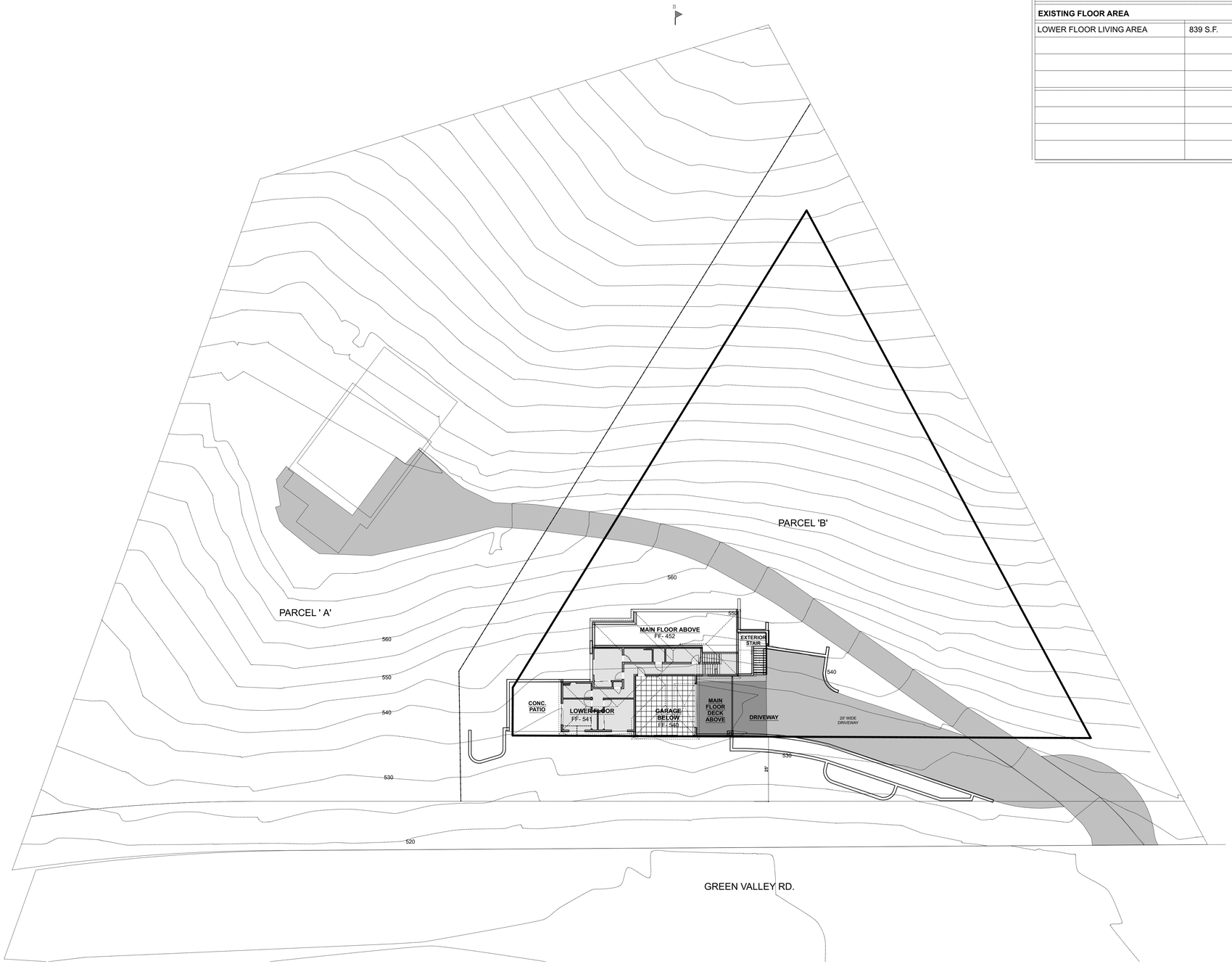
EXISTING FLOOR AREA		NEW/ PROPOSED FLOOR AREA	
LOWER FLOOR LIVING AREA	839 S.F.	MAIN FLOOR LIVING AREA	2445 S.F.
		LOWER FLOOR LIVING AREA	1051 S.F.
		TOTAL LIVING AREA	3496 S.F.
		GARAGE	553 S.F.
		MAIN FLOOR DECK	315 S.F.
		LOWER FLOOR CONC. PATIO	383 S.F.

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

SHEET A1-1 SITE PLAN SUPERSEDED - SEE VESTING TENTATIVE PARCEL MAP and SITE PLAN BY DK ENGINEERING RECEIVED 8/14/2024

SHEETS A2-1, A2-2, AND A3-1 ARE CURRENT AS RECEIVED 2/14/2024



3
A1-1

SITE PLAN - PROPOSED

SCALE: 1" = 20'

0 10 20 40

N

DOUGLAS A. MCQUILLAN
ARCHITECT

820 ORANGE BLOSSOM WAY,
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(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY
ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

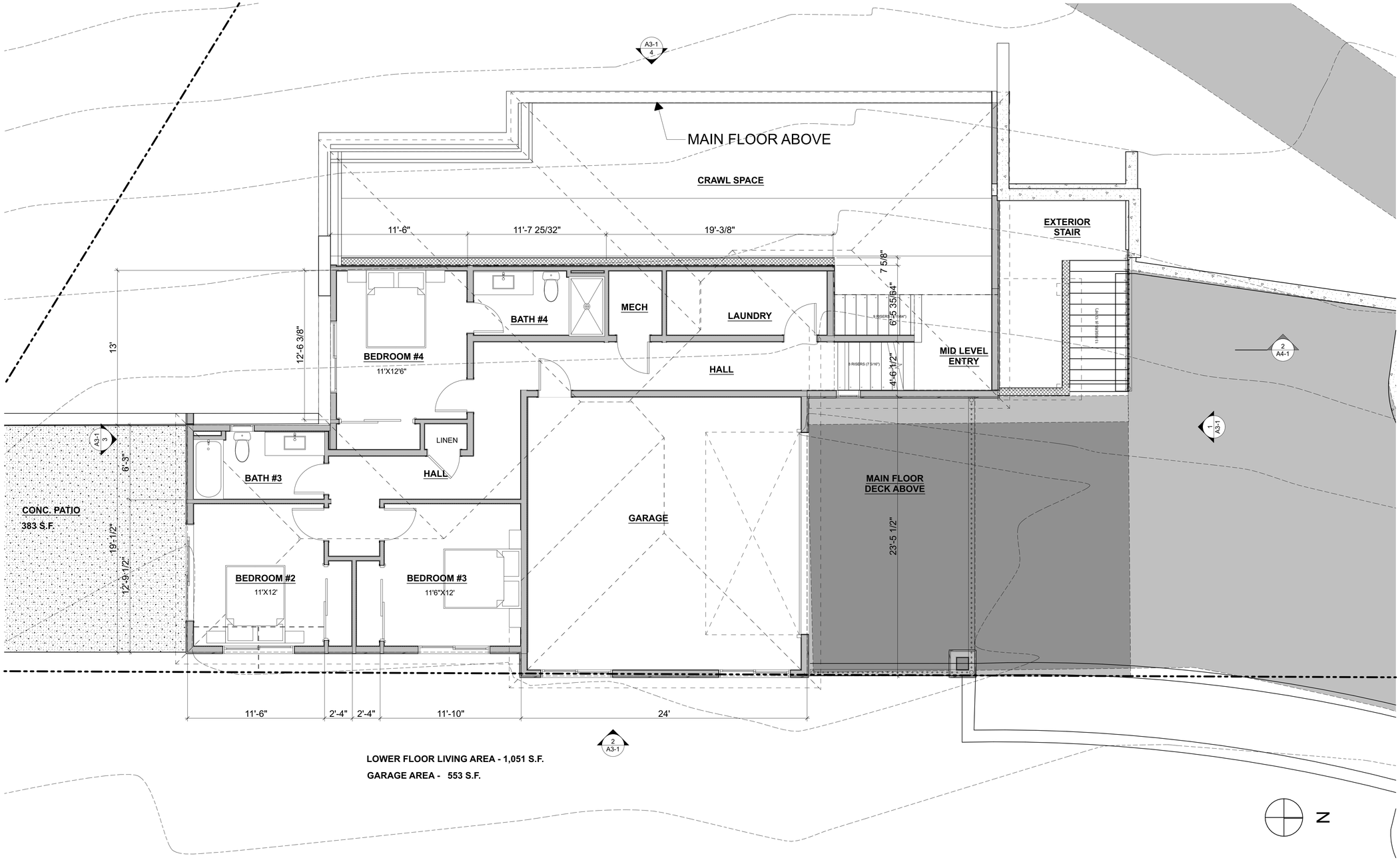
JOB	2023
DATE	12/27/23
SHEET	

A1-1

SHEET 4

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



LOWER FLOOR LIVING AREA - 1,051 S.F.

GARAGE AREA - 553 S.F.

1 A2-1 LOWER FLOOR - PROPOSED

SCALE: 1/4" = 1'-0"

0 2 4 8

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(925) 314-9826

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GREEN VALLEY RESIDENCE

1921 GREEN VALLEY
ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

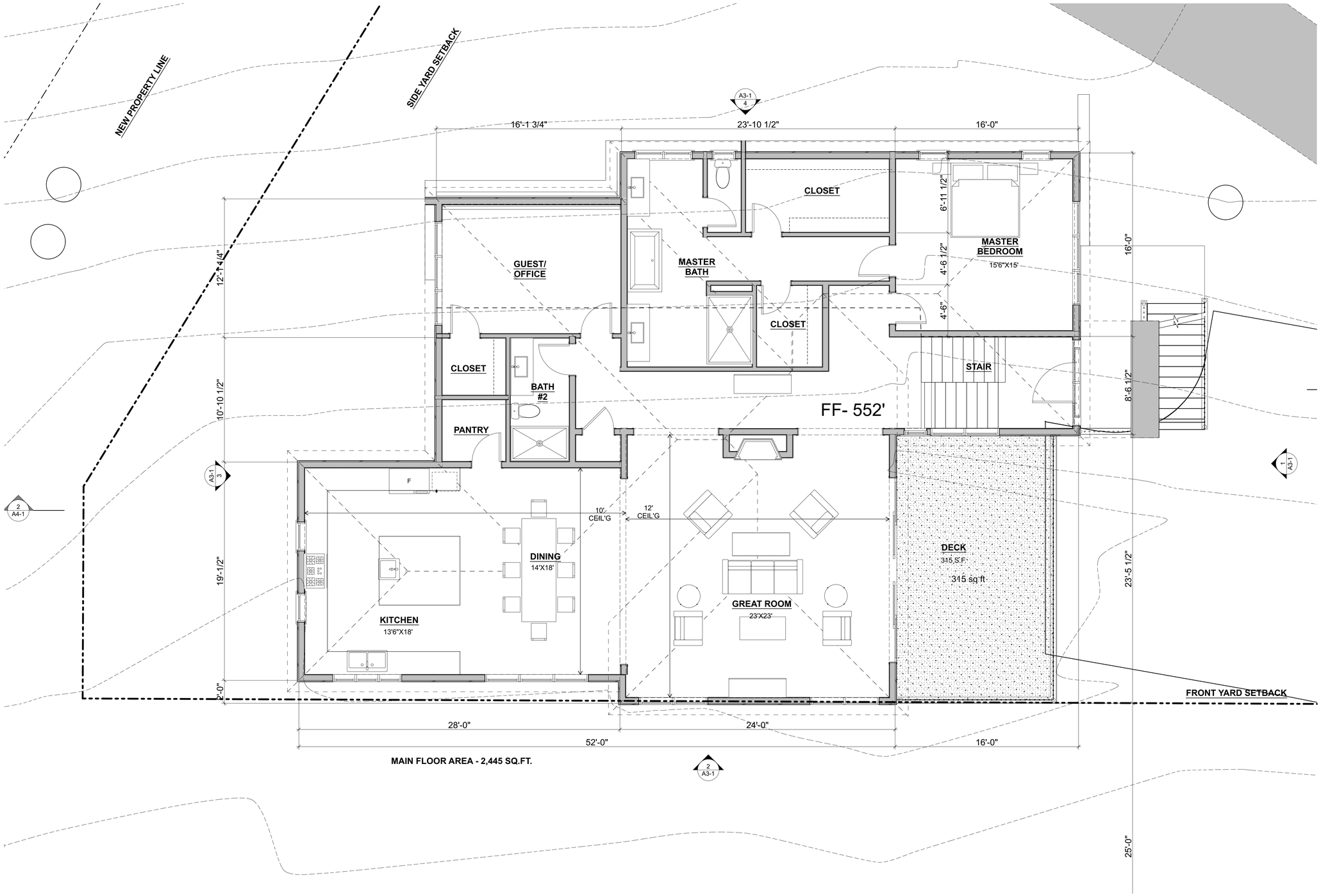
REVISION

JOB	2023
DATE	12/27/23
SHEET	A2-1

SHEET 6

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



MAIN FLOOR AREA - 2,445 SQ.FT.

2 A2-2 MAIN FLOOR - PROPOSED

SCALE: 1/4" = 1'-0"

0 2 4 8

N

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APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB	2023
DATE	12/27/23
SHEET	A2-2

SHEET 7

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

2 A3-1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 A3-1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 A3-1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 A3-1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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GREEN VALLEY RESIDENCE

1921 GREEN VALLEY ROAD ALAMO CA 94507
APN - 268-020-002

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DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

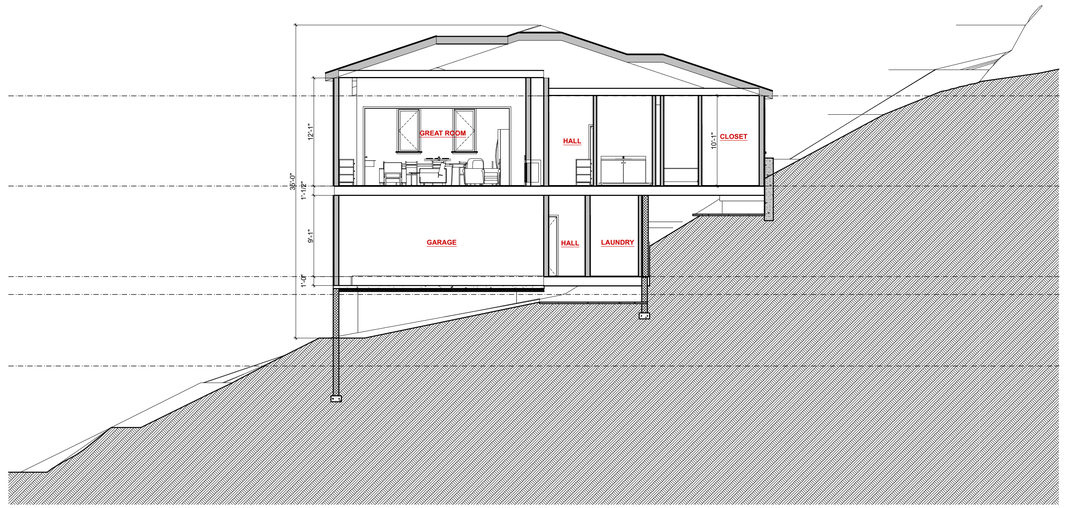
JOB 2023
DATE 12/27/23
SHEET

A3-1

SHEET 13

REVISED

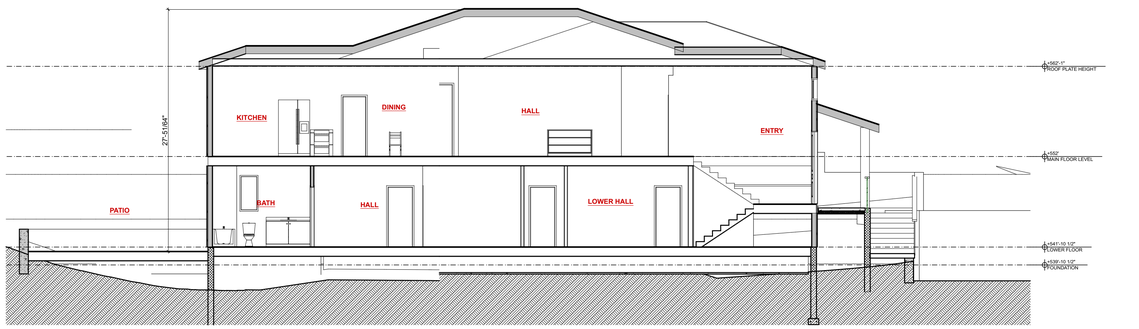
RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



1 A4-1 SECTION

SCALE: 1/8" = 1'-0"

0 4 8 16



2 A4-1 SECTION

SCALE: 1/8" = 1'-0"

0 4 8 16

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DANVILLE, CA 94526
(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY
ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB 2023

DATE 12/27/23

SHEET

A4-1

SHEET 17

FINAL Mitigation Monitoring and Reporting Program

County File # CDRZ23-03271 & CDMS23-00005

Green Valley Road Rezone and Two-Lot Minor Subdivision

1921 Green Valley Road
Alamo, CA 94507

November 17, 2025

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impacts: *No special-status plants have been mapped on or adjacent to the project site and the portion of the project site where construction would occur is a highly disturbed area due to regular weed control. However, the existing barn and the trees within the project area could be used by a variety of bird and bat species for nesting. Thus, the removal of trees from the subject property and development of the project on proposed Parcel B may have an adverse environmental impact on nesting birds, and on special-status animal species such as western bumblebees, Townsend's Big-Eared Bats and Pallid Bats.*

Mitigation Measure(s):

BIO-1: Pre-Construction Nesting Bird Surveys – To avoid impacts to nesting birds, a nesting survey should be conducted **no more than 15 days prior to the commencement of demolition, construction, or tree removal, whichever is first**, if this work would commence between February 1st and August 31st. The nesting survey should include an examination of the barn onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known within the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified

biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.

BIO-2: Pre-construction Western Bumblebee Surveys – To avoid "take" of western bumblebee, a qualified entomologist shall conduct a take avoidance survey for active bumblebee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the Community Development Department (CDD) **prior to issuance of a grading or building permit, or the start of ground-disturbing activities, whichever is first**. Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection of foraging bumblebees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following:

- If no western bumblebees or potential western bumblebees are detected, no further mitigation is required.
- If potential western bumblebees are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumblebees to identify them to species.
- If protected bumblebee nests are found, a plan to protect bumblebee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified entomologist and submitted to the CDD for review. The County shall approve the plan prior to implementation.

BIO-3: Pre-construction Bat Surveys – In order to avoid impacts to roosting pallid bat or Townsend's big-eared bat, building and tree removal should only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid hibernating bats, and prior to the formation of maternity colonies. Then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, in conjunction with the CDFW.

If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then

a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If roosts are found, a determination should be made whether there are young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW.

Implementing Action:	COA
Timing of Verification:	Prior to tree removal, earthmoving, or construction activities
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Biologist, Entomologist
Compliance Verification:	Review of Biologist or Entomologist report or surveys, or other verification provided to CDD staff

SECTION 4: CULTURAL RESOURCES and SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impacts: *Upon approval of the project, the future development of the site would include ground disturbance which has the potential for uncovering previously unknown cultural resources or human remains.*

Mitigation Measure(s):

CUL 1: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary.

CUL 2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

CUL-3: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials or human remains
Party Responsible for Verification:	Project proponent, CDD staff, consulting Archaeologist, County coroner
Compliance Verification:	Review of archaeologist's report

SECTION 5: GEOLOGY AND SOILS

Potentially Significant Impacts: *Based on the preliminary geotechnical investigation by GFK & Associates, Inc., there are potentially significant geologic/geotechnical impacts including earthquake-induced landslides/slope instability, soil corrosivity, the presence of expansive soils, and seismic hazards including earthquake ground shaking. Therefore, there is a potentially substantial impact on the ability of the proposed project to create a direct or indirect risk to life or property. In addition, although there are no known paleontological resources located on the subject property, ground disturbance during the project's grading phase has the potential for disturbing previously unknown unique paleontological resources.*

Mitigation Measure(s):

GEO-1: Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first, the project proponent shall submit for review by the CDD and the County Peer Review Geologist a final geotechnical report and Landslide Hazard Assessment that is prepared by an engineering geologist working in combination with the project geotechnical engineer . The report shall be compliant with the standards required for projects within the SHZ and its scope shall include:

- an original geologic map prepared by the engineering geologist which shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity;
- a slope stability analysis that is compliant with standards of the SHZ Mapping Act, including standards for an acceptable safety factor and justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made);
- a review of improvement plans and updated recommendations and specifications that are needed for the project, if any, including any mitigation measure needed to respond to the results of slope stability analysis;
- recommendations for geotechnical monitoring and testing during the construction period; and,
- laboratory test data to evaluate the corrosion potential of soils and bedrock.

An investigation that does not adequately respond to each provision above shall require submitting supplemental data.

GEO-2: **Prior to requesting final building inspection for a new residence or retaining walls**, the applicant/project proponent shall submit a letter or report from the geotechnical engineer documenting the monitoring work performed as indicated in the Landslide Hazard Assessment (GEO-1), including a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.), and the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

GEO-3: Should unique paleontological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Geotechnical Engineer, County Geologist
Compliance Verification:	Review of Construction Drawings, review of Geotechnical Engineer's report.

SECTION 20: WILDFIRE

Potentially Significant Impacts: *The project is located in a State Responsibility Area and lands designated as High Fire Hazard Severity Zone. Although there was no indication from the San Ramon Valley Fire Protection District review of the project that the proposed development poses a significant fire risk during or after construction, there is a potential for the steep slopes of the project area to exacerbate wildfire spread.*

Mitigation Measure(s):

FIRE-1: **Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall develop and submit to the CDD and the Fire District a written plan to establish, implement, and maintain a fire prevention program at the project site throughout all phases of construction of the development.

FIRE-2: **Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall submit to the CDD and the Fire District a written fire prevention management plan for all combustible materials stored outside and/or vegetation growth including but not limited to trees, weeds, grass, and vines, that is capable of being ignited and endangering property.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents, prior to parcel map recordation, and throughout operation.
Party Responsible for Verification:	Project proponent/property owner(s), CDD staff, Fire Protection District staff
Compliance Verification:	Review of fire prevention/management plans

From: George Moore
To: Syd Sotoodeh
Cc: Ben McVeigh; Joe Moore; Jillian.armstrong@yahoo.com; Patricia Curtin
Subject: Re: "Agency Comment Request CDMS23-00005_CDRZ23-03271" (Central San)
Date: Wednesday, March 26, 2025 11:03:09 AM

Hi Syd,

Thank you for the clarification. Re-reading the timing it would seem that "no more than 14 days prior to the first of a demolition, grading, or building permit, or the start of tree removal, whichever is first." would always mean that the reports are required 14 days prior to the demolition permit or tree removal as those activities will happen before any of the other listed activities. If those are approved by CDD (Planning) and not public works then
I am more confident in our ability to coordinate those reports (with any other permit requirements) with CDD. If Public Works is ready to issue building permits but we do not have the reports done, I assume they will wait for the reports to be prepared so that permits are not issued in advance without the reports.

If all of the above makes sense then we are signed off with the MMRP as you shared them originally.

Best,
George

Subject: FW: "Agency Comment Request CDMS23-00005_CDRZ23-03271" (Central San) [Filed 25 Mar 2025 20:38]

Hi Ben,

While I was writing the initial study for the 1921 Green Valley Road project, I discovered that we had not yet received preliminary agency comments from Central San. I believe this oversight was due to one of their senior engineers retiring. They provided their comments to me today – see attached. Unless you deem it necessary, we do not need plan revisions based on Central San's comments before going to hearing.

The initial study and draft mitigated negative declaration is ready to be published and the Notice is ready to be mailed as soon as you can let me know if the proposed mitigations are acceptable. Please be aware that our outgoing mail deadline is 11am and we need approximately one hour to print the Notice for mailing.

Thanks!

<image002.png>

Syd Sotoodeh, Senior Planner

Contra Costa County

Department of Conservation and Development

30 Muir Road

Martinez, CA 94553

Direct Line: 925-655-2877

Email: syd.sotoodeh@dcd.cccounty.us

DCD Web: Conservation and Development | Contra Costa County, CA Official Website

Permits: Accela Citizen Access (cccounty.us)

FINAL Mitigation Monitoring and Reporting Program

County File # CDRZ23-03271 & CDMS23-00005

Green Valley Road Rezone and Two-Lot Minor Subdivision

1921 Green Valley Road
Alamo, CA 94507

November 17, 2025

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impacts: *No special-status plants have been mapped on or adjacent to the project site and the portion of the project site where construction would occur is a highly disturbed area due to regular weed control. However, the existing barn and the trees within the project area could be used by a variety of bird and bat species for nesting. Thus, the removal of trees from the subject property and development of the project on proposed Parcel B may have an adverse environmental impact on nesting birds, and on special-status animal species such as western bumblebees, Townsend's Big-Eared Bats and Pallid Bats.*

Mitigation Measure(s):

BIO-1: Pre-Construction Nesting Bird Surveys – To avoid impacts to nesting birds, a nesting survey should be conducted **no more than 15 days prior to the commencement of demolition, construction, or tree removal, whichever is first**, if this work would commence between February 1st and August 31st. The nesting survey should include an examination of the barn onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known within the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified

biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.

BIO-2: Pre-construction Western Bumblebee Surveys – To avoid "take" of western bumblebee, a qualified entomologist shall conduct a take avoidance survey for active bumblebee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the Community Development Department (CDD) **prior to issuance of a grading or building permit, or the start of ground-disturbing activities, whichever is first**. Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection of foraging bumblebees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following:

- If no western bumblebees or potential western bumblebees are detected, no further mitigation is required.
- If potential western bumblebees are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumblebees to identify them to species.
- If protected bumblebee nests are found, a plan to protect bumblebee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified entomologist and submitted to the CDD for review. The County shall approve the plan prior to implementation.

BIO-3: Pre-construction Bat Surveys – In order to avoid impacts to roosting pallid bat or Townsend's big-eared bat, building and tree removal should only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid hibernating bats, and prior to the formation of maternity colonies. Then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, in conjunction with the CDFW.

If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then

a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first**. If roosts are found, a determination should be made whether there are young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW.

Implementing Action:	COA
Timing of Verification:	Prior to tree removal, earthmoving, or construction activities
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Biologist, Entomologist
Compliance Verification:	Review of Biologist or Entomologist report or surveys, or other verification provided to CDD staff

SECTION 4: CULTURAL RESOURCES and SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impacts: *Upon approval of the project, the future development of the site would include ground disturbance which has the potential for uncovering previously unknown cultural resources or human remains.*

Mitigation Measure(s):

CUL 1: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary.

CUL 2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

CUL-3: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials or human remains
Party Responsible for Verification:	Project proponent, CDD staff, consulting Archaeologist, County coroner
Compliance Verification:	Review of archaeologist's report

SECTION 5: GEOLOGY AND SOILS

Potentially Significant Impacts: *Based on the preliminary geotechnical investigation by GFK & Associates, Inc., there are potentially significant geologic/geotechnical impacts including earthquake-induced landslides/slope instability, soil corrosivity, the presence of expansive soils, and seismic hazards including earthquake ground shaking. Therefore, there is a potentially substantial impact on the ability of the proposed project to create a direct or indirect risk to life or property. In addition, although there are no known paleontological resources located on the subject property, ground disturbance during the project's grading phase has the potential for disturbing previously unknown unique paleontological resources.*

Mitigation Measure(s):

GEO-1: Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first, the project proponent shall submit for review by the CDD and the County Peer Review Geologist a final geotechnical report and Landslide Hazard Assessment that is prepared by an engineering geologist working in combination with the project geotechnical engineer . The report shall be compliant with the standards required for projects within the SHZ and its scope shall include:

- an original geologic map prepared by the engineering geologist which shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity;
- a slope stability analysis that is compliant with standards of the SHZ Mapping Act, including standards for an acceptable safety factor and justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made);
- a review of improvement plans and updated recommendations and specifications that are needed for the project, if any, including any mitigation measure needed to respond to the results of slope stability analysis;
- recommendations for geotechnical monitoring and testing during the construction period; and,
- laboratory test data to evaluate the corrosion potential of soils and bedrock.

An investigation that does not adequately respond to each provision above shall require submitting supplemental data.

GEO-2: **Prior to requesting final building inspection for a new residence or retaining walls**, the applicant/project proponent shall submit a letter or report from the geotechnical engineer documenting the monitoring work performed as indicated in the Landslide Hazard Assessment (GEO-1), including a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.), and the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

GEO-3: Should unique paleontological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Geotechnical Engineer, County Geologist
Compliance Verification:	Review of Construction Drawings, review of Geotechnical Engineer's report.

SECTION 20: WILDFIRE

Potentially Significant Impacts: *The project is located in a State Responsibility Area and lands designated as High Fire Hazard Severity Zone. Although there was no indication from the San Ramon Valley Fire Protection District review of the project that the proposed development poses a significant fire risk during or after construction, there is a potential for the steep slopes of the project area to exacerbate wildfire spread.*

Mitigation Measure(s):

FIRE-1: **Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall develop and submit to the CDD and the Fire District a written plan to establish, implement, and maintain a fire prevention program at the project site throughout all phases of construction of the development.

FIRE-2: **Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first**, the applicant shall submit to the CDD and the Fire District a written fire prevention management plan for all combustible materials stored outside and/or vegetation growth including but not limited to trees, weeds, grass, and vines, that is capable of being ignited and endangering property.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents, prior to parcel map recordation, and throughout operation.
Party Responsible for Verification:	Project proponent/property owner(s), CDD staff, Fire Protection District staff
Compliance Verification:	Review of fire prevention/management plans

REZONING AND VESTING TENTATIVE PARCEL MAP

1921 GREEN VALLEY ROAD

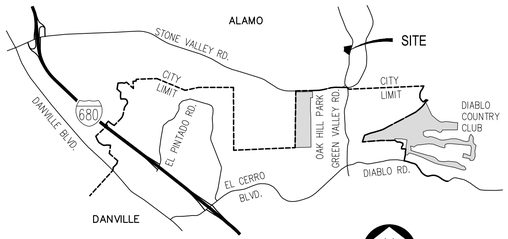
MINOR SUBDIVISION CDMS23-00005

ALAMO, CONTRA COSTA COUNTY

AUGUST 2024

REVISED

RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



VICINITY MAP

NOT TO SCALE

PROPERTY INFORMATION

PROPERTY ADDRESS:		1921 GREEN VALLEY ROAD, ALAMO, CA 94507
ASSESSOR'S PARCEL NUMBERS:		194-070-015, 194-070-018
EXISTING ZONE:		A-2
PROPOSED ZONE:		R-40
EXISTING GENERAL PLAN DESIGNATION:		SL – SINGLE FAMILY RESIDENTIAL – LOW
PROPOSED GENERAL PLAN DESIGNATION:		SL – SINGLE FAMILY RESIDENTIAL – LOW
EXISTING USE:		RESIDENTIAL
PROPOSED USE:		RESIDENTIAL
EXISTING NUMBER OF LOTS:		1
PROPOSED NUMBER OF LOTS:		2
UTILITIES:	GAS & ELECTRIC	PG&E
	WATER SUPPLY	EBMUD
	SEWER SUPPLY	CCCSD
	TELEPHONE	AT&T
	CABLE TV	AT&T
PROPERTY AREA:		2.004± ACRES
EXISTING SLOPE WITHIN GRADED AREA:		43.7%
EXISTING SLOPE WITHIN ENTIRE PROPERTY:		50.2%

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF ALAMO, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL C, MAP OF RECORD OF SURVEY FILED JUNE 10, 1966, BOOK 43, LICENSED SURVEYORS MAPS, PAGE 13, CONTRA COSTA COUNTY RECORDS.

TITLE REPORT

PACIFIC COAST TITLE COMPANY
ORDER NUMBER: 10029115-DAN-RE
DATED: MAY 17, 2016

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3.

BENCHMARK

VERTICAL DATUM NAVD88, GEOID 12B, DERIVED FROM AN OPUS SOLUTION PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC FEATURES SHOWN HEREON WERE GENERATED BY AN AERIAL FLIGHT USING LIDAR PHOTOGRAMMETRY BY AEROTAS SUPPORT, EFFECTIVE DATE OF FEBRUARY 18, 2021 SUPPLEMENTED BY A FIELD SURVEY BY DK ENGINEERING COMPLETED ON FEBRUARY 25, 2021.

CONTOUR INTERVAL

EXISTING: 1 AND 5 FOOT
PROPOSED: 1 AND 5 FOOT

FLOOD ZONE

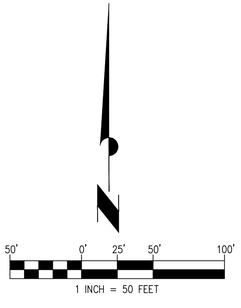
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 06013C0451G, WITH AN EFFECTIVE DATE OF MARCH 21, 2017, WHICH STATES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGINNING OF CURVE
BW	BOTTOM OF WALL
BVC	BEGINNING OF VERTICAL CURVE
C	TOP OF CONCRETE ELEVATION
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
CR	CURB RETURN
	DELTA = ANGLE OF CURVATURE
DL	DAYLIGHT (=LIMIT OF GRADING)
E	EAST
EC	END OF CURVE
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EVC	END OF VERTICAL CURVE
EX.	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FGF	FRONT GARAGE FLOOR ELEVATION
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
FND	FOUND
G	GAS
GB	GRADE BREAK
GR	GRATE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
IP	IRON PIPE
L	LENGTH
LT	LEFT
LP	LOW POINT
LSM	LICENSED SURVEYOR'S MAP
M	METER
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
OH	OVERHEAD UTILITIES
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PCC	PONT OF COMPOUND CURVE
P	PAVEMENT ELEVATION
PL	PROPERTY LINE
PM	PARCEL MAP
PRC	POINT OF REVERSE CURVE
PUE	PRIVATE UTILITY EASEMENT
RT	RIGHT
R/W	RIGHT OF WAY
R	RADIAL, OR RADIUS
RCE	REGISTERED CIVIL ENGINEER
RD.	ROAD
RE.	RGF REAR GARAGE FLOOR ELEVATION
S	SLOPE, OR SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SF	SQUARE FEET
TB	TOP OF BANK
TBD	TO BE DETERMINED
TC	TOP OF CURB
TS	TOE OF SLOPE
TW	TOP OF WALL
VC	VERTICAL CURB
VCL	VERTICAL CURVE LENGTH
W	WATER, OR WEST

LEGEND

- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- S — EXISTING SANITARY SEWER LINE
- JT — EXISTING JOINT UTILITY TRENCH
- EXISTING FIRE HYDRANT
- EXISTING CONCRETE DRIVEWAY, PATIO, ETC.
- TREE TO BE REMOVED



PROJECT TEAM

OWNER/APPLICANT:	GEORGE MOORE & JOSEPH MOORE 101 MONTAIR DRIVE DANVILLE, CA 94126 GMOORE820@GMAIL.COM JOE@AMLLP.COM	GEOTECHNICAL ENGINEER:	GFK & ASSOCIATES, INC. 11842 DUBLIN BOULEVARD DUBLIN, CA 94568 (925) 829-0428 CONTACT: GUS KHENAISSER
ARCHITECT:	DOUGLAS A. McQUILLAN 820 ORANGE BLOSSOM WAY DANVILLE, CA 94526 (925) 314-9826	ARBORIST:	TRAVERSO TREE 4080 CABRILHO DRIVE MARTINEZ, CA 94553 (925) 930-7901 CONTACT: MAIJA WIGODA-MIKKILA
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH	LANDSCAPE ARCHITECT:	CAMP AND CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
		ENVIRONMENTAL CONSULTANT:	MONK & ASSSOCIATES 1136 SARANAP AVENUE, SUITE Q WALNUT CREEK, CA 94595 (925) 947-4867 CONTACT: CHRISTOPHER MILLIKEN

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MINOR SUBDIVISION CDMS23-00005

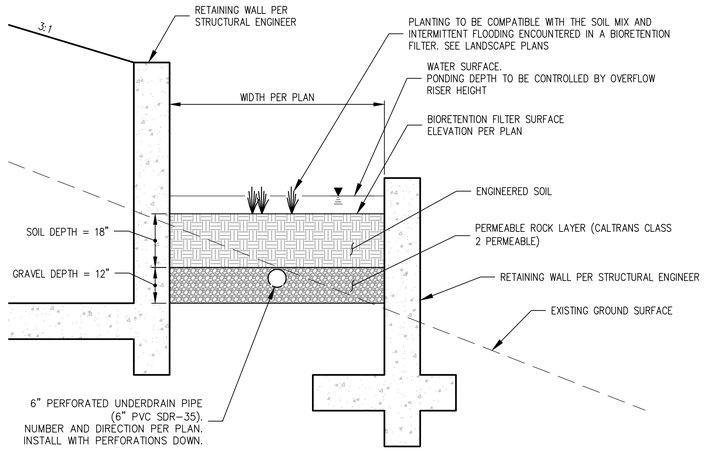
1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. McVEIGH
No. 43,325
CIVIL
STATE OF CALIFORNIA

TITLE SHEET

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



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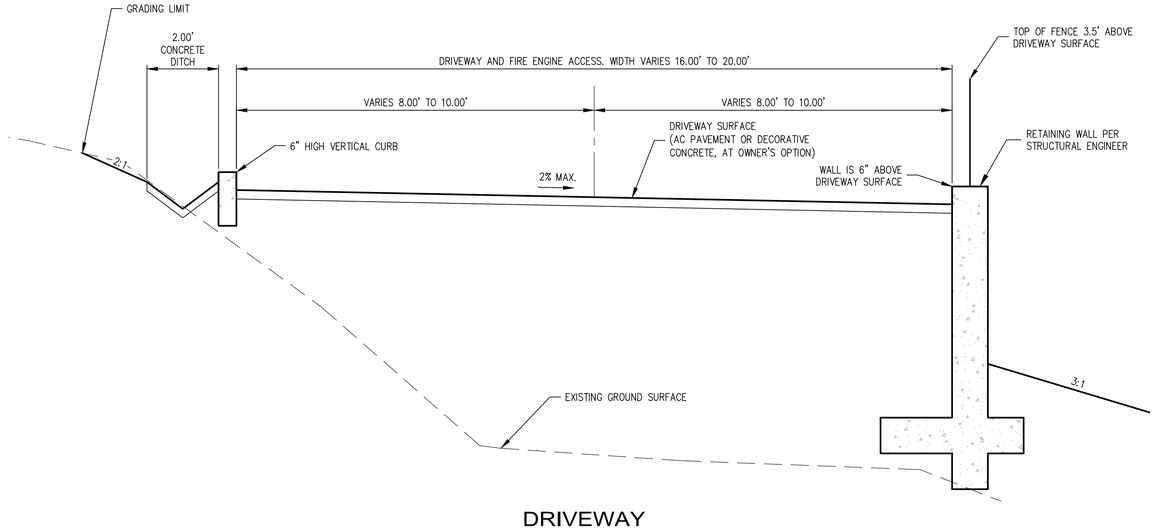

DRIVEWAY

NOT TO SCALE

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

NOTES AND DETAILS

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

FND 1.5" IP 1
RCE 10586

N79°02'48"E 339.51'

FND 1.5" IP 1
RCE 10586
S 65 E 1.30'

GREGORY & JUDITH
ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

APN: 194-070-018

KEVIN & DEBORAH
GRAUMAN
APN: 194-101-003

KIMBERWICKE COURT

FND RR SPIKE 2

MAILBOX

FIRE HYDRANT

GUY 4.79' TO
CL POLE

NICHOLAS & NICOLE
MACARCHUK
APN: 194-101-002

ASPHALT DRIVEWAY

GRAVEL DRIVEWAY

GEORGE M MOORE
43 LSM 13 PARCEL C

N0°21'23"E 204.84'

ASSESSOR'S PARCEL MAP LINE

APN: 194-070-015

BARN
FF=539.20'

S17°13'58"W 159.84'

STORM DRAIN
RIM=514.59'
INV=512.34'

GREGORY & JUDITH
ANDERSON
APN: 193-760-007

STAIRS

WOOD PLANTERS

2-STORY HOUSE

ELEVATED WALK

ELEVATED WALK

SSCO

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

STORM DRAIN
RIM=513.60'
IN=511.26'
OUT=509.87'

POOL & SURROUND

WOOD DECK
9' ABOVE GRADE
GRADE APPROX 579'

N53°07'45"W 260.88'

POWER POLE
APPROX LOCATION
NOT SURVEYED

GUY 10.50' TO
CL POLE

DWANE & FELICITAS
MICHAEL
APN: 194-070-082

Δ=7°48'15"
R=630.06'
L=85.88'

SHED

ROBERT GUIDER
APN:
194-070-016

AC BERM
ALONG ROAD

20' 0' 10' 20' 40'
1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

TOPOGRAPHIC SURVEY

40+ YEARS ENGINEERING
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 3 TOPO-2049.DWG

dk JOB# 20-1049

REVISED

RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

GREGORY & JUDITH ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

KEVIN & DEBORAH GRAUMAN
APN: 194-101-003

NICHOLAS & NICOLE MACARCHUK
APN: 194-101-002

GREGORY & JUDITH ANDERSON
APN: 193-760-007

WILSON FREDERICK
APN: 194-101-001

ROBERT GUIDER
APN: 194-070-016

DWANE & FELICITAS MICHAEL
APN: 194-070-082

APN: 194-070-018

APN: 194-070-015

GEORGE M MOORE
43 LSM 13
PARCEL C

PARCEL 'A'
41,554 SF = 0.95 Ac.±

PARCEL 'B'
45,745 SF = 1.05 Ac.±
(41,406 SF = 0.95Ac.± EXCLUDING PAUE)

KIMBERWICKE COURT

GREEN VALLEY ROAD

N79°02'48"E 339.51'

N0°21'23"E 52.74'

N0°21'23"E 152.10'

N74°22'42"W 126.89'

N37°09'56"W 127.24'

N71°13'58"E 281.31'

N72°56'07"W 53.76'

N71°13'58"E 77.52'

N53°02'45"W 269.98'

Δ=7°49'35"
R=60.06'
L=85.89'

15.00' REAR SETBACK

20.00' SIDE SETBACK

16.00'

25.00' FRONT SETBACK

PAUE WIDTH VARIES
AREA = 4,339 SF

PAUE WIDTH VARIES

20' 0' 10' 20' 40'
1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

VESTING TENTATIVE PARCEL MAP

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 4 VTPM-20149.DWG

dk JOB# 20-1049

WALTER & ROSEANN KRANE
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WILSON FREDERICK
APN: 194-101-001

DWANE & FELICITAS MICHAEL
APN: 194-070-082

ROBERT GUIDER
APN: 194-070-016

GEORGE M MOORE
43 LSM 13
PARCEL C

PARCEL 'B'
1.05 Ac.±
APN:
194-070-018

PARCEL 'A'
0.95 Ac.±
APN:
194-070-015

KIMBERWICKE COURT

GREEN VALLEY ROAD

15.00' REAR SETBACK

N0°21'23"E 52.74'

N74°22'47"W 126.89'

20.00' SIDE SETBACK

N0°21'23"E 152.10'

EX. HOUSE TO REMAIN

N37°20'56"W 127.24'

33.99'

PUE WIDTH VARIES

37.86'

DRIVEWAY - WIDTH VARIES 16'-20'

PORTION OF EXISTING DRIVEWAY TO BE REPAVED

CAR TURNAROUND

EX. PAVED DRIVEWAY TO REMAIN

16.00'

9.37'

BIORETENTION FILTER

25.27'

N1°21'38"E 281.37'

25.00' FRONT SETBACK

25.17'

EX. BARN TO BE DEMOLISHED

27.09'

PROPOSED HOUSE

CONCRETE PATIO

N72°56'07"W 53.76'

BIORETENTION FILTERS

N7°13'09"E 77.55'

N53°02'45"W 280.98'

Δ=7°48'35" R=630.06' L=85.88'

25.00' FRONT SETBACK

20' 0' 10' 20' 40'

1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - ENTIRE PROPERTY

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 5 SITE PLAN ENTIRE-2048.DWG

dk JOB# 20-1049

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

KIMBERWICKE COURT

EX. PAVED DRIVEWAY TO REMAIN

PAVE WIDTH VARIES, 16' MIN.

TREE 112 TO BE REMOVED (19" & 16" REDWOOD IN POOR CONDITION)

TREE 111 TO BE REMOVED (26" REDWOOD)

TREE 113 TO BE REMOVED (MULTI-TRUNK ASH)

INLET AT CONCRETE DITCH

INLET AT TOE OF SLOPE

CONCRETE DITCH

HP CONCRETE DITCH

RETAINING WALL INTEGRAL WITH HOUSE WALL

20.00' SIDE SETBACK

LIMIT OF GRADING

PUE WIDTH VARIES

PROPOSED 2-STORY HOUSE

LIMIT OF GARAGE

LINE OF 2ND STORY OVERHEAD

CONCRETE PATIO

WALL 5

WALL 6

WALL 4

WALL 3

WALL 2

WALL 1

UPPER WALL H=7.25'
LOWER WALL H=5.25'

END 6" CURB
BEGIN RETAINING WALL
H=1.68'

TREE 110 TO BE REMOVED (29.5" REDWOOD IN POOR CONDITION)

LIMIT OF GRADING

CONCRETE DITCH

6" CURB

BEGIN CROSS-SLOPE TRANSITION

END CROSS-SLOPE TRANSITION

25' VERTICAL CURVE

EVC

BC

EC LT.

BC LT.

BVC

TRENCH DRAIN. S=2%

FLAT

5:1 MAX.

BIORETENTION FILTER

RETAINING WALL. H=5.6'

EX. PAVED DRIVEWAY TO REMAIN

TREE 107 TO BE REMOVED (10.5" OAK)

END DRIVEWAY TRANSITION TO EXISTING. MATCH CROSS-SLOPE OF EX. DRIVEWAY.

INLET AT CONCRETE DITCH

TREE 106 TO BE REMOVED (14" OAK)

INLET AT EARTH SWALE

RETAINING WALL. H=3.00'

RETAINING WALL MAX. H=8.76'

CONCRETE DITCH

INLET AT CONCRETE DITCH

H=6.52'

H=2.6'

GB

H=0.4'

EC

PRC

BC

BEGIN WIDENED DRIVEWAY. CONSTRUCT PER COUNTY STANDARD PLAN CA-20.

END 6" CURB
BEGIN RETAINING WALL
H=0.50'

H=3.53'
H=6.92'
H=3.50'
(12) RISERS AT 6.12"
4" STEP
H=2.90'
H=5.5'
H=4.7'
H=3.00'
H=5.6'
H=4.6'
H=3.3'
H=2.9'
H=1.6'
H=0.90'
H=3.36'
H=8.04'
H=6.59'

N37°29'36"W 127.24'
N72°56'07"W 53.76'
N17°13'38"E 281.31'
N72°00'48"E 339.51'

25.27'
25.17'
27.09'
25.00' FRONT SETBACK
37.86'

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

A A SEE CROSS-SECTIONS, SHEETS 7 & 8

10' 0' 5' 10' 20'
1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - PARCEL 'B'

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

KIMBERWICKE COURT

TW 547.12 H=7.25'
TW 545.12 H=5.25'
BW 539.87

TW 554.00
BW 553.90
H=0.10'

TS 549.81

INLET AT CONCRETE DITCH

TW 549.81
BW 546.28
H=3.53'

INLET AT CONCRETE DITCH

TW 549.81
BW 546.31
H=3.50'

TS 554.40

TS 556.00
HP SWALE

T/STEP 546.20

(12) RISERS AT 6.12"

C 546.31 4" STEP

FF (LANDING) 546.64

P 539.89 GB

TS 554.40

20.00' SIDE SETBACK

20.00' SIDE SETBACK

N37°25'36"W
127.24'

PUE WIDTH VARIES

PAVE WIDTH VARIES

INLET AT CONCRETE DITCH

TS 541.0

TS 544.50

TW 544.50
C 541.50
H=3.00'

C 541.50
SAFE OVERTOPPING

C 541.54

FF (UPPER) 552.00
FF (LOWER) 541.87

CL 540.24
END CROSS-SLOPE TRANSITION

CL 539.83 EC

CL 540.59

FGF 540.67

LINE OF BUILDING OVERHEAD

RGF 540.87

TW 540.38
BW 537.48
H=2.9'

TW 540.74
BW 537.84
H=2.9'

TW 542.04
BW 535.5
H=6.5'

TW 542.04
BW 534.0
H=8.0'

REALIGN EX. GAS LINE AS SHOWN

25.00' FRONT SETBACK

N72°58'07"W
53.76'

PROPERTY LINE

EX. SEWER LATERAL TO REMAIN

EX. GAS LINE TO REMAIN

EX. WATER LATERAL TO REMAIN

TW 541.12
P 539.57
H=1.6'

TW 541.12
TC 539.94
P 539.44
H=1.68'

TC 539.81 EVC

TC 539.67 BC RT.

TC 539.08

CL 539.45
BEGIN CROSS-SLOPE TRANSITION

CL 538.42
VCL=25'

CL 536.86 BVC

CL 529.99 EC

CL 527.20 PRC

CL 539.01
BC

P 538.99
EVC

P 538.85 BC LT. 38.26'

P 536.70 BVC

CL 539.33 EC LT.

P 528.97 EC LT.

TRENCH DRAIN.
S=2%

TW 537.61
BW 534.7
H=2.90'

TW 533.17
BW 528.60
H=4.6'

TW 530.20
BW 527.2
H=3.0'

TW 536.06
BW 531.4
H=4.7'

TW 535.67
BW 530.00
H=5.7'

N17°13'38"E
281.31'

TW 535.28
BW 529.2
H=6.1'

TW 535.04
BW 529.20
H=5.8'

BASIN SURFACE 529.2

TW 538.76
BW 535.86
H=2.90'

TW 534.75
BW 529.20
H=5.6'

TW 530.20
BW 527.20
H=3.00'

TW 530.20
BW 527.2 H=3.0'

TW 529.01
BW 527.2
H=1.8'

TW 529.47
BW 527.90
H=1.6'

TW 532.29
BW 529.39
H=2.9'

TW 545.80
BW 544.0
H=1.8'

TW 543.60
BW 538.0 WALL H=5.6'
H=5.6'

LIMIT OF GRADING

INLET AT CONCRETE DITCH

TW 539.80
BW 535.0
H=4.8'

INLET AT EARTH SWALE

TW 535.50
BW 532.05
H=3.45'

TW 533.65
BW 530.65
H=3.00'

TW 533.40
BW 527.12
H=6.28' PRC RT.

T/S=EDGE OF DITCH
532.05
INLET AT CONCRETE DITCH

N79°02'45"E
339.51'

20.00' SIDE SETBACK

TW 532.55
BW 528.88
H=3.67'

TW 534.75
BW 525.99
H=8.76'
WALL HIGH POINT

TW 531.75
BW 524.50
H=7.25'

INLET AT CONCRETE DITCH

TW 529.50
BW 522.98
H=6.52'

TW 529.40
BW 529.2
H=0.2'

TW 526.60
BW 524.0
H=2.6'

TW 527.10 DL

TW 524.90
BW 524.00
H=0.9'

CL 521.86 GB
BACK OF FUTURE SIDEWALK

CL 521.78 GB
BACK OF FUTURE DRIVEWAY APRON

CL 521.65 BC

CL 521.18 EX.
1" LIP 521.26

TW=BW 525.99

CONNECT ON-SITE STORM DRAIN TO NEW INLET TO BE CONSTRUCTED ON EX. STORM DRAIN LINE

CONNECT ON-SITE STORM DRAIN TO EX. INLET

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

THE HEIGHTS OF THE RETAINING WALLS ARE SHOWN TO ONE DECIMAL PLACE WHERE THERE IS A SOFT SURFACE BELOW THE WALL (E.G. EARTH WITH LANDSCAPING), AND TWO DECIMAL PLACES WHERE THERE IS HARDSCAPE (CONCRETE OR ASPHALT PAVEMENT) BELOW THE WALL.

SEE CROSS-SECTIONS, SHEETS 7 & 8

EARTHWORK QUANTITY
CUT: 330 Cu.Yds.
FILL: 540 Cu.Yds.

10' 0' 5' 10' 20'
1 INCH = 10 FEET

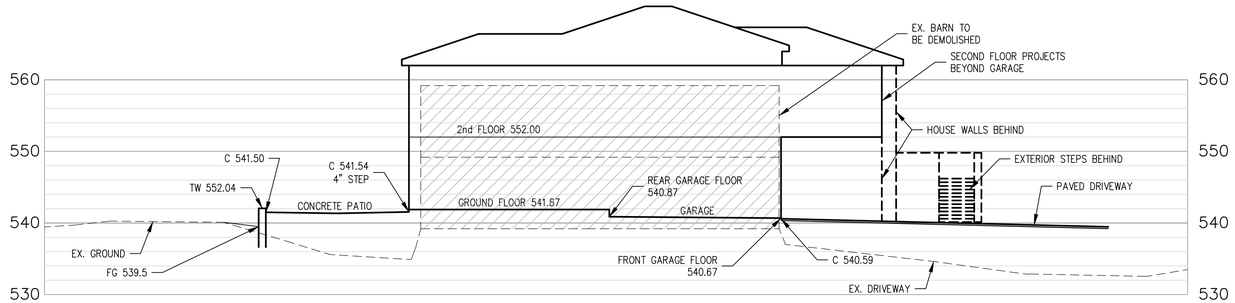
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

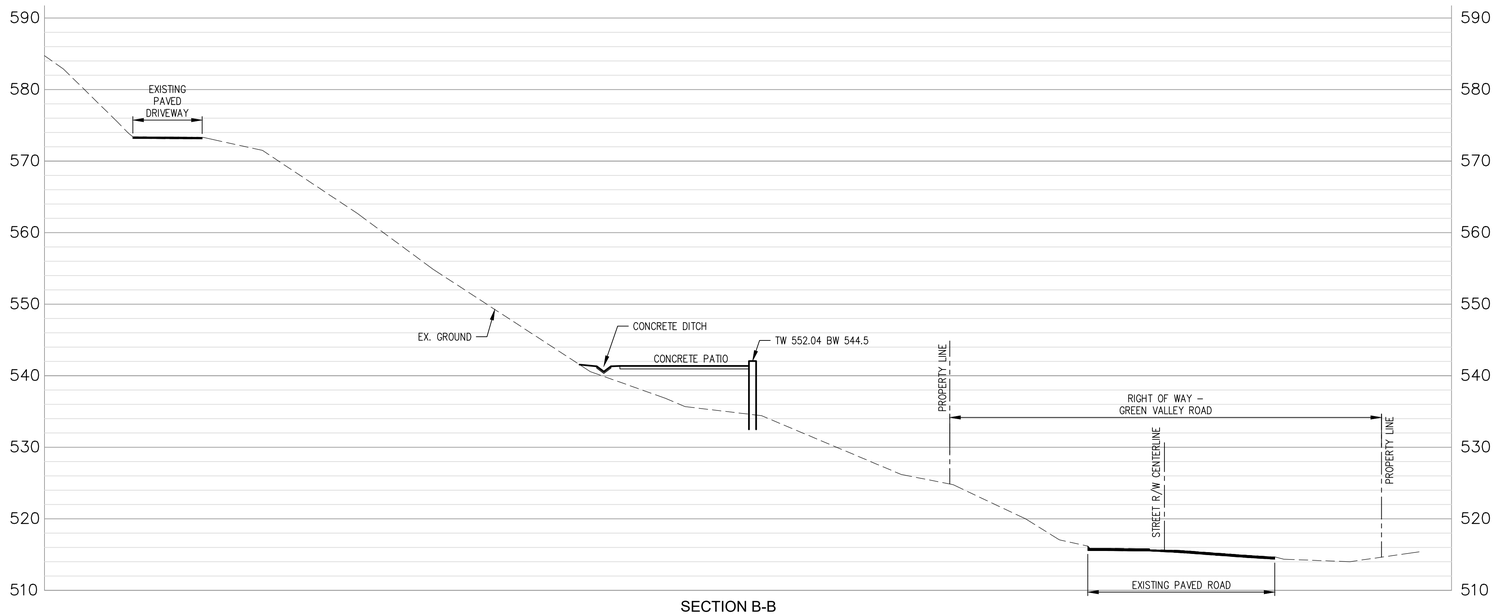
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

GRADING PLAN - PCL. 'B'

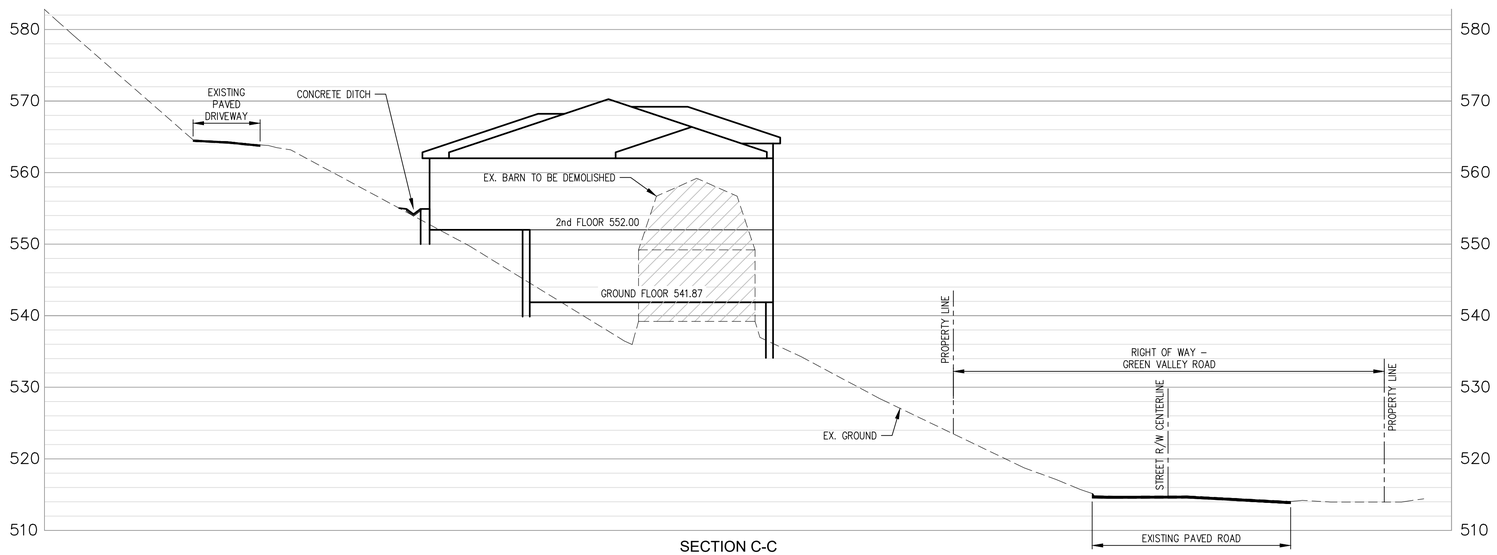
40+ YEARS ENGINEERING
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



SECTION A-A



SECTION B-B



SECTION C-C

10' 0' 5' 10' 20'

1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

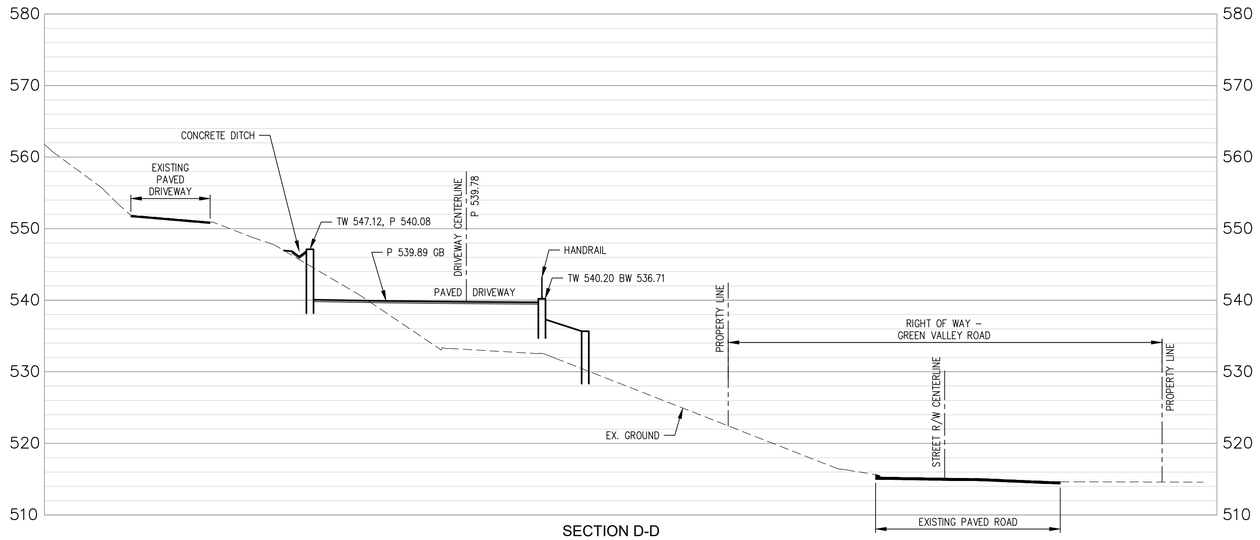
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE CROSS-SECTIONS

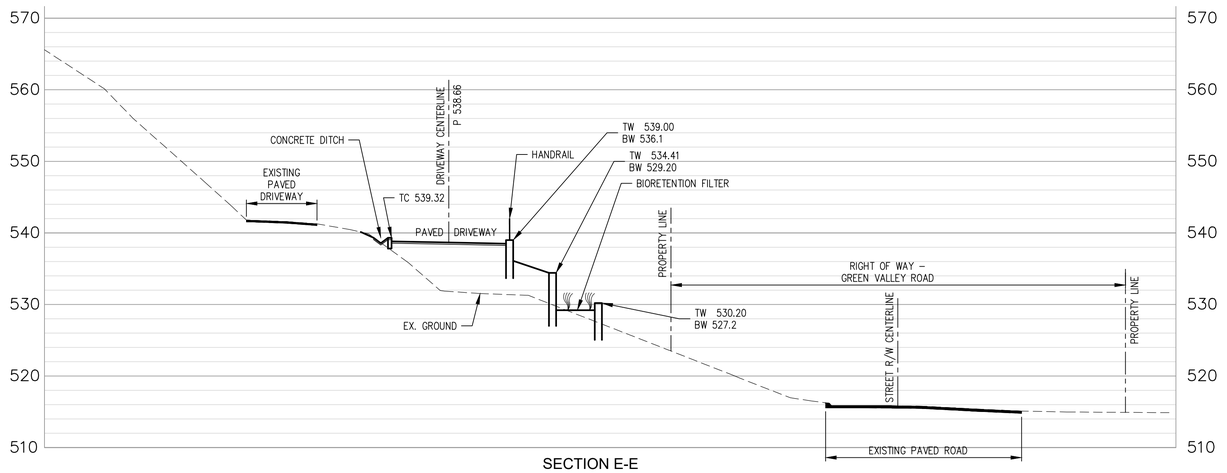
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 8 SECTIONS-2049.DWG

dk JOB# 20-1049



SECTION D-D



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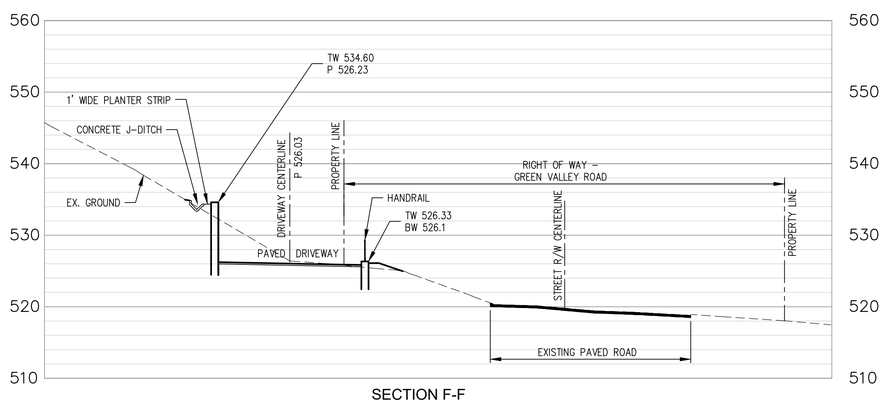


SECTION F-F

10' 0' 5' 10' 20'

1 INCH = 10 FEET

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWGS\PM\VTM & SECTIONS-2049.DWG

dk JOB# 20-1049

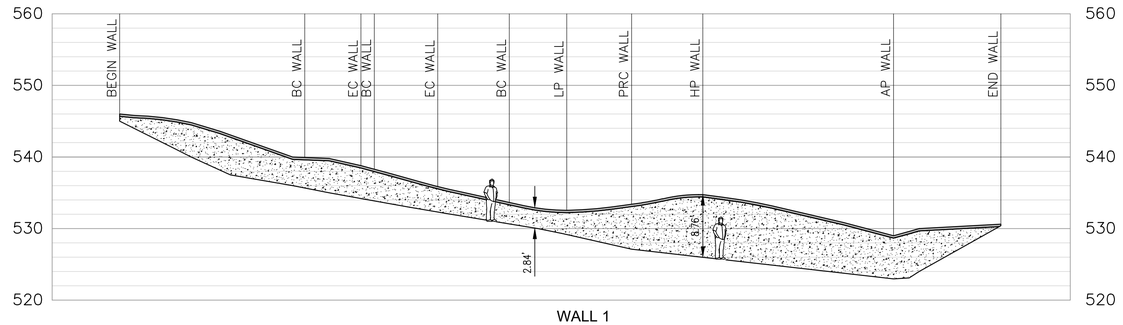
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

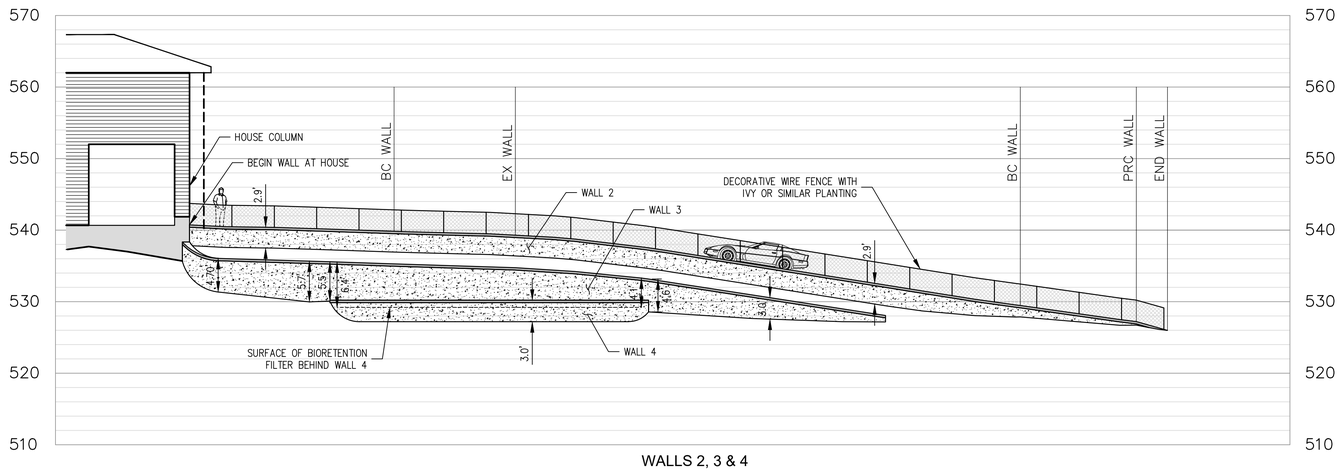
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE CROSS-SECTIONS

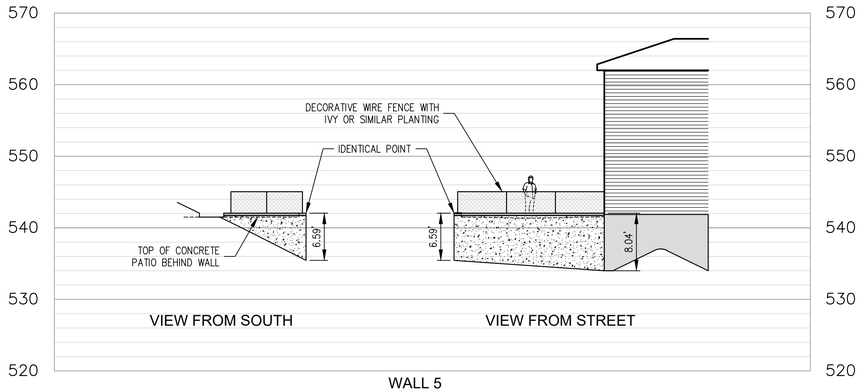
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



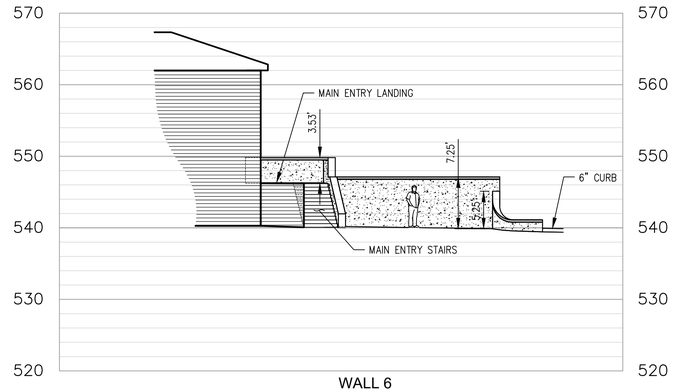
WALL 1



WALLS 2, 3 & 4



WALL 5



WALL 6

10' 0' 5' 10' 20'

1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

RETAINING WALL PROFILES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

OUTFALL STORM DRAIN FROM NEW BIORETENTION FILTERS AT EXISTING HOUSE

STORM DRAIN CLEANOUT

INLET IN FLAT AREA AT TOE OF SLOPE

INLET AT CONCRETE DITCH

ROOF LEADER DISCHARGES THROUGH WALL TO PAVEMENT

2' WIDE CONCRETE DITCH

INLET AT BOTTOM OF WALL

INLET AT LOW POINT OF CONCRETE DITCH

2' WIDE CONCRETE J-DITCH

INLET AT LOW POINT OF CONCRETE J-DITCH

EX. OVERHEAD UTILITIES TO REMAIN

PUE WIDTH VARIES 16' MIN

20.00' SIDE SETBACK

N13°25'36"W 127.24'

N20°20'48"E 339.51'

HP CONCRETE DITCH

CONNECT JOINT TRENCH TO UTILITY RECESS IN WALL: CONNECTION POINT TO BE DETERMINED

WATER SERVICE, SIZE TO BE DETERMINED

TRENCH DRAIN, S=2%

ROOF LEADER

LINE OF BUILDING OVERHEAD

EX SS LATERAL AND SSCO FROM EX. BARN TO BE REMOVED

RELOCATE EX. GAS, SEWER AND WATER LATERALS (TO SERVE THE EXISTING HOUSE ON PARCEL 'A') HORIZONTALLY AND VERTICALLY AS NECESSARY TO AVOID PROPOSED CONSTRUCTION WITHIN THESE LIMITS

N17°3'38"E 281.31'

STORM DRAIN OUTFALL AT FACE OF RETAINING WALL. 6" INV. 529.70

OVERFLOW GRATE 529.70

BASIN SURFACE 529.2

GUY 4.79' TO T/CL UTILITY POLE

CONVERT UTILITY POLE TO A DOWN-POLE. BEGIN JOINT TRENCH TO HOUSE

CONNECT 12" ON-SITE STORM DRAIN TO NEW COUNTY STANDARD INLET TO BE CONSTRUCTED ON EX. STORM DRAIN LINE

EX. SSMH

NEW WATER METER

EX. MAILBOX
ADD ONE NEW MAILBOX

CONNECT NEW WATER SERVICE TO EX. WATER MAIN

REALIGN EX. GAS LINE AS SHOWN

25.00' FRONT SETBACK

EX. SSCO TO REMAIN

EX. SEWER LATERAL TO REMAIN

EX. WATER LATERAL TO REMAIN

EX. GAS LINE TO REMAIN

4" SEWER LATERAL

CONNECT HOUSE SEWER TO EX. SEWER MAIN

CONNECT ON-SITE STORM DRAIN TO EX. CURB INLET
RIM=514.59'
INV=512.34'

FIRE HYDRANT

STORM DRAIN
GR=513.60'
IN=511.26'
OUT=509.87'

GREEN VALLEY ROAD

KIMBERWICKE COURT

10' 0' 5' 10' 20'
1 INCH = 10 FEET

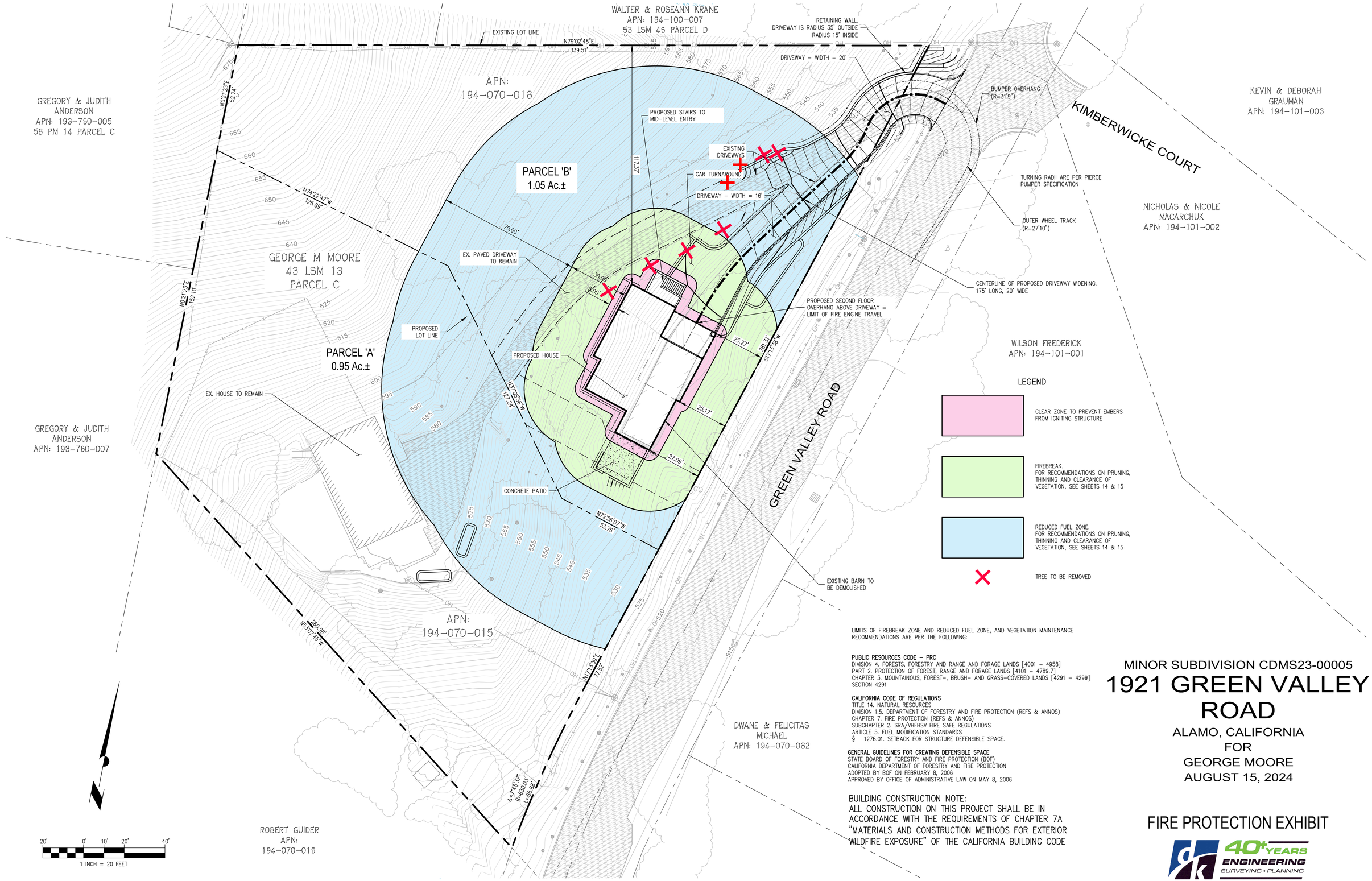
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

UTILITY PLAN

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



LIMITS OF FIREBREAK ZONE AND REDUCED FUEL ZONE, AND VEGETATION MAINTENANCE RECOMMENDATIONS ARE PER THE FOLLOWING:

PUBLIC RESOURCES CODE - PRC
DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS [4001 - 4958]
PART 2. PROTECTION OF FOREST, RANGE AND FORAGE LANDS [4101 - 4789.7]
CHAPTER 3. MOUNTAINOUS, FOREST-, BRUSH- AND GRASS-COVERED LANDS [4291 - 4299]
SECTION 4291

CALIFORNIA CODE OF REGULATIONS
TITLE 14. NATURAL RESOURCES
DIVISION 1.5. DEPARTMENT OF FORESTRY AND FIRE PROTECTION (REFS & ANNOS)
CHAPTER 7. FIRE PROTECTION (REFS & ANNOS)
SUBCHAPTER 2. SRA/VHFHSV FIRE SAFE REGULATIONS
ARTICLE 5. FUEL MODIFICATION STANDARDS
§ 1276.01. SETBACK FOR STRUCTURE DEFENSIBLE SPACE.

GENERAL GUIDELINES FOR CREATING DEFENSIBLE SPACE
STATE BOARD OF FORESTRY AND FIRE PROTECTION (BOF)
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
ADOPTED BY BOF ON FEBRUARY 8, 2006
APPROVED BY OFFICE OF ADMINISTRATIVE LAW ON MAY 8, 2006

BUILDING CONSTRUCTION NOTE:
ALL CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7A "MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE" OF THE CALIFORNIA BUILDING CODE

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION EXHIBIT

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

General Guidelines for Creating Defensible Space

State Board of Forestry and Fire Protection (BOF)
California Department of Forestry and Fire Protection

Adopted by BOF on February 8, 2006
Approved by Office of Administrative Law on May 8, 2006

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A. Purpose of Guidelines

Effective defensible space

Recent changes to Public Resources Code (PRC) 4291 expand the defensible space clearance requirement maintained around buildings and structures from 30 feet to a distance of 100 feet. These guidelines are intended to provide property owners with examples of fuel modification measures that can be used to create an area around buildings or structures to create defensible space. A defensible space perimeter around buildings and structures provide firefighters a working environment that allows them to protect buildings and structures from encroaching wildfires as well as minimizing the chance that a structure fire will escape to the surrounding wildland. These guidelines apply to any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

The vegetation surrounding a building or structure is fuel for a fire. Even the building or structure itself is considered fuel. Research and experience have shown that fuel reduction around a building or structure increases the probability of it surviving a wildfire. Good defensible space allows firefighters to protect and save buildings or structures safely without facing unacceptable risk to their lives. Fuel reduction through vegetation management is the key to creating good defensible space.

Terrain, climate conditions and vegetation interact to affect fire behavior and fuel reduction standards. The diversity of California's geography also influences fire behavior and fuel reduction standards as well. While fuel reduction standards will vary throughout the State, there are some common practices that guide fuel modification treatments to ensure creation of adequate defensible space:

- Properties with greater fire hazards will require more clearing. Clearing requirements will be greater for those lands with steeper terrain, larger and denser fuels, fuels that are highly volatile, and in locations subject to frequent fires.
- Creation of defensible space through vegetation management usually means reducing the amount of fuel around the building or structure, providing separation between fuels, and or reshaping retained fuels by trimming. Defensible space can be created removing dead vegetation, separating fuels, and pruning lower limbs.
- In all cases, fuel reduction means arranging the tree, shrubs and other fuels sources in a way that makes it difficult for fire to transfer from one fuel source to another. It does not mean cutting down all trees and shrubs, or creating a bare ring of earth across the property.
- A homeowner's clearing responsibility is limited to 100 feet away from his or her building or structure or to the property line, which ever is less, and limited to their land. While individual property owners are not required to clear beyond 100 feet, groups of property owners are encouraged to extend clearances beyond the 100 foot requirement in order to create community-wide defensible spaces.
- Homeowners who do fuel reduction activities that remove or dispose of vegetation are required to comply with all federal, state or local environmental protection laws and obtain permits when necessary. Environmental protection laws include, but are not limited to, threatened and endangered species, water quality, air quality, and cultural/archeological resources. For example, trees removed for fuel reduction that are used for commercial purposes require permits from the

California Department of Forestry and Fire Protection. Also, many counties and towns require tree removal permits when cutting trees over a specified size. Contact your local resource or planning agency officials to ensure compliance.

The methods used to manage fuel can be important in the safe creation of defensible space. Care should be taken with the use of equipment when creating your defensible space zone. Internal combustion engines must have an approved spark arresters and metal cutting blades (lawn mowers or weed trimmers) should be used with caution to prevent starting fires during periods of high fire danger. A metal blade striking a rock can create a spark and start a fire, a common cause of fires during summertime.

Vegetation removal can also cause soil disturbance, soil erosion, regrowth of new vegetation, and introduce non-native invasive plants. Always keep soil disturbance to a minimum, especially on steep slopes. Erosion control techniques such as minimizing use of heavy equipment, avoiding stream or gully crossings, using mobile equipment during dry conditions, and covering exposed disturbed soil areas will help reduce soil erosion and plant regrowth.

Areas near water (riparian areas), such as streams or ponds, are a particular concern for protection of water quality. To help protect water quality in riparian areas, avoid removing vegetation associated with water, avoid using heavy equipment, and do not clear vegetation to bare mineral soil.

B. Definitions

Defensible space: The area within the perimeter of a parcel where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

Aerial fuels: All live and dead vegetation in the forest canopy or above surface fuels, including tree branches, twigs and cones, snags, moss, and high brush. Examples include trees and large bushes.

Building or structure: Any structure used for support or shelter of any use or occupancy.

Flammable and combustible vegetation: Fuel as defined in these guidelines.

Fuel Vegetative material, live or dead, which is combustible during normal summer weather. For the purposes of these guidelines, it does not include fences, decks, woodpiles, trash, etc.

Homeowner: Any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

Ladder Fuels: Fuels that can carry a fire vertically between or within a fuel type.

Reduced Fuel Zone: The area that extends out from 30 to 100 feet away from the building or structure (or to the property line, whichever is nearer to the building or structure).

Surface fuels: Loose surface litter on the soil surface, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches that have not yet decayed enough to lose their identity; also grasses, forbs, low and medium shrubs, tree seedlings, heavier branches and downed logs.

C. Fuel Treatment Guidelines

The following fuel treatment guidelines comply with the requirements of 14 CCR 1299 and PRC 4291. **All persons using these guidelines to comply with CCR 1299 and PRC 4291 shall implement General Guidelines 1., 2., 3., and either 4a or 4b., as described below.**

General Guidelines:

1. Maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth within 30 feet of each building or structure, with certain exceptions pursuant to PRC §4291(a). Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.

2. Dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches. This guideline is primarily intended to eliminate trees, bushes, shrubs and surface debris that are completely dead or with substantial amounts of dead branches or leaves/needles that would readily burn.

3. Down logs or stumps anywhere within 100 feet from the building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-space from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.

4. Within the Reduced Fuel Zone, one of the following fuel treatments (4a. or 4b.) shall be implemented. Properties with greater fire hazards will require greater clearing treatments. Combinations of the methods may be acceptable under §1299(c) as long as the intent of these guidelines is met.

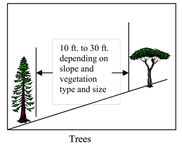
4a. Reduced Fuel Zone: Fuel Separation

In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

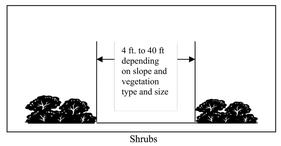
Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content etc.). Properties with greater fire hazards will require greater separation between fuels. For example, properties on steep slopes having large sized vegetation will require greater spacing between individual trees and bushes (see Plant Spacing Guidelines and Case Examples below). Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For example, three individual manzanita plants growing together with a total foliage width of eight feet can be "grouped" and considered as one plant and spaced according to the Plant Spacing Guidelines in this document.

Grass generally should not exceed 4 inches in height. However, homeowners may keep grass and other forbs less than 18 inches in height above the ground when these grasses are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.
Clearance requirements include:

- Horizontal clearance between aerial fuels, such as the outside edge of the tree crowns or high brush. Horizontal clearance helps stop the spread of fire from one fuel to the next.



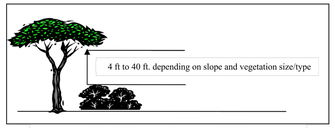
Trees



Shrubs

Horizontal clearance between aerial fuels

- Vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and grass/weeds. Vertical clearance removes *ladder fuels* and helps prevent a fire from moving from the shorter fuels to the taller fuels.



Vertical clearance between aerial fuels

Effective vertical and horizontal fuel separation
Photo Courtesy Plumas Fire Safe Council.

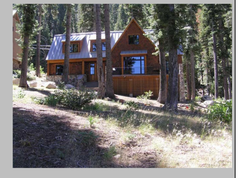
Plant Spacing Guidelines

Guidelines are designed to break the continuity of fuels and be used as a "rule of thumb" for achieving compliance with Regulation 14 CCR 1299.

Trees	**Minimum horizontal space from edge of one tree canopy to the edge of the next**	
	Slope	Spacing
	0% to 20 %	10 feet
	20% to 40%	20 feet
	Greater than 40%	30 feet
Shrubs	**Minimum horizontal space between edges of shrub**	
	Slope	Spacing
	0% to 20 %	2 times the height of the shrub
	20% to 40%	4 times the height of the shrub
	Greater than 40%	6 times the height of the shrub
Vertical Space	**Minimum vertical space between top of shrub and bottom of lower tree branches:** 3 times the height of the shrub	

Adapted from: Gilmer, M. 1994. California Wildfire Landscaping

Case Example of Fuel Separation: Sierra Nevada conifer forests



Conifer forests intermixed with rural housing present a hazardous fire situation. Dense vegetation, long fire seasons, and ample ignition sources related to human access and lightning, makes this home vulnerable to wildfires. This home is located on gentle slopes (less than 20%), and is surrounded by large mature tree overstory and intermixed small to medium size brush (three to four feet in height).

Application of the guideline under 4a. would result in horizontal spacing between large tree branches of 10 feet; removal of many of the smaller trees to create vertical space between large trees and smaller trees and horizontal spacing between brush of six to eight feet (calculated by using 2 times the height of brush).

MINOR SUBDIVISION CDMS23-00005

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dk JOB# 20-1049

MATERIALS AND CONSTRUCTION METHODS FOR BUILDING IN AREAS OF EXTERIOR WILDFIRE EXPOSURE

THE FOLLOWING IS DERIVED FROM THE CALIFORNIA BUILDING CODE, CHAPTER 7A

NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND–URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE FOLLOWING:

SECTION 704A IGNITION–RESISTANT CONSTRUCTION

IGNITION–RESISTANT CONSTRUCTION MATERIALS SHALL BE THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. FIRE–RETARDANT–TREATED WOOD IDENTIFIED FOR EXTERIOR USE.
3. FIRE–RETARDANT–TREATED WOOD SHINGLES AND SHAKES WHEN INSTALLED OVER SOLID SHEATHING.

SECTION 705A ROOFING

WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019–INCH (NO. 26 GAUGE) GALVANIZED SHEET CORROSION–RESISTANT METAL INSTALLED OVER AT LEAST ONE LAYER OF MINIMUM 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET AT LEAST 36–INCH–WIDE, RUNNING THE FULL LENGTH OF THE VALLEY.
ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

SECTION 706A VENTS

WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE CONSTRUCTED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS, AND SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:
1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16–INCH AND SHALL NOT EXCEED 1/8–INCH.
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION–RESISTANT.

EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.
THE VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

EXCEPTIONS:
1. VENTS RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.
2. VENTS MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:
3. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM OR,
4. THE EXTERIOR WALL–COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION–RESISTANT–MATERIALS AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.

SECTION 707A EXTERIOR COVERING

THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. EXTERIOR WALL COVERING MATERIAL
2. EXTERIOR WALL ASSEMBLY
3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS
5. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS
6. EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS
7. EXTERIOR UNDERFLOOR AREAS

THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF ANY OF THE FOLLOWING MATERIALS:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
4. LOG WALL CONSTRUCTION ASSEMBLY
5. WALL ASSEMBLIES THAT MEET A 10–MINUTE DIRECT FLAME CONTACT EXPOSURE TEST

EXCEPTION: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:
1. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING
2. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND SHALL TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
3. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
4. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED–IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. BOXED–IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS
2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE, OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

SECTION 708A EXTERIOR WINDOWS AND DOORS

EXTERIOR GLAZING MATERIALS INCLUDE:
1. EXTERIOR WINDOWS
2. EXTERIOR GLAZED DOORS
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
5. EXTERIOR STRUCTURAL GLASS VENEER.

EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, OR
4. BE TESTED FOR NONCOMBUSTIBILTY OR IGNITION–RESISTANCE.

THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL BE EXTERIOR WALLS AS DESCRIBED ABOVE.

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL, OR
2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
3. STILES AND RAILS SHALL NOT BE LESS THAN 13/8 INCHES THICK.
4. RAISED PANELS SHALL NOT BE LESS THAN 11/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
5. SHALL HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTE.
6. SHALL BE TESTED FOR NONCOMBUSTIBILTY OR IGNITION–RESISTANCE.

GLAZING IN EXTERIOR DOORS SHALL MEET THE REQUIREMENTS FOR EXTERIOR WINDOWS, ABOVE.

SECTION 709A DECKING

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
1. IGNITION–RESISTANT MATERIAL.
2. EXTERIOR FIRE RETARDANT TREATED WOOD
3. NONCOMBUSTIBLE MATERIAL
4. ANY NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL.

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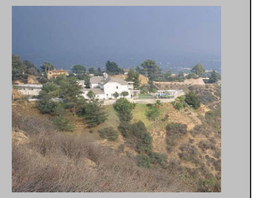
dk JOB# 20–1049

Case Example of Fuel Separation: Southern California chaparral

Mature, dense and continuous chaparral brush fields on steep slopes found in Southern California represents one of the most hazardous fuel situations in the United States. Chaparral grows in an unbroken sea of dense vegetation creating a fuel-rich path which spreads fire rapidly. Chaparral shrubs burn hot and produce tall flames. From the flames come burning embers which can ignite homes and plants. (Gilmer, 1994). All these factors results in a setting where aggressive defensible space clearing requirements are necessary.



Steep slopes (greater than 40%) and tall, old brush (greater than 7 feet tall), need significant modification. These settings require aggressive clearing to create defensible space, and would require maximum spacing. Application of the guidelines would result in 42 feet horizontal spacing (calculated as 6 times the height of the brush) between retained groups of chaparral.

4b. Reduced Fuel Zone: Defensible Space with Continuous Tree Canopy

To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy apply the following treatments:

- Generally, remove all surface fuels greater than 4 inches in height. Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
- Remove lower limbs of trees ("prune") to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.

Defensible Space retaining continuous trees

Photo Courtesy Plumas Fire Safe Council.

Defensible space with continuous tree canopy by clearing understory and pruning

Authority cited: Section 4102, 4291, 4125-4128.5, Public Resource Code. Reference: 4291, Public Resource Code; 14 CCR 1299 (d).

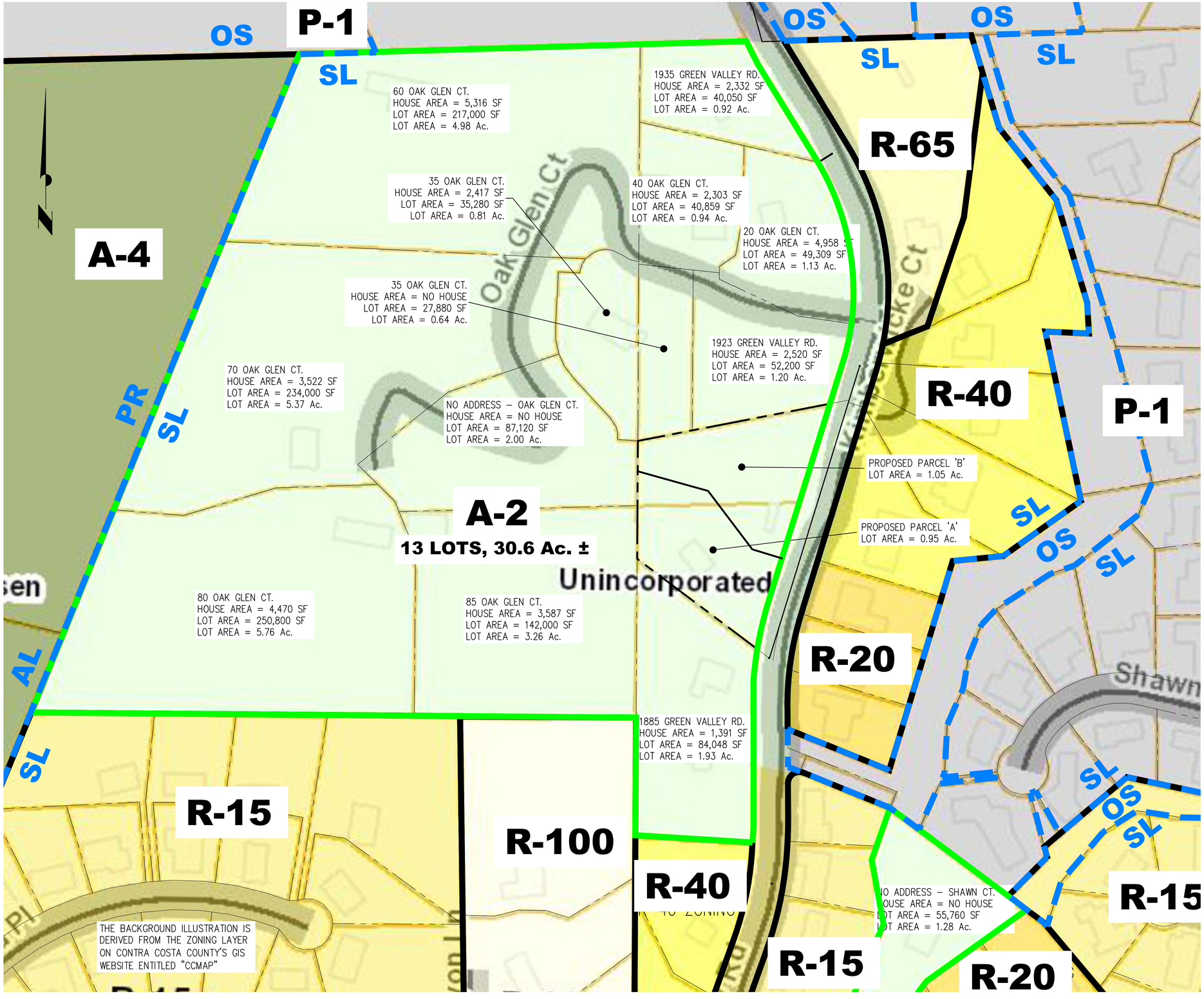
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION NOTES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



LEGEND

PROPERTY LINE	
ZONING BOUNDARY (A–2 ZONING)	
ZONING BOUNDARY FOR ZONING DESIGNATIONS, SEE BELOW	
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-40	SINGLE–FAMILY RESIDENTIAL DISTRICT THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET
GENERAL PLAN BOUNDARY FOR LAND USE DESIGNATIONS, SEE BELOW	
AL	AGRICULTURAL LANDS
OS	OPEN SPACE
PR	PARKS AND RECREATION
SL	SINGLE FAMILY RESIDENTIAL, LOW DENSITY

80' 0' 40' 80' 160'

1 INCH = 80 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

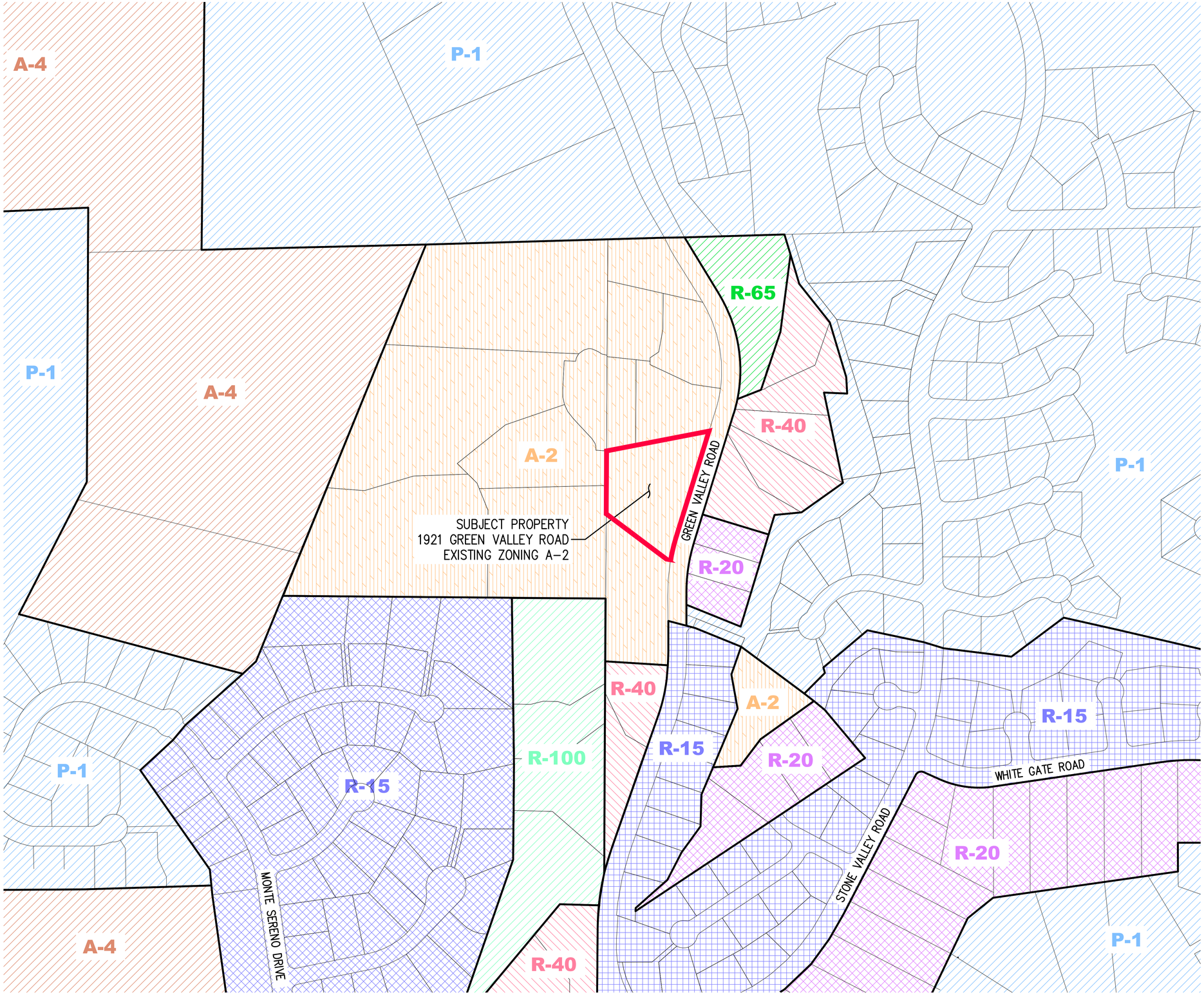
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT
A-2 ZONING

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: E:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 15 LOT AREA EXHIBIT-2049.DWG

dk JOB# 20-1049



LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- A-2 GENERAL AGRICULTURAL DISTRICT
- A-4 AGRICULTURAL PRESERVE DISTRICT
- P-1 PLANNED UNIT DISTRICT
- R-15, R-20, R-40, R-65, R-100 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

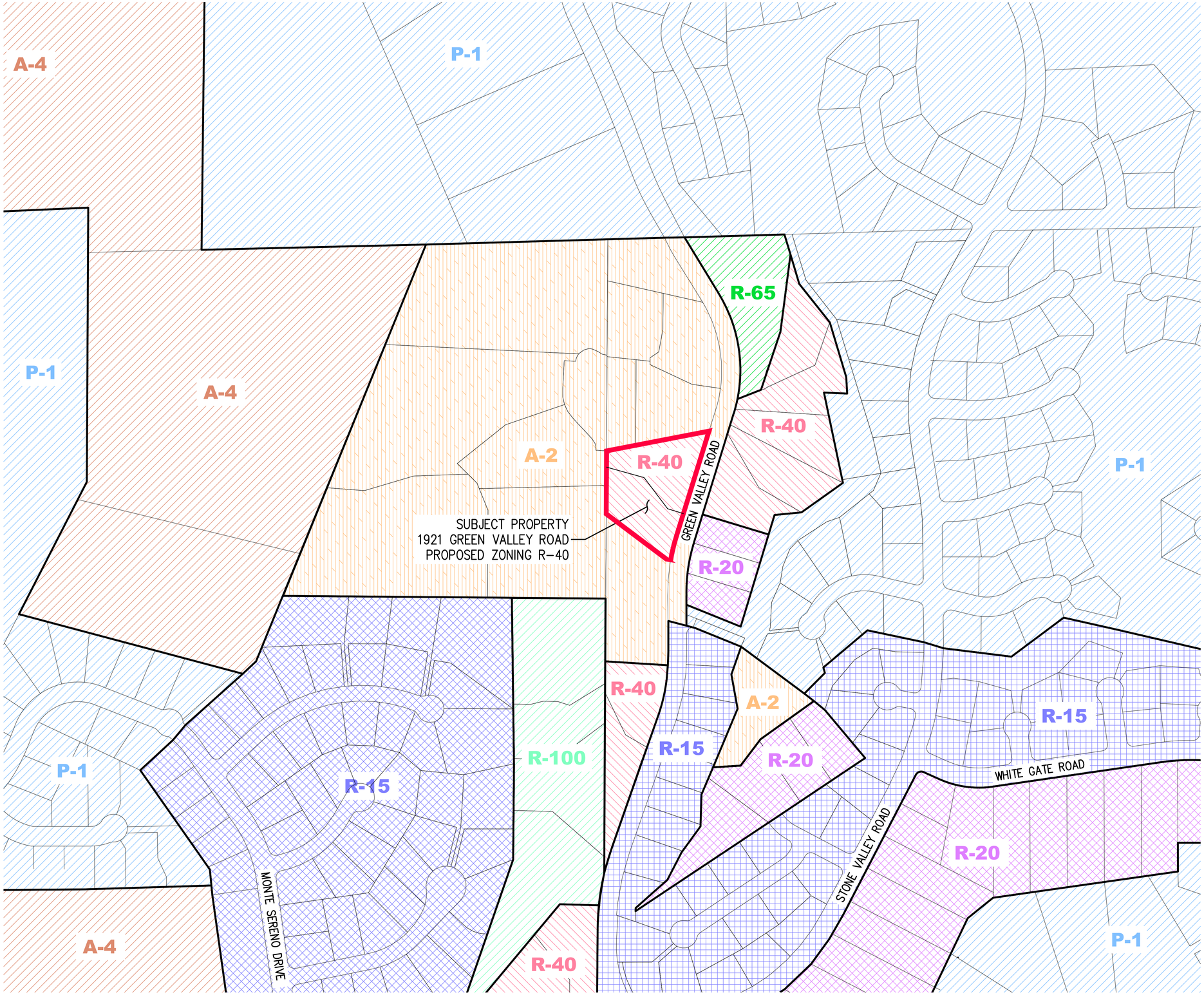
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
EXISTING CONDITION

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 16 REZONING-EX-2049.DWG

dk JOB# 20-1049



LEGEND

PROPERTY LINE	
ZONING BOUNDARY	
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-15	SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
R-20	
R-40	
R-65	
R-100	

N

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

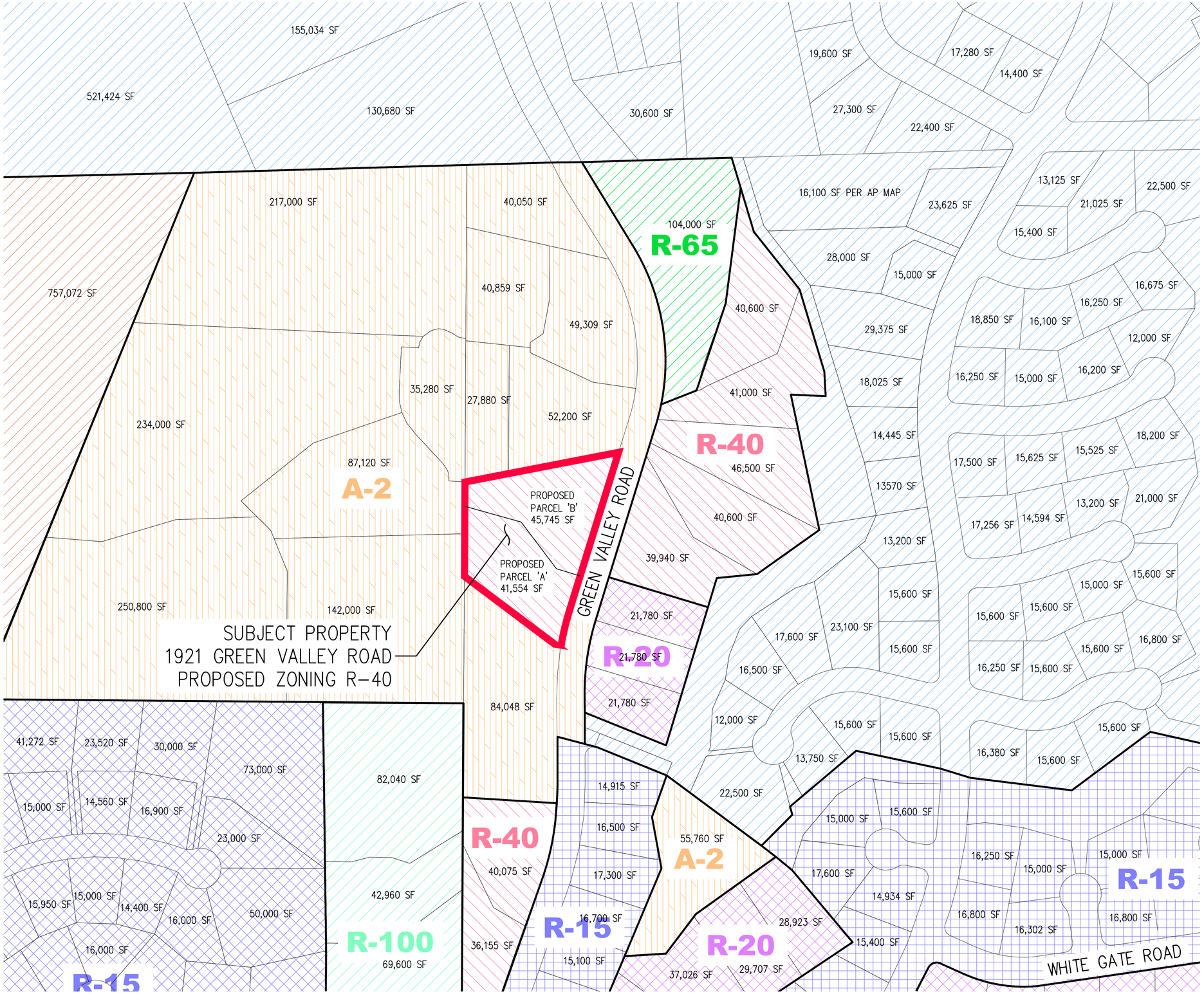
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
PROPOSED CONDITION

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 17 REZONING-PROP-2049.DWG

dk JOB# 20-1049



LEGEND

	PROPERTY LINE
	ZONING BOUNDARY
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-15	SINGLE–FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
R-20	
R-40	
R-65	
R-100	
12,000 SF	LOT AREA PER ASSESSOR'S PARCEL INFORMATION ON COUNTY GIS WEBSITE

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT - SURROUNDING PROPERTIES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 18 LOT AREAS-2049.DWG

dk JOB# 20-1049

FLOOR AREA CALCULATION

LOT AREA 1.04 AC, 45,500 S.F.

EXISTING BARN TO BE REMOVED - 839 S.F.

PROPOSED LIVING AREA - 3496 S.F.

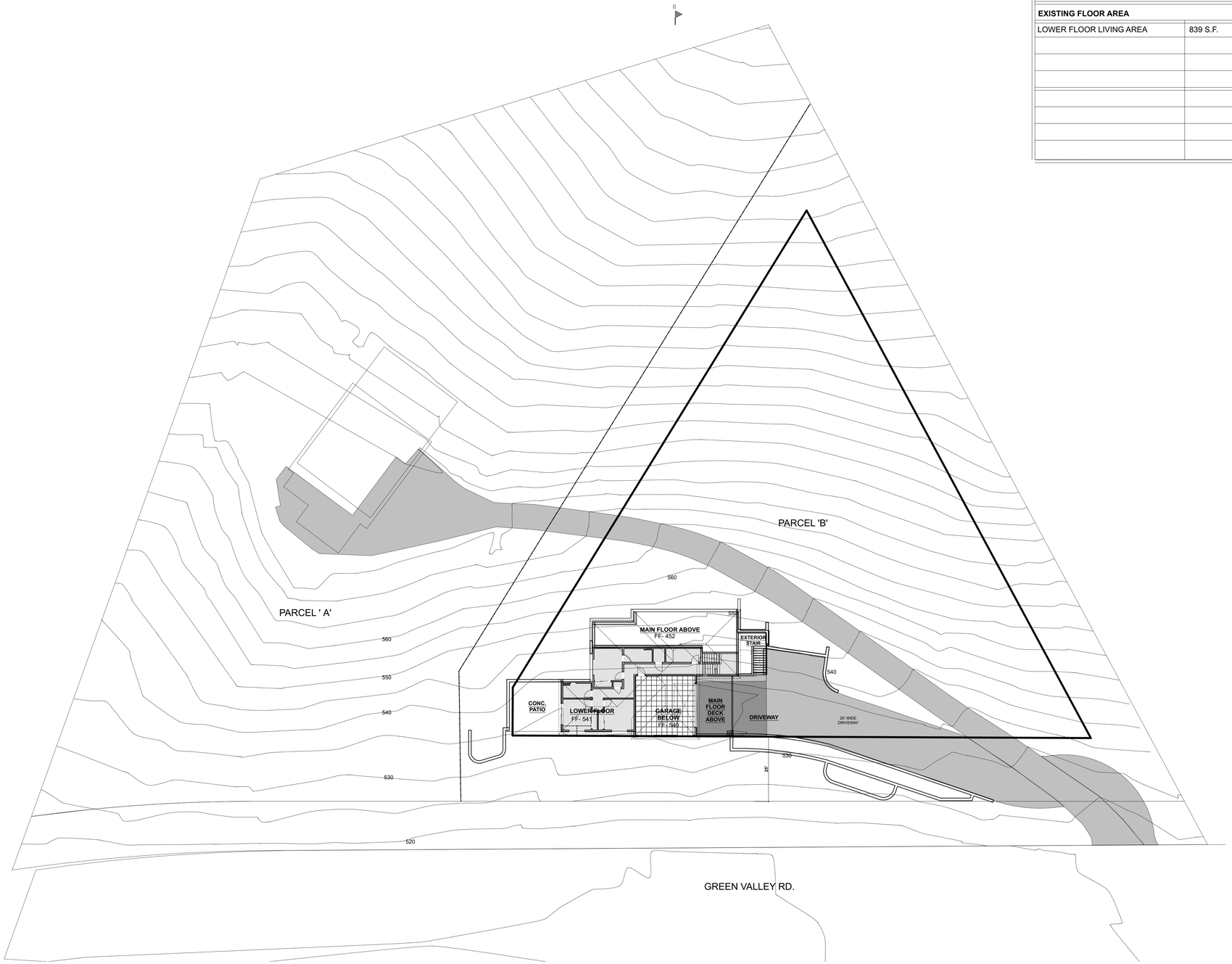
EXISTING FLOOR AREA		NEW/ PROPOSED FLOOR AREA	
LOWER FLOOR LIVING AREA	839 S.F.	MAIN FLOOR LIVING AREA	2445 S.F.
		LOWER FLOOR LIVING AREA	1051 S.F.
		TOTAL LIVING AREA	3496 S.F.
		GARAGE	553 S.F.
		MAIN FLOOR DECK	315 S.F.
		LOWER FLOOR CONC. PATIO	383 S.F.

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

SHEET A1-1 SITE PLAN SUPERSEDED - SEE VESTING TENTATIVE PARCEL MAP and SITE PLAN BY DK ENGINEERING RECEIVED 8/14/2024

SHEETS A2-1, A2-2, AND A3-1 ARE CURRENT AS RECEIVED 2/14/2024



N

3
A1-1

SITE PLAN - PROPOSED

SCALE: 1" = 20'

0 10 20 40

DOUGLAS A. MCQUILLAN
ARCHITECT

820 ORANGE BLOSSOM WAY,
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(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY
ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

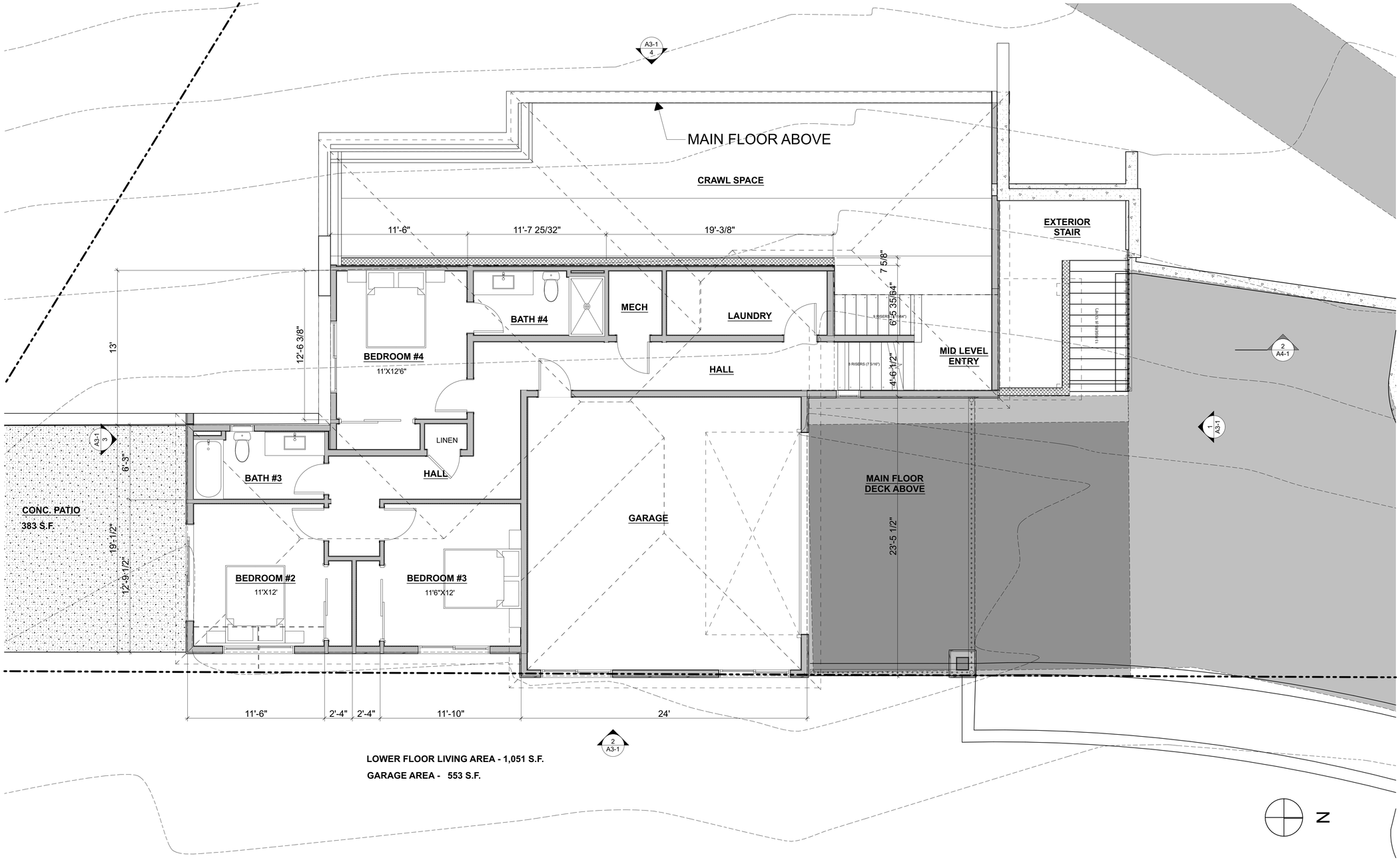
JOB	2023
DATE	12/27/23
SHEET	

A1-1

SHEET 4

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



1 A2-1 LOWER FLOOR - PROPOSED

SCALE: 1/4" = 1'-0"

0 2 4 8

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ARCHITECT

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DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

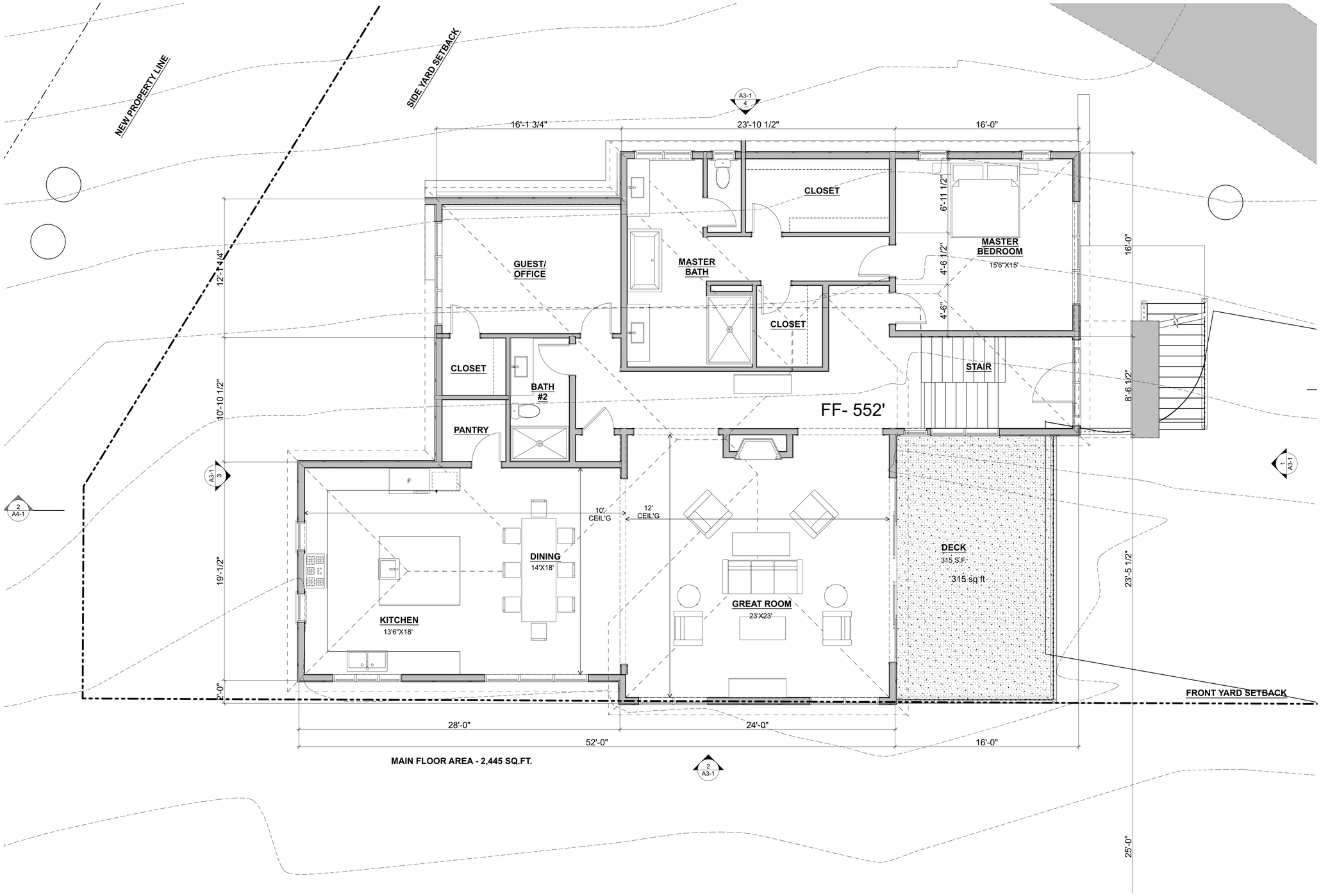
REVISION

JOB	2023
DATE	12/27/23
SHEET	A2-1

SHEET 6

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



2 A2-2 MAIN FLOOR - PROPOSED

SCALE: 1/4" = 1'-0"

0 2 4 8

N

DOUGLAS A. MCQUILLAN
ARCHITECT

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DANVILLE, CA 94526
(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB	2023
DATE	12/27/23
SHEET	A2-2

SHEET 7

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

2 A3-1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 A3-1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 A3-1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 A3-1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECT

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GREEN VALLEY RESIDENCE

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APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

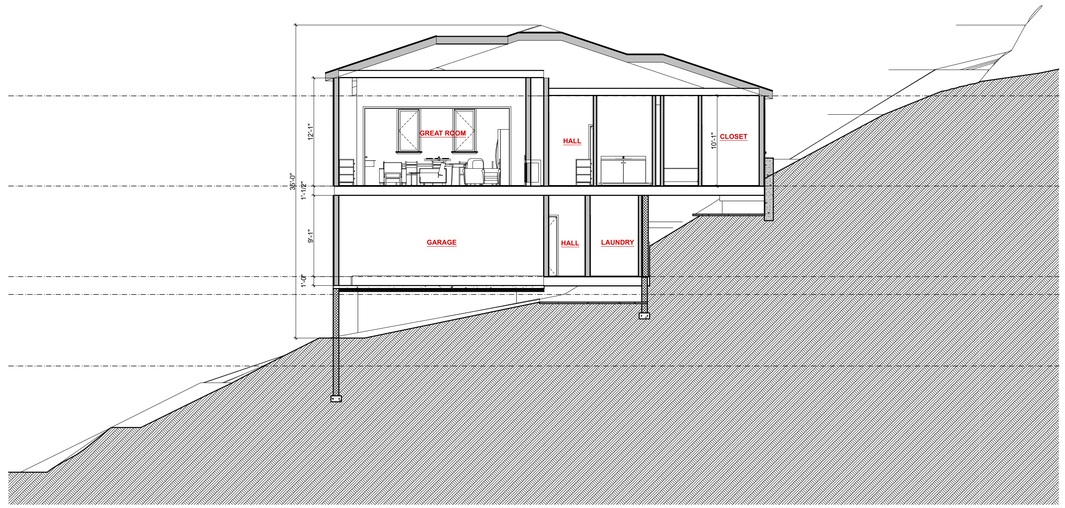
JOB 2023
DATE 12/27/23
SHEET

A3-1

SHEET 13

REVISED

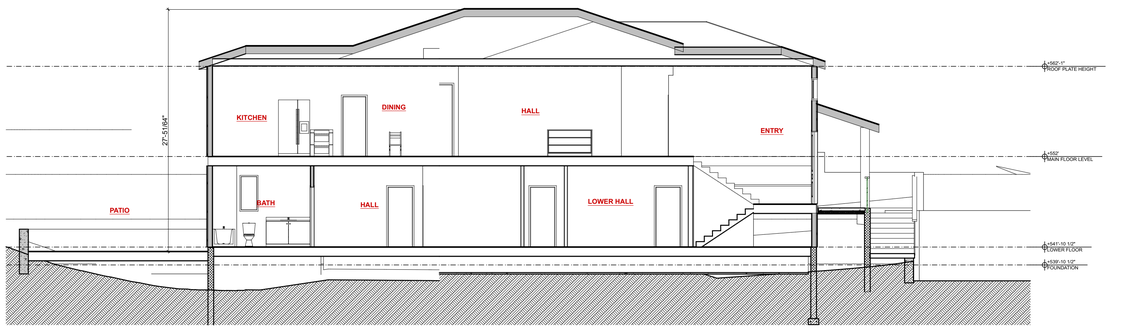
RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



1 A4-1 SECTION

SCALE: 1/8" = 1'-0"

0 4 8 16



2 A4-1 SECTION

SCALE: 1/8" = 1'-0"

0 4 8 16

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ARCHITECT

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(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY
ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB 2023

DATE 12/27/23

SHEET

A4-1

SHEET 17

GREEN VALLEY ROAD
SINGLE-FAMILY RESIDENTIAL REZONE
AND MINOR SUBDIVISION

COUNTY FILE CDRZ23-03271 & CDMS23-00005

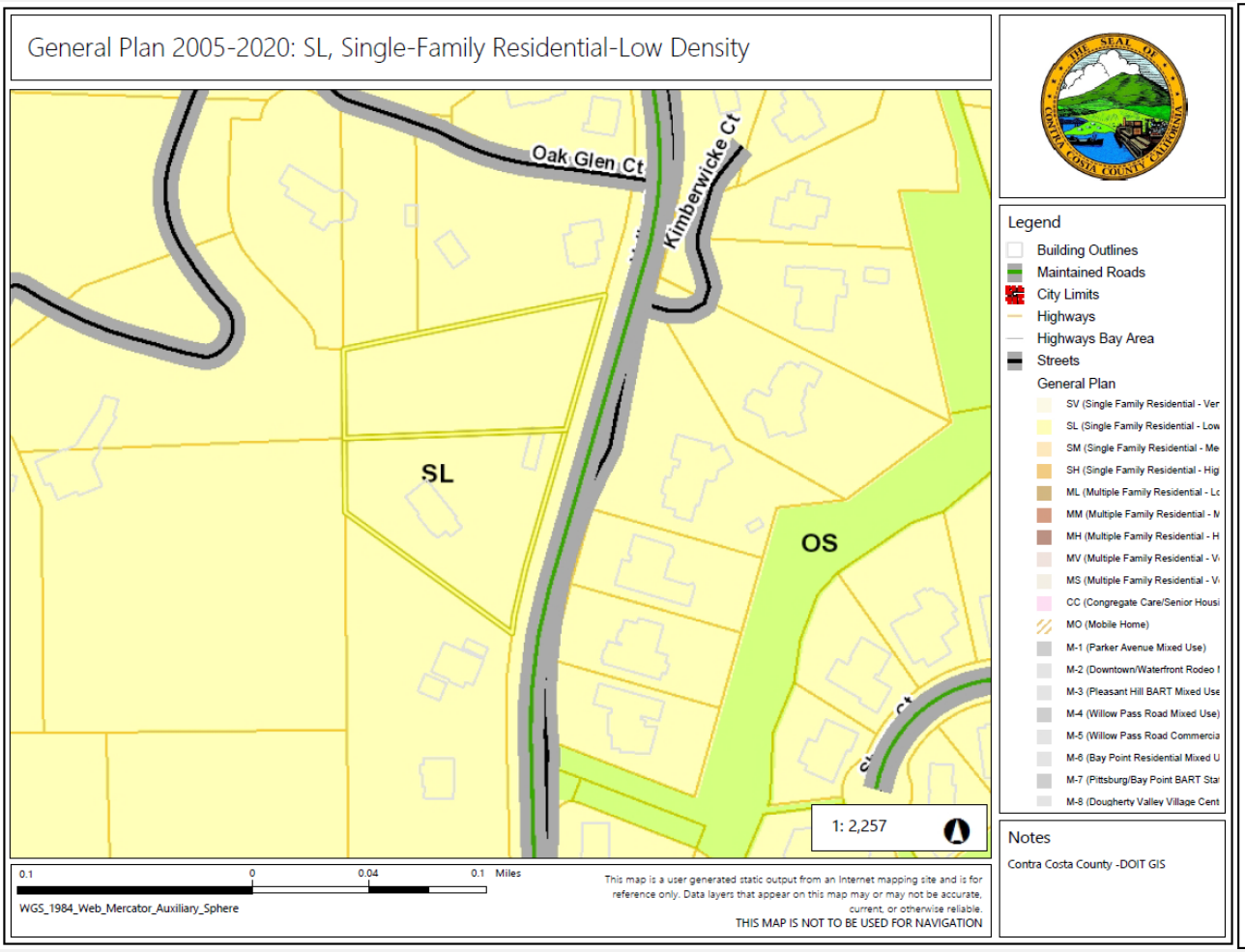
County Planning Commission

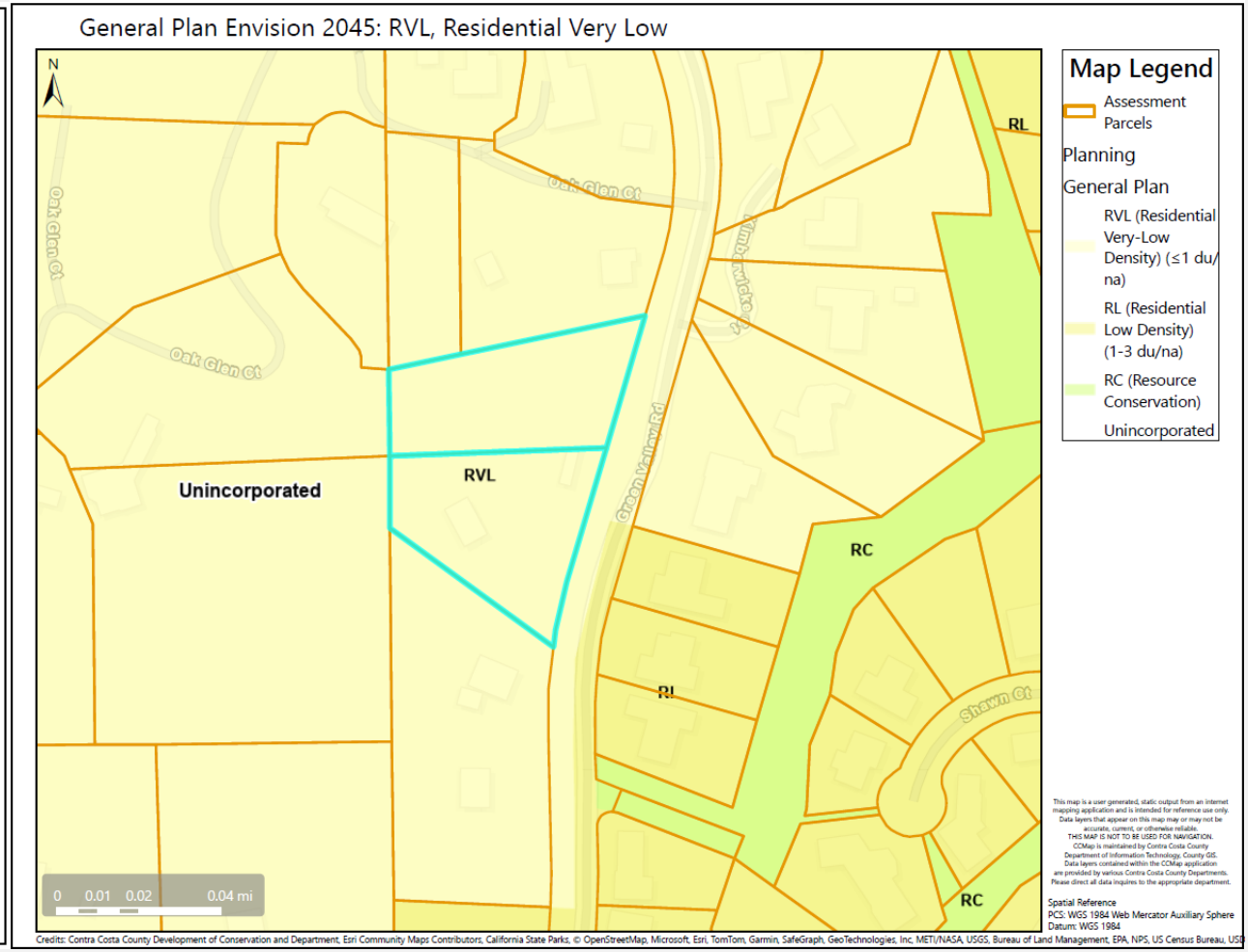
December 10, 2025

PROJECT DESCRIPTION

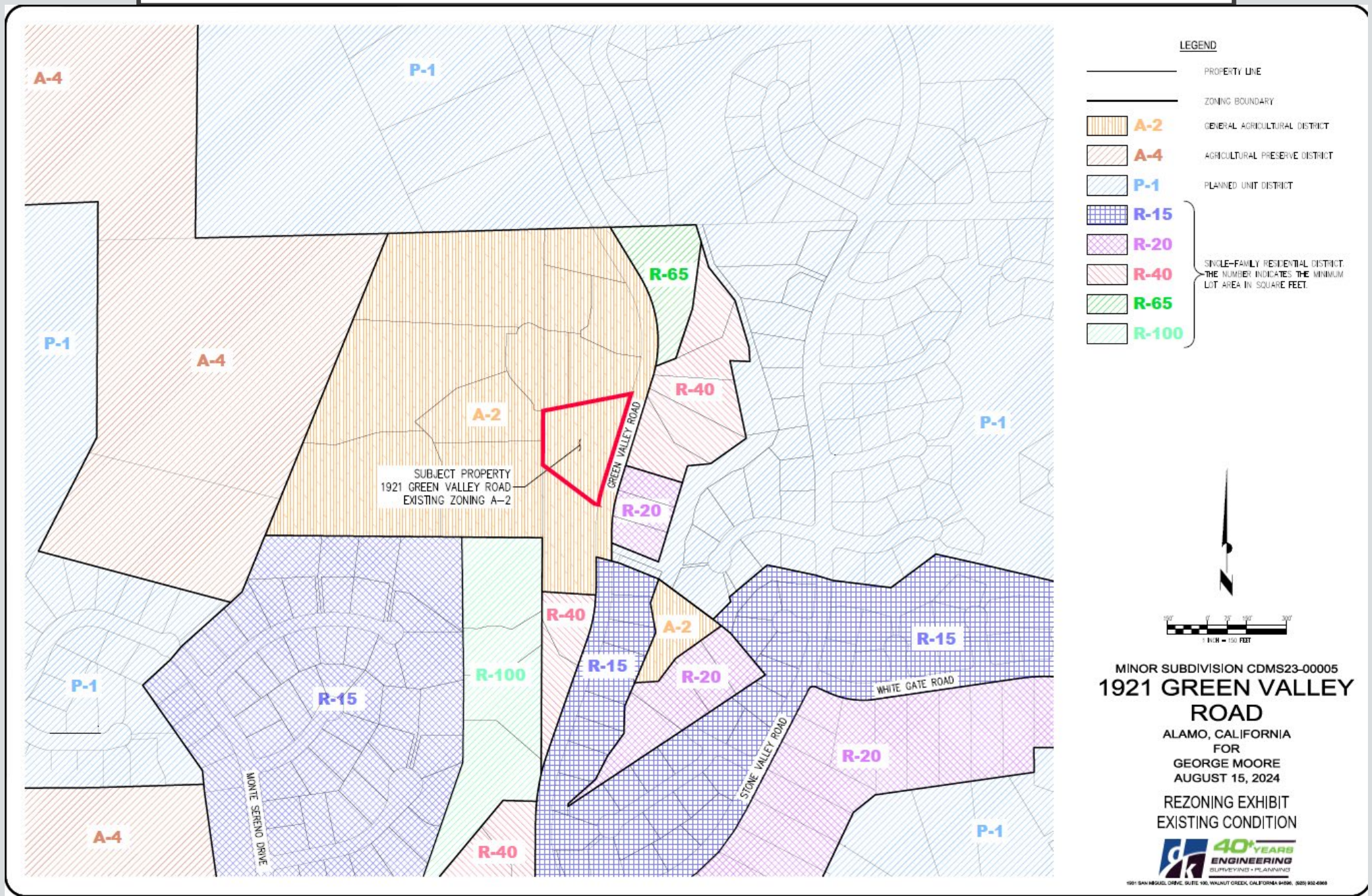
- Rezone of project site from A-2, General Agricultural District to R-40, Single-Family Residential District
- Minor subdivision for two lots: approximately 0.95-acre Parcel A and approximately 1.05-acre Parcel B
- Variances to allow a 0-foot and a 5-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for the construction of retaining walls #1 and #3
- Exception to the requirements and regulations of County Code Title 9, Chapter 96-10, for undergrounding of existing overhead utility services
- Tree Permit to allow the removal of three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches, and work within the driplines of one valley oak and three coast live oaks with a combined diameter of 79 inches
- Grading, site improvements (driveway, drainage) and construction of a new, two-story residence on Parcel B

GENERAL PLAN

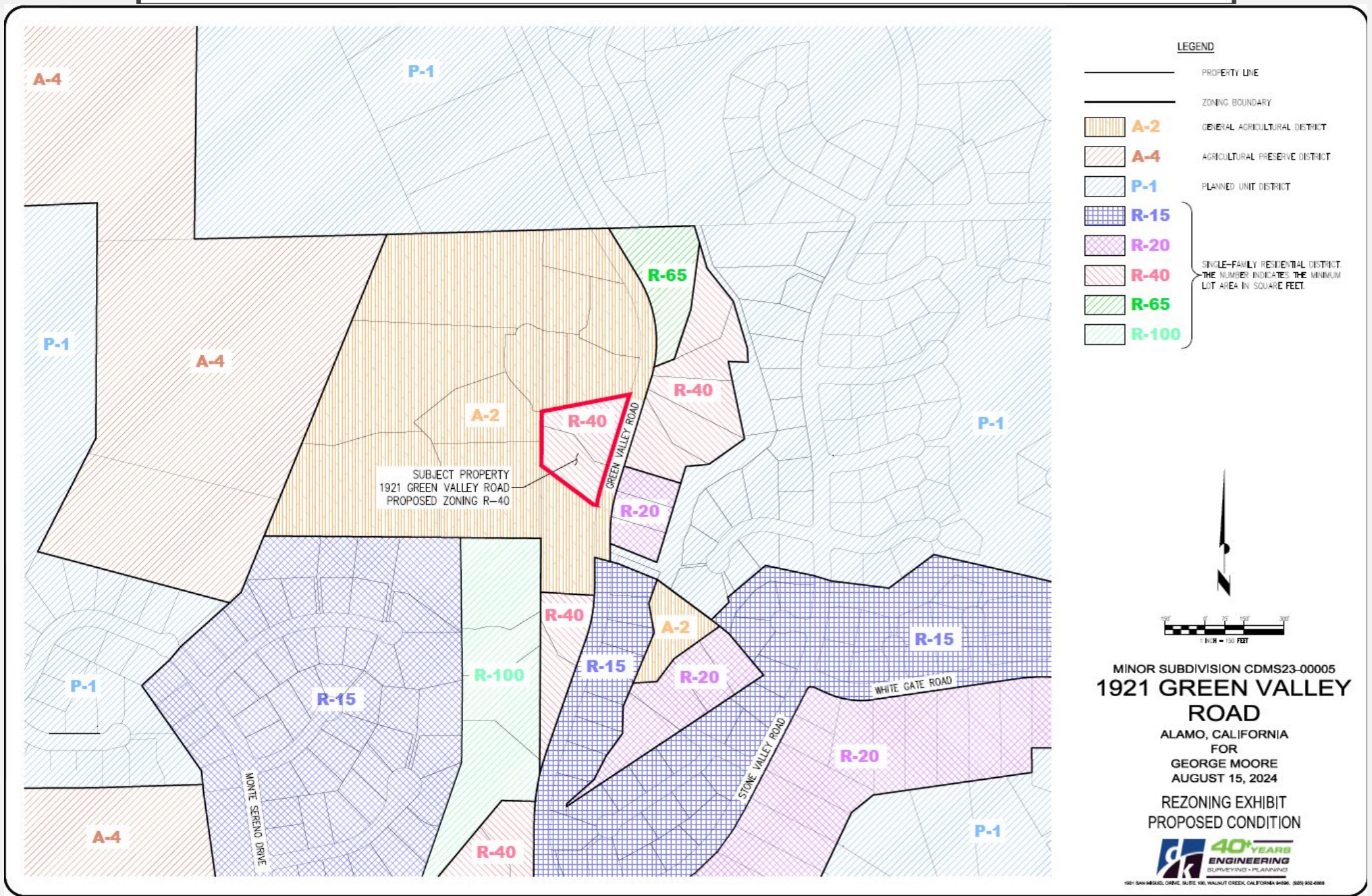




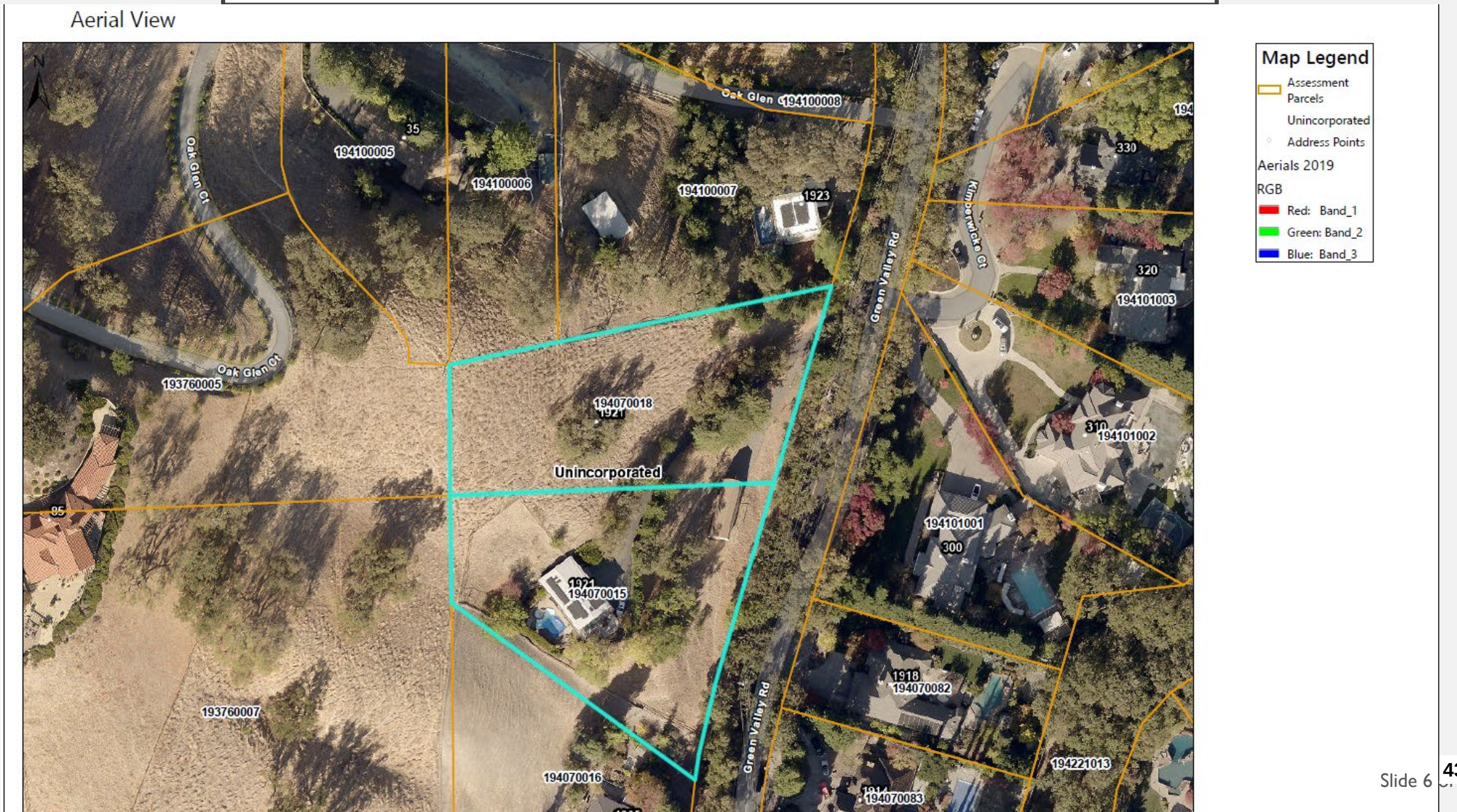
ZONING MAP: EXISTING



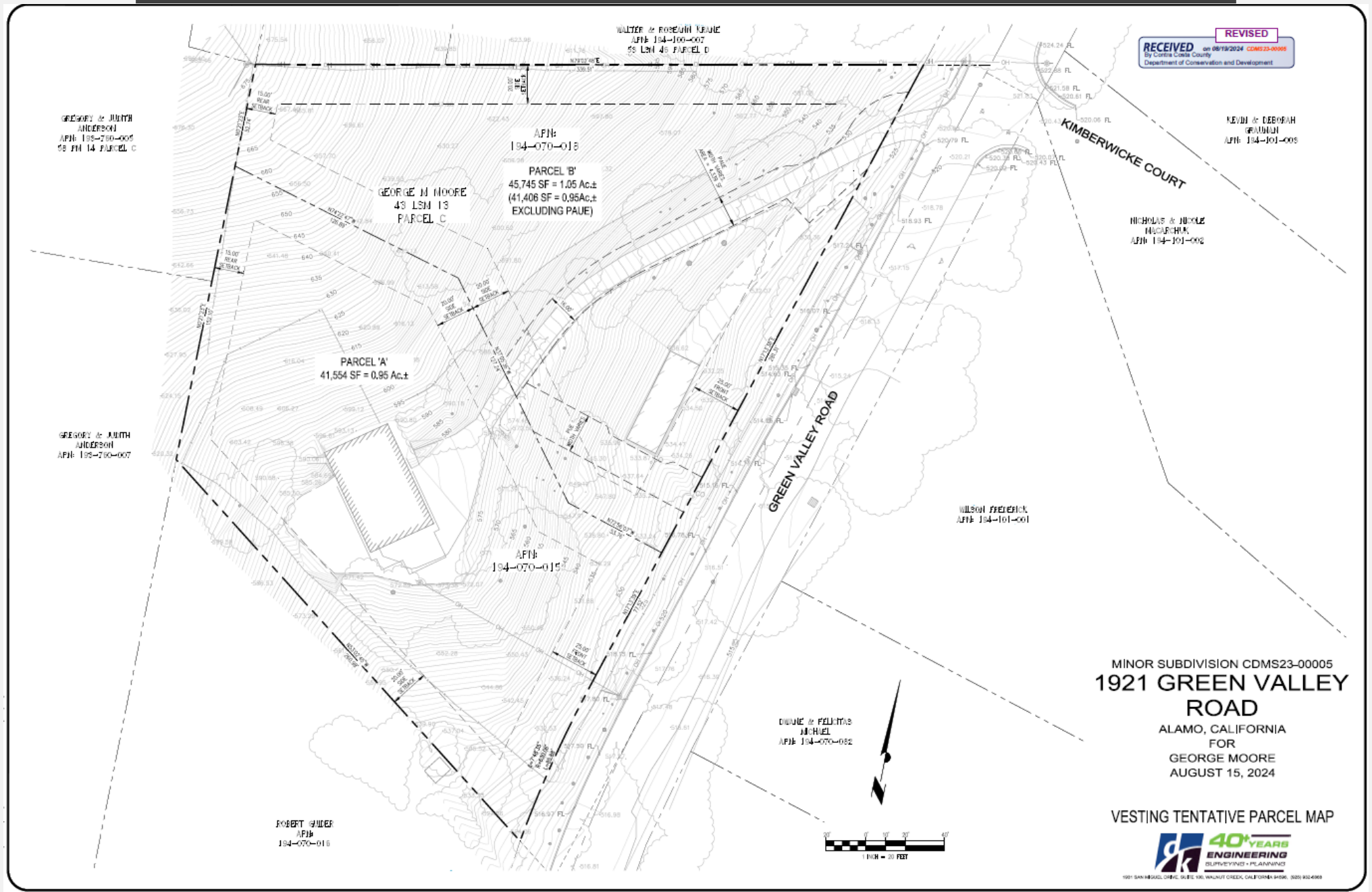
ZONING MAP: PROPOSED



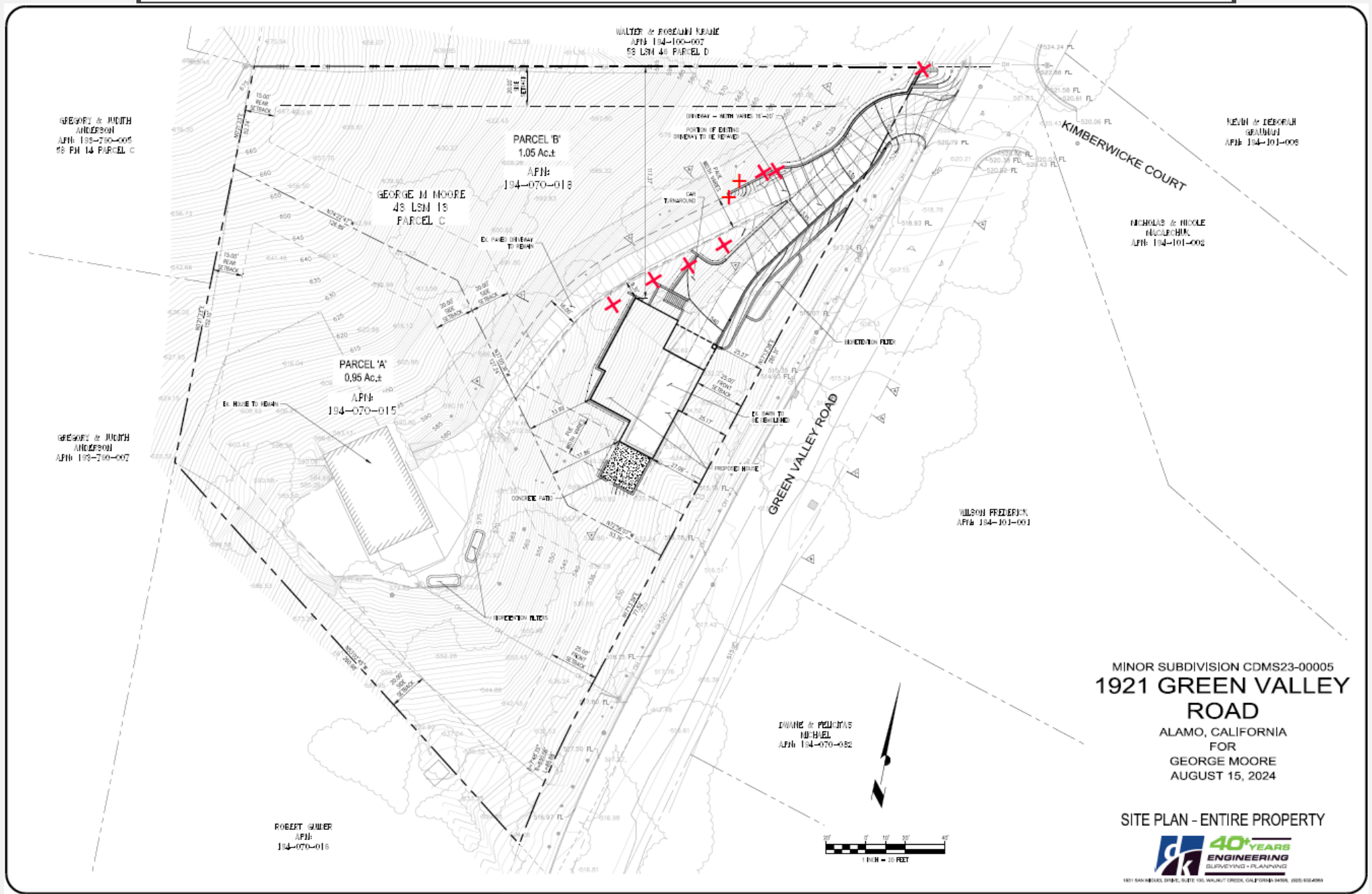
AERIAL VIEW


Aerial View
Map Legend
Assessment Parcels
Unincorporated
Address Points
Aerials 2019
RGB
Red: Band_1
Green: Band_2
Blue: Band_3
Oak Glen Ct
Oak Glen
Green Valley Rd
Kimberwicke Ct
194100008
194100005
194100006
194100007
193760005
194070018
1921
Unincorporated
194070015
193760007
194070016
194070082
194070083
194101001
194101002
194101003
194221013
1923
1918
330
320
310
300
35
85

SUBDIVISION LAYOUT



SITE PLAN


PARCEL 'B'
1.05 Ac.±
APN:
194-070-018
PARCEL 'A'
0.95 Ac.±
APN:
194-070-015
GEORGE M MOORE
43 LSM 15
PARCEL C
KIMBERWICKE COURT
GREEN VALLEY ROAD
MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024
SITE PLAN - ENTIRE PROPERTY

TWO-STORY RESIDENCE, PARCEL B

2 A3-1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

1 A3-1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

434

CEQA MITIGATED NEGATIVE DECLARATION

- MND circulated for public comment March 26, 2025, through April 24, 2025.
- Three comment letters received by staff. A response to all comments included in staff report.
- No potentially significant new impacts were identified based on staff's review of comments, and no additional mitigation measures were necessary to reduce project impacts to "Less Than Significant"
- Applicant accepted the mitigation measures in the MMRP.

STAFF RECOMMENDATION

- Adopt the MND
- Adopt an ordinance rezoning the 2.0-acre subject property and adjacent public right-of-way
- Approve the Vesting Tentative Map, Variances, and Tree Permit based on staff findings in support of the project and associated conditions of approval

QUESTIONS?

GREEN VALLEY ROAD
SINGLE-FAMILY RESIDENTIAL REZONE
AND MINOR SUBDIVISION

COUNTY FILE CDRZ23-03271 & CDMS23-00005

Board of Supervisors

January 20, 2026

PROJECT DESCRIPTION

- Rezone of project site from A-2, General Agricultural District to R-40, Single-Family Residential District
- Minor subdivision for two lots: approximately 0.95-acre Parcel A and approximately 1.05-acre Parcel B
- Variances to allow a 0-foot and a 5-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for the construction of retaining walls #1 and #3
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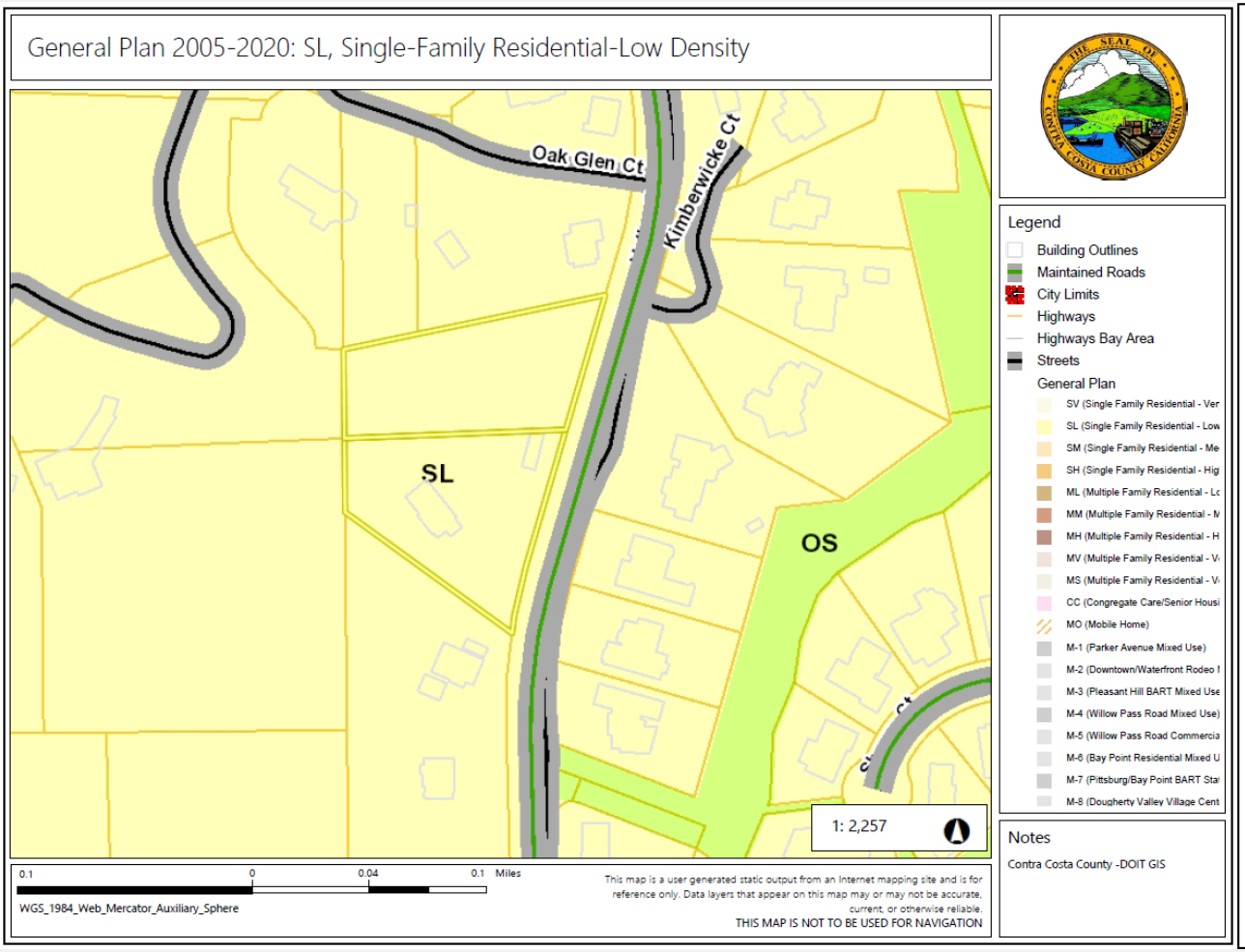
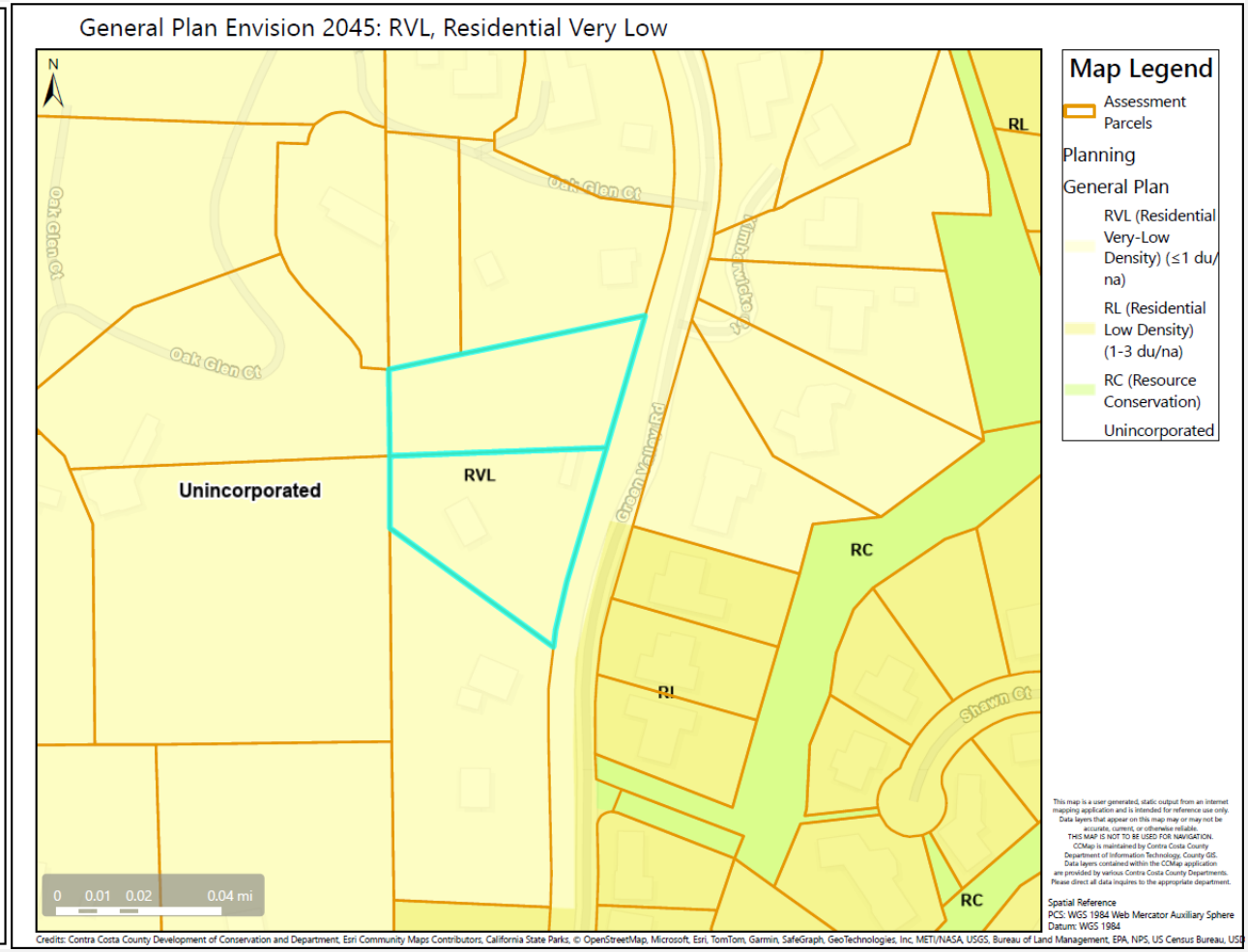
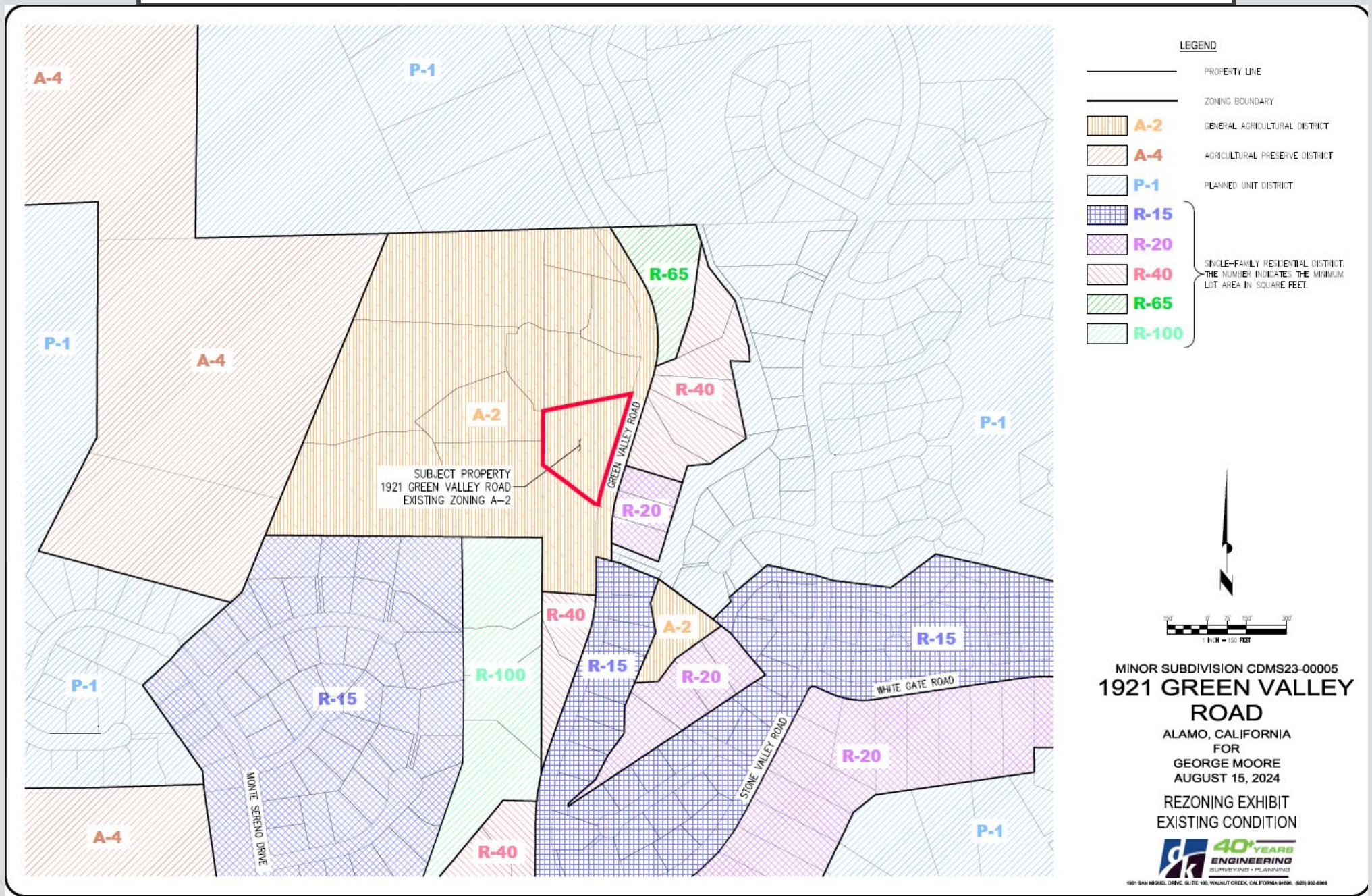
GENERAL PLAN

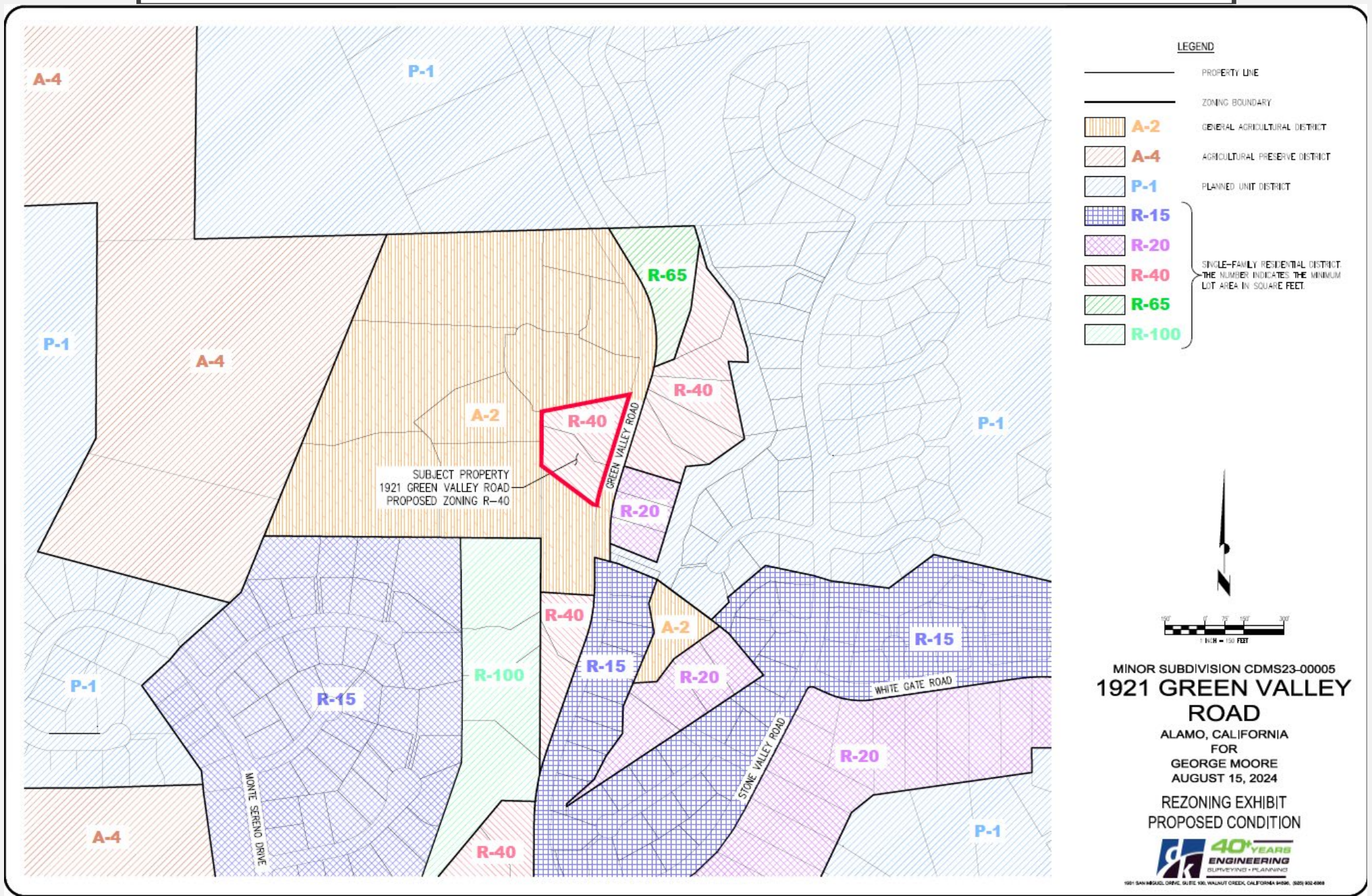




ZONING MAP: EXISTING

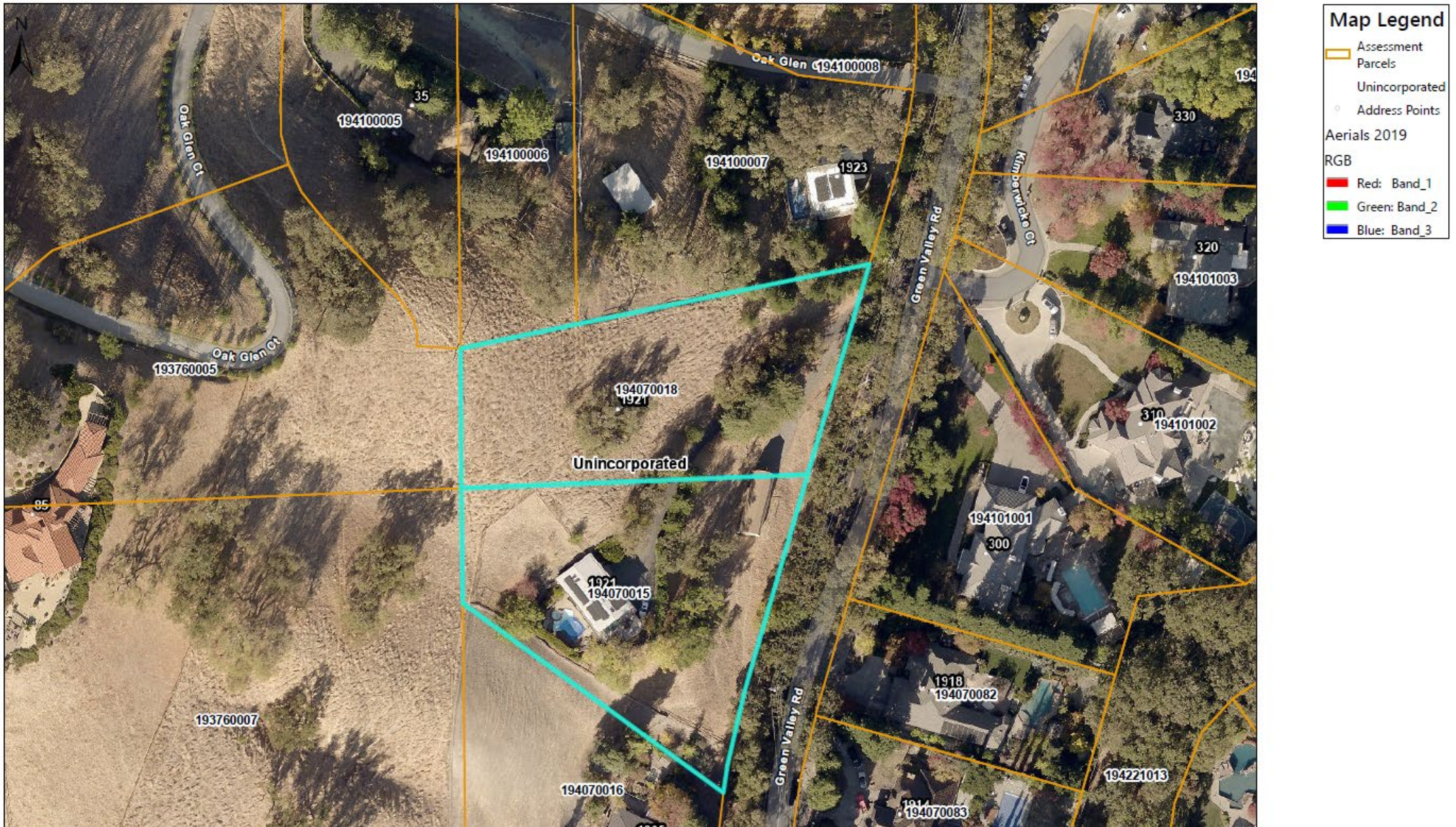


ZONING MAP: PROPOSED

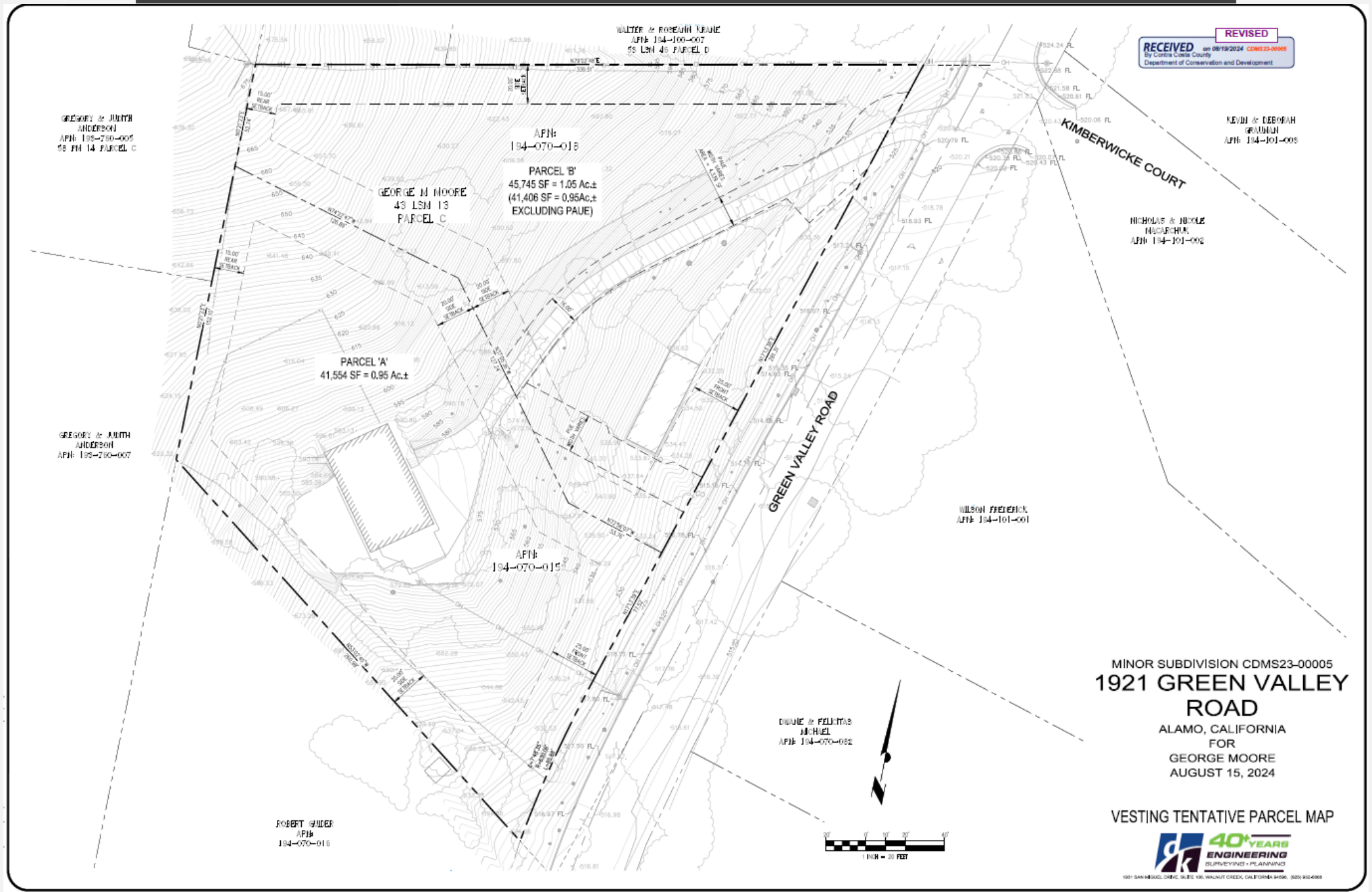


AERIAL VIEW

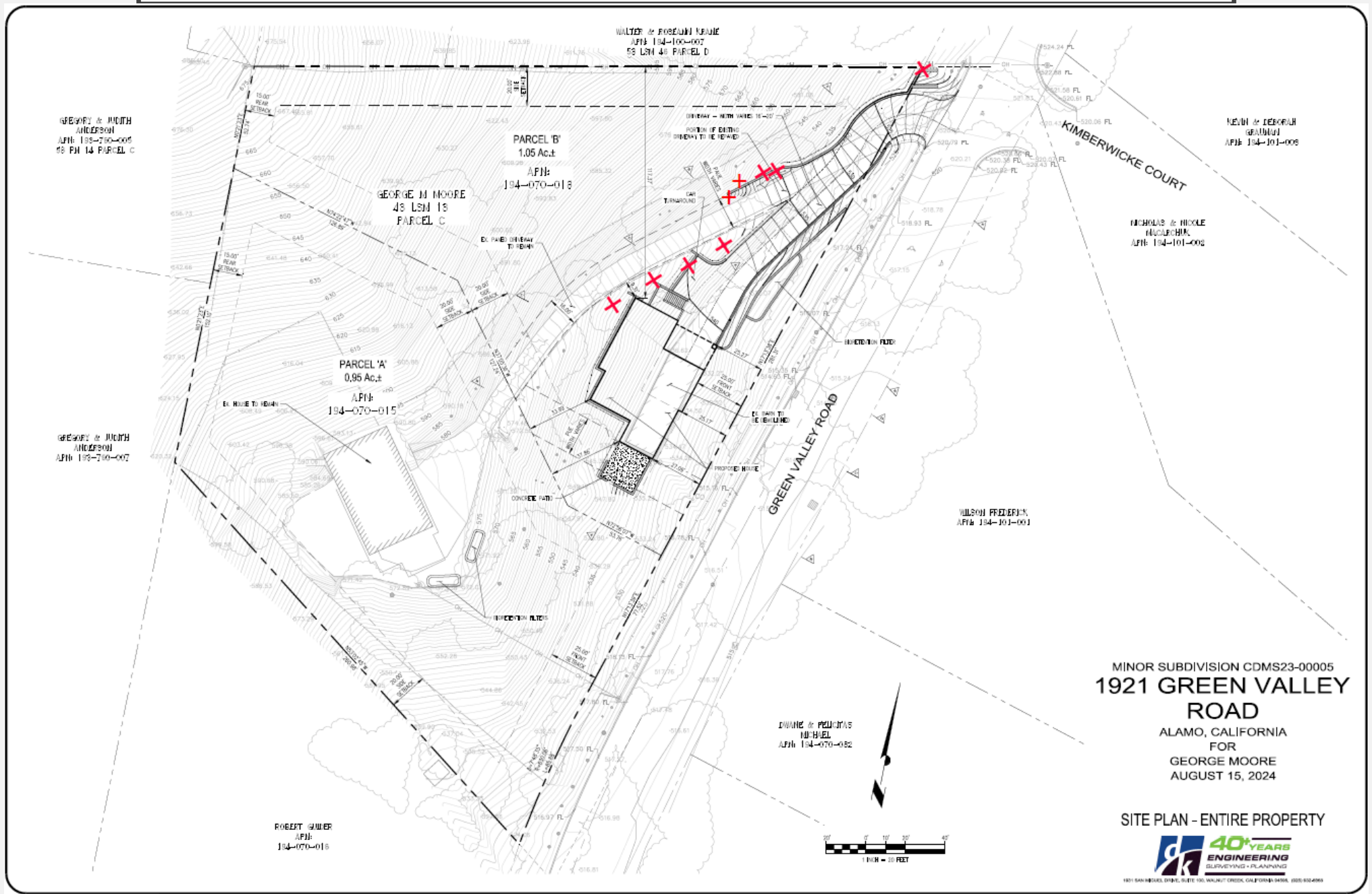
Aerial View



SUBDIVISION LAYOUT



SITE PLAN


WALTER & ROSEANN NEAME
APN: 194-100-007
58 LSM 48 PARCEL D
GREGORY & JUDITH ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C
PARCEL 'B'
1.05 Ac.±
APN:
194-070-018
GEORGE M MOORE
48 LSM 18
PARCEL C
KIMBERWICKE COURT
KEVIN & DEBORAH GRAUMAN
APN: 194-101-008
NICHOLAS & NICOLE NICAFECHIN
APN: 194-101-002
PARCEL 'A'
0.95 Ac.±
APN:
194-070-015
GREEN VALLEY ROAD
GREGORY & JUDITH ANDERSON
APN: 193-760-007
WILSON FREDERICK
APN: 194-101-001
DWANE & PELLICIA'S MICHAEL
APN: 194-070-052
ROBERT GUIER
APN:
194-070-016
MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024
SITE PLAN - ENTIRE PROPERTY
40+ YEARS ENGINEERING
SURVEYING • PLANNING

TWO-STORY RESIDENCE, PARCEL B

2 A3-1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

1 A3-1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

446

CEQA MITIGATED NEGATIVE DECLARATION

- MND circulated for public comment March 26, 2025, through April 24, 2025.
- Three comment letters received by staff. A response to all comments included in staff report to CPC.
- No new potentially significant impacts were identified based on staff's review of comments, and no additional mitigation measures were necessary to reduce project impacts to "Less Than Significant"

STAFF RECOMMENDATION

- Adopt the MND
- Adopt Ordinance 2026-04 rezoning the 2.0-acre subject property and adjacent public right-of-way
- Approve the Vesting Tentative Map, Variances, and Tree Permit based on staff findings in support of the project and associated conditions of approval

QUESTIONS?

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-289 **Agenda Date:** 1/20/2026 **Agenda #:** D.3.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: Update on Head Start Programs and Oversight

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
CONSIDER accepting the monthly update on the activities and oversight of the County's Head Start Program as recommended by the Employment and Human Services Director, and provide guidance.

FISCAL IMPACT:
There is no fiscal impact.

BACKGROUND:
Per Board Resolution No. 2023/274, the Board receives monthly updates on and provides guidance related to the activities of the Head Start program. This is the January 2026 update.

CONSEQUENCE OF NEGATIVE ACTION:
The County will not be in compliance with Head Start program requirements, which may jeopardize funding and successful 2024-2029 grant implementation.

CHILDREN'S IMPACT STATEMENT:
The services provided under this contract support all five of Contra Costa County's community outcomes: (1)"Children Ready for and Succeeding in School"; (2) "Children and Youth Healthy and Preparing for Productive Adulthood"; (3) "Families that are Economically Self-Sufficient"; (4) "Families that are Safe, Stable and Nurturing"; and (5) "Communities that are Safe and Provide a High Quality of Life for Children and Families".

Early Childhood Education Program Update

January 20, 2026
Marla Stuart, MSW, PhD, EHSD Director and Head Start Executive Director
MJ Robb, Community Services Bureau Interim Director, Head Start Director
info@ehsd.cccounty.us | (925) 608-4800

CONTRA COSTA COUNTY
EMPLOYMENT & HUMAN SERVICES

Outline

Topic	Federal Head Start	State Child Care
Federal Environment Updates	To date	
Child Care Center Services	Nov 2025	Nov 2025
Policy Council Actions	Dec 2025	
Budget	Nov 2025	Nov 2025
Monitoring	Nov 2025	Nov 2025
Official Funder Communication	Dec 2025	Dec 2025
Appendices	For Information	
Recommendation	✓	

- Federal Environment Updates
- Child Care Center Services
- Policy Council Actions
- Budget
- Monitoring
- Official Funder Communication
- Appendices
- Recommendation

Building Brighter Futures Together

Federal Environment Updates

Sources of Information

1. Project 2025
2. Executive Orders
3. Federal Department Actions
4. Congressional Actions

Categories of Impact

1. Potential Funding Reduction
2. Potential Funding Increase
3. Changes to Program Regulations
4. Change that may Impact Customers
5. Change that may Impact Contracts with Partners

- Federal Environment Updates
- Child Care Center Services
- Policy Council Actions
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- Recommendation

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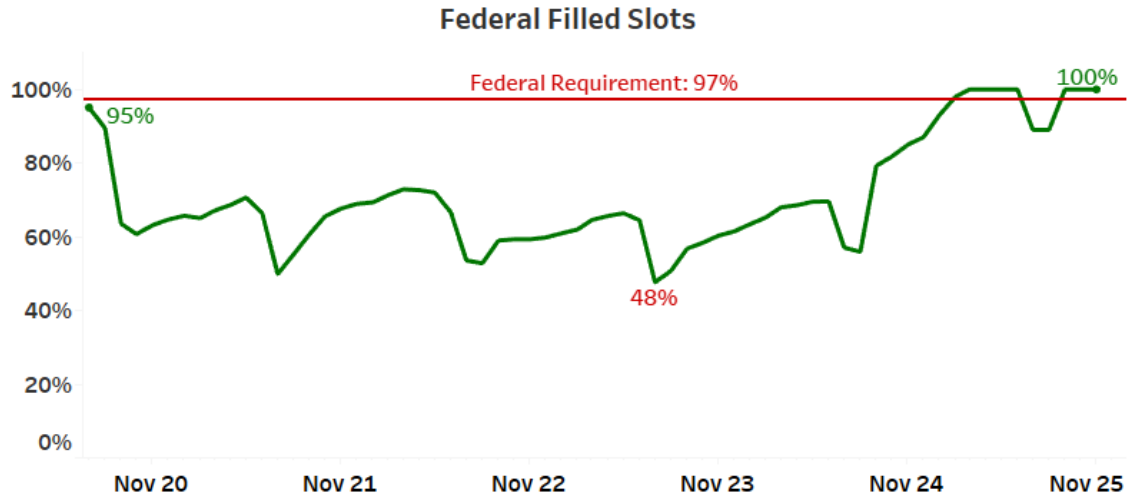
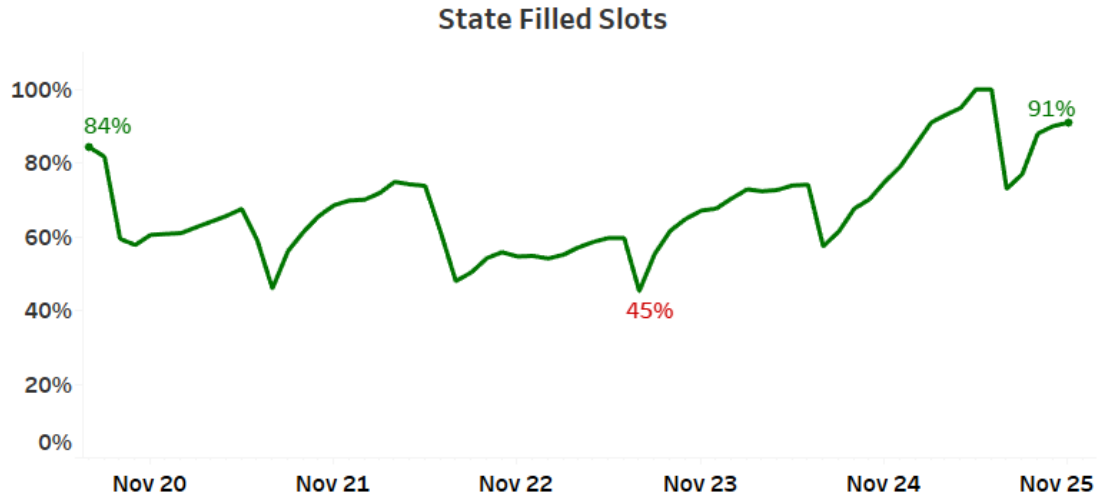
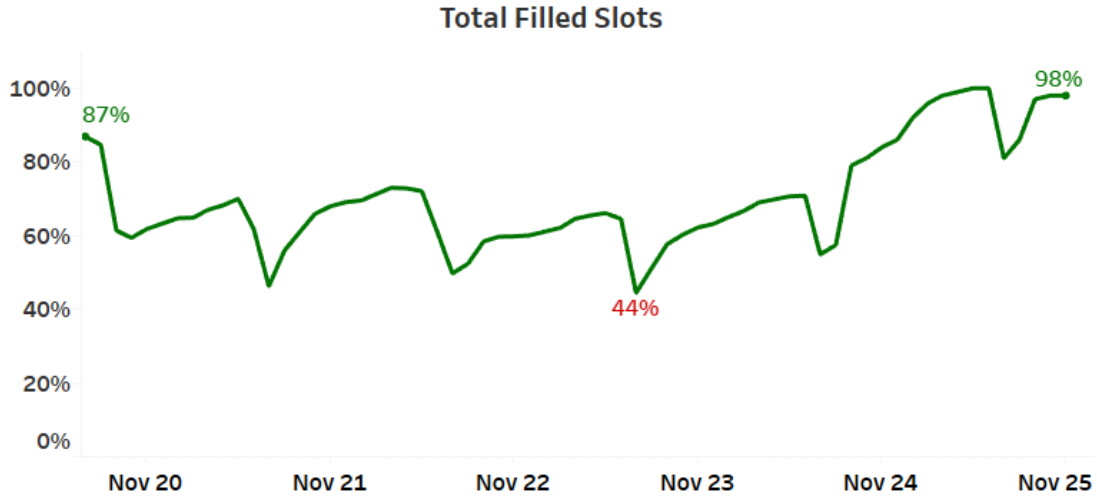
Center Enrollment Rates







Current Slot Allotments:

- Federal Slots (Head Start) = 1,201 (1,201 filled slots as of November 2025)
- State Slots (CDE and CDSS) = 764 (696 filled slots as of November 2025)
- Total Unique Slots = 1,345 (1,324 filled slots as of November 2025)

Current Enrollment Requirements:

- Federally Funded = 97% slots filled
- State Funded = Currently "hold harmless" meaning no penalties for not filling all slots. When "hold harmless" ends in June 2026, we will no longer be funded for unfilled slots.

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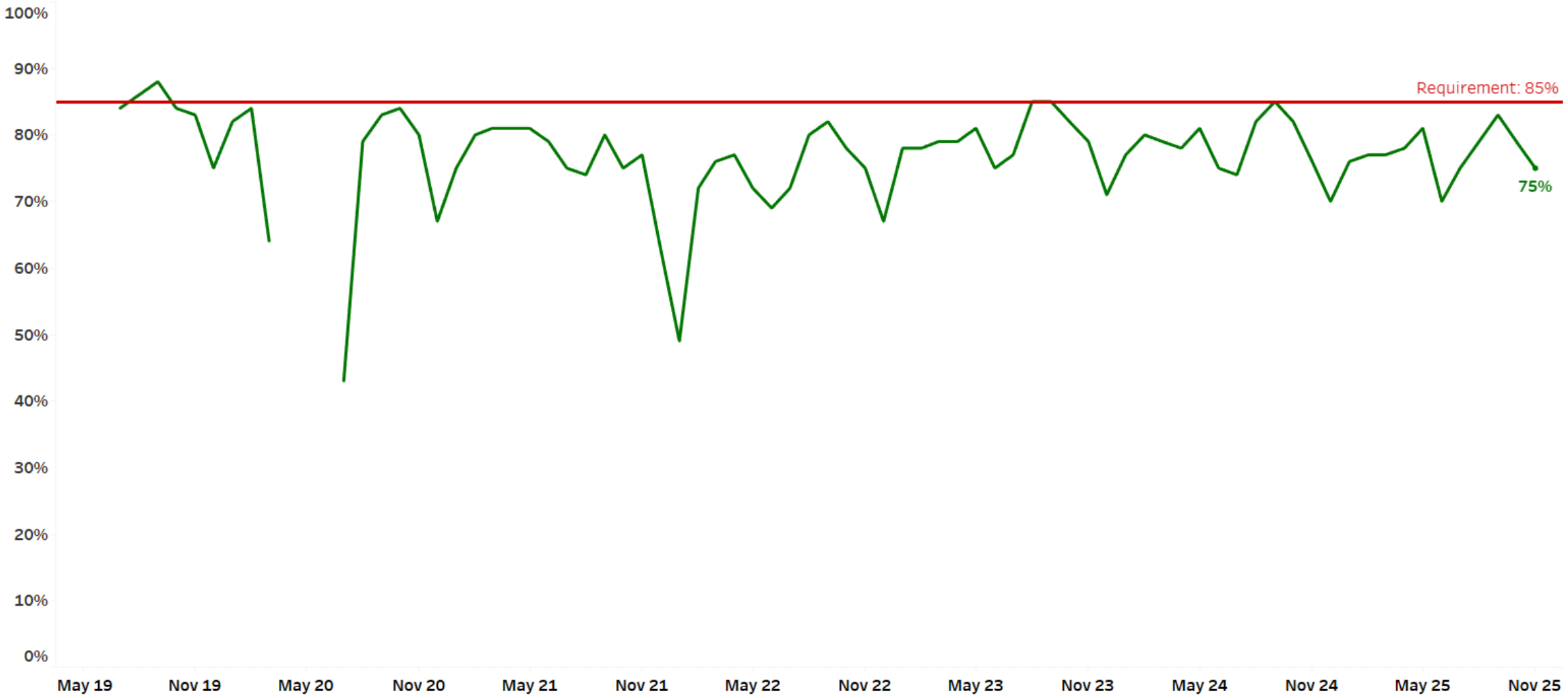
Center Attendance Rates



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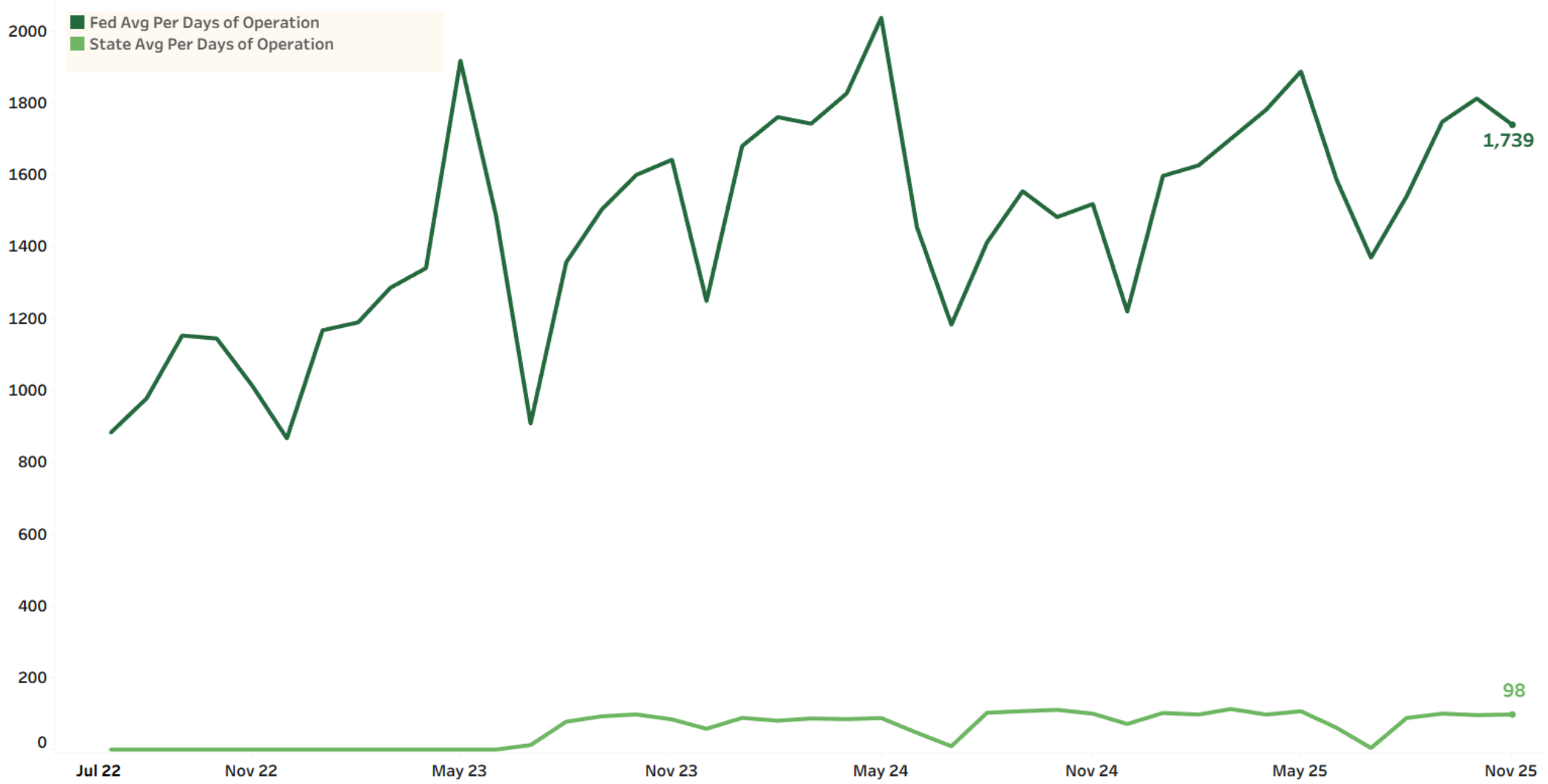
Average Center Meals & Snacks Per Day



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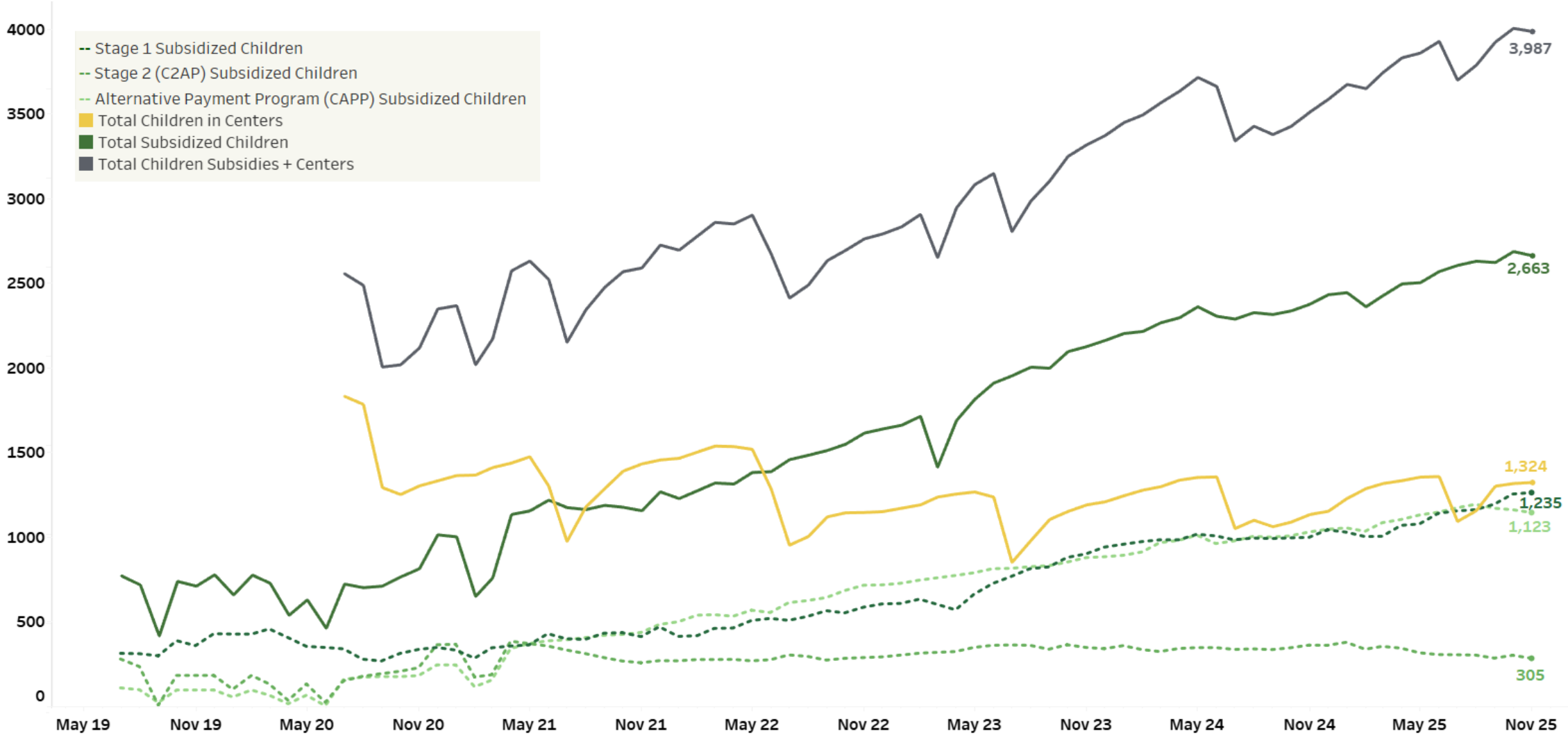
Vended Meal Services

Contract with vendor (Ordo, Inc.) began August 1, 2025 following Board approval on July 22, 2025 (C31)

Working with vendor to address initial challenges such as ensuring all meals and snacks are prepared daily, meeting federal requirements for meal components, and quality of meals

Children Served in Child Care



Building Brighter Futures Together

Head Start Annual Reports & Community Assessment Report

Federal Requirement: Head Start Act Sec. 644 (a)(2) – Each Head Start agency shall make available to the public a report published at least once in each fiscal year that discloses the following information from the most recently concluded fiscal year […].

We published the FY23-24 and FY24-25 annual reports to https://ehsd.org/community-services/ for public access.

We incorporate results from our annual Community Assessment in the annual reports to provide context for the results. Community Assessment findings also inform our annual grant planning and non-competitive application.

1. Annual Report FY23-24
2. Annual Report FY24-25

- Federal Environment Updates
- Child Care Center Services
- Policy Council Actions
- Budget
- Monitoring
- Official Funder Communication
- Appendices
- Recommendation

Building Brighter Futures Together

December 2025 Policy Council Actions

The Head Start Policy Council did not convene in December 2025, as per their annual calendar.

Members of the Policy Council Executive Team participated in the Head Start Federal Review January 6-8, 2026.

- Federal Environment Updates
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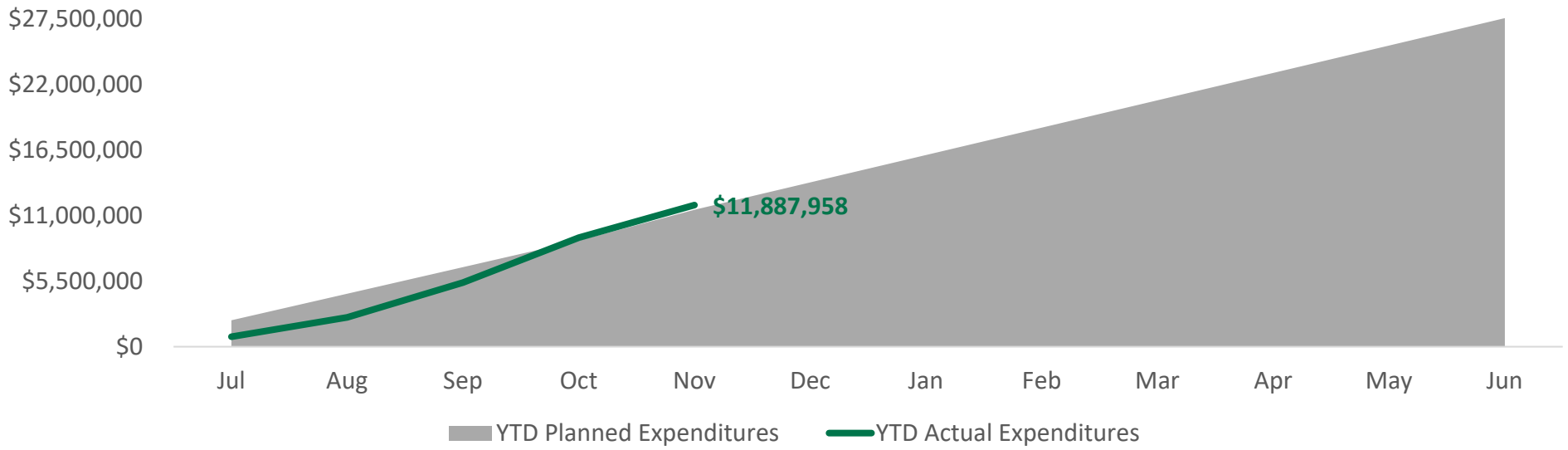
Head Start Budget Expenditures



Category	FY25-26 Funding	Nov 2025 Expenditures	YTD Expenditures	Remaining Balance
Total Federal Funding	$20,577,342	$2,168,091	$9,338,553	$11,238,789
Required Non-Federal Share	$5,144,336	$542,023	$2,334,638	$2,809,698
Measure X Overmatch*	$1,859,690	$29,542	$214,767	$1,644,923
Total Federal and Non-Federal	**$27,581,368**	**$2,739,655**	**$11,887,958**	**$15,693,410**

*Measure X Overmatch includes roll over funds as of 1/20/26.

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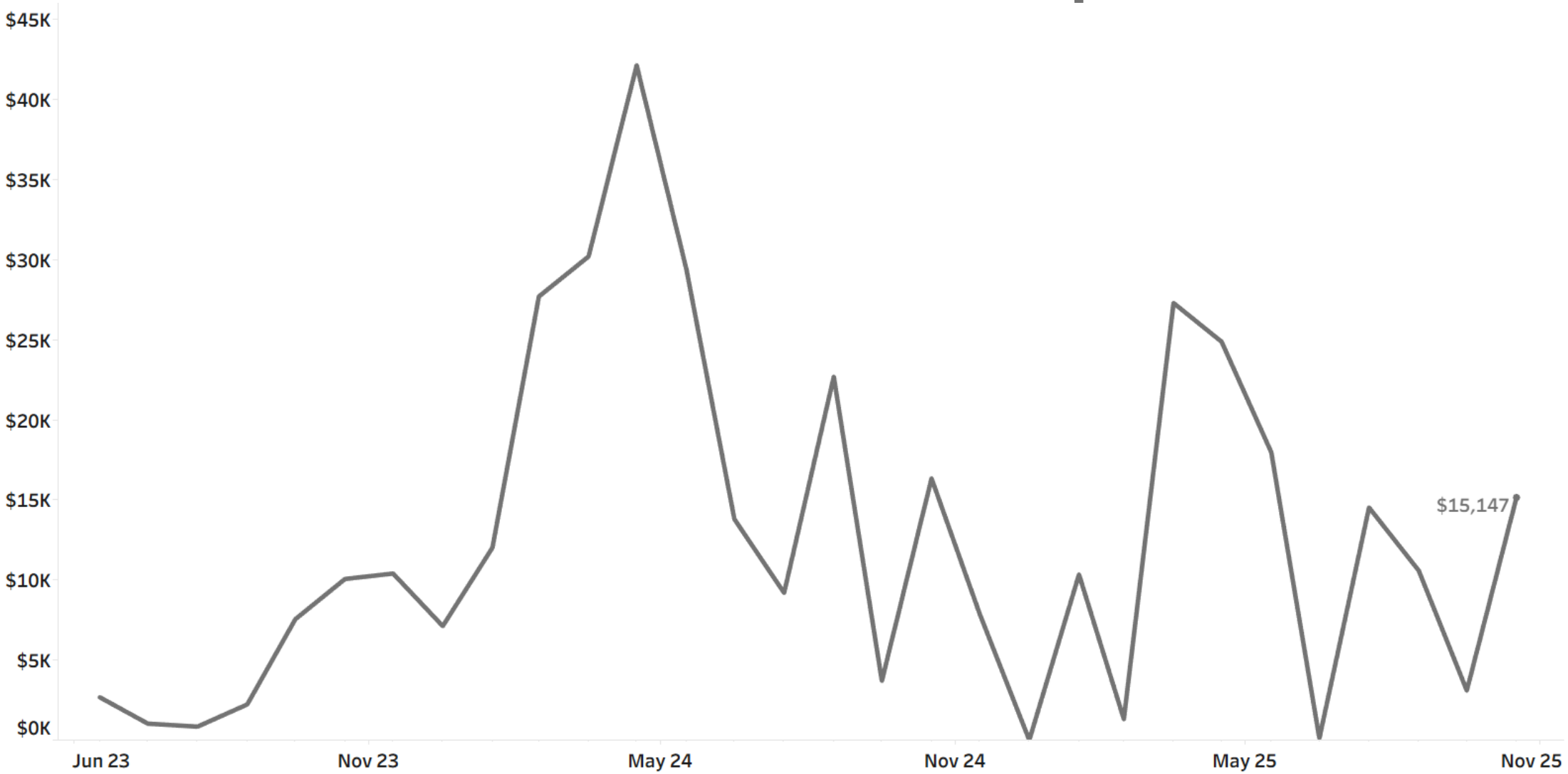
Head Start Credit Card Expenditures



All credit card expenditures are made by authorized staff for budgeted purchases to support reasonable program expenditures.

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- Federal Environment Updates
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Building Brighter Futures Together

OHS FY26 Federal Monitoring Review

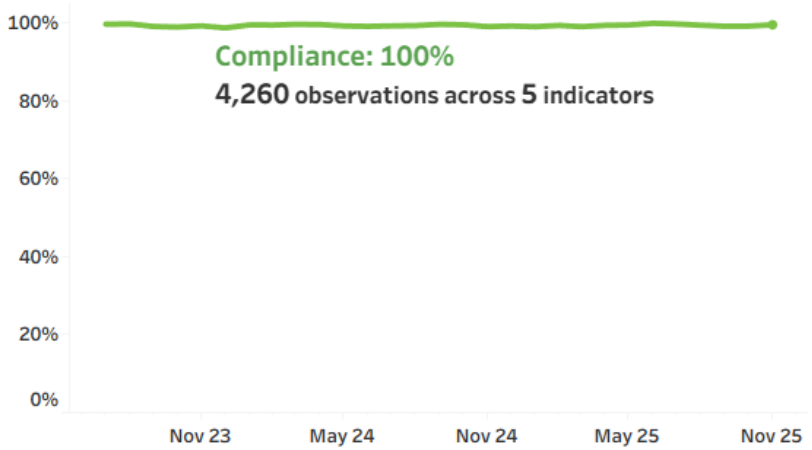
Notified on November 21, 2025 of our scheduled Focus Area 1 (FA1) review. Review conducted January 6-8, 2026.

Overview of Key Activities

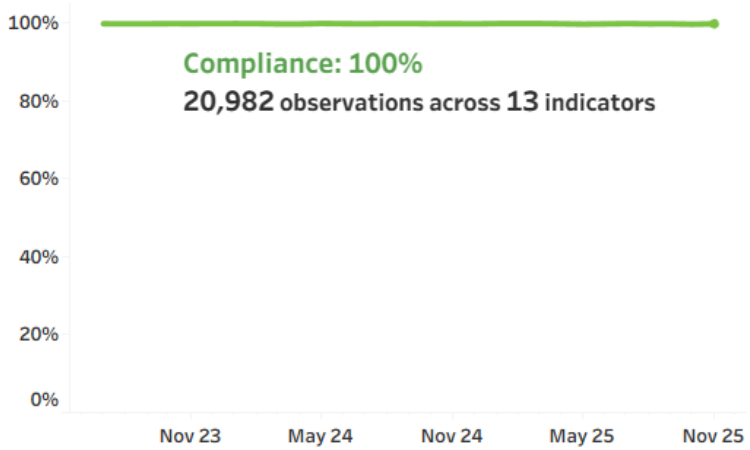
- Discussions with Board of Supervisor members (governing body), Policy Council members, program management staff, fiscal and teaching staff
- Observations of classrooms and centers – 23 centers
- Review of eligibility files – 86 files
- Review of data, documentation, and systems related to fiscal and human resources policies and procedures

Health and Safety Compliance

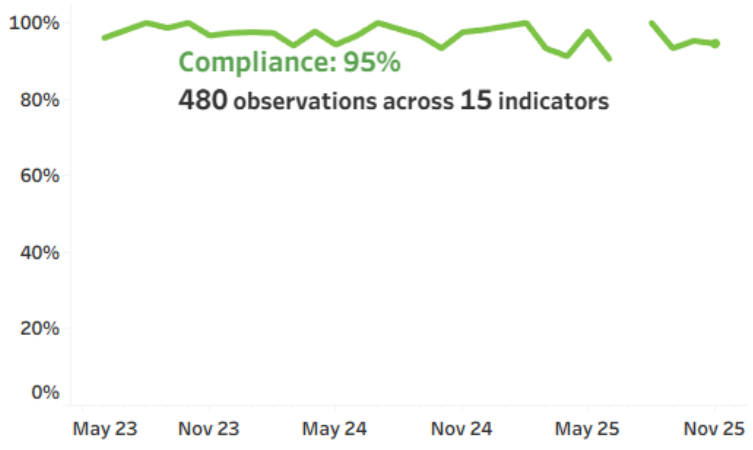
Daily Playground Safety



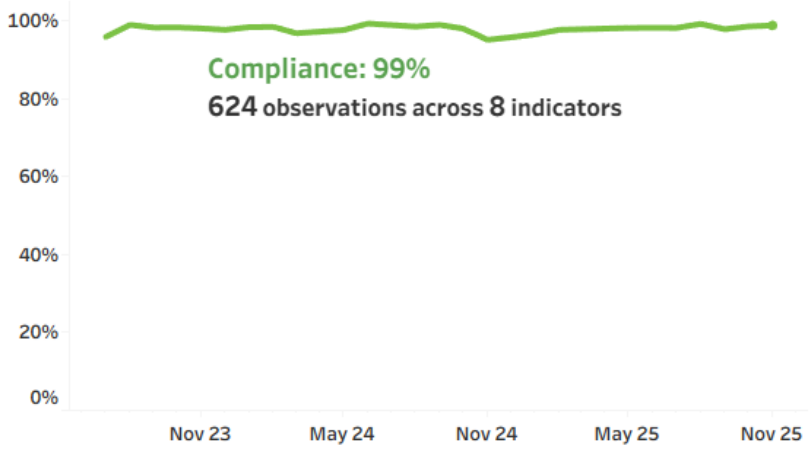
Daily Classroom Health & Safety



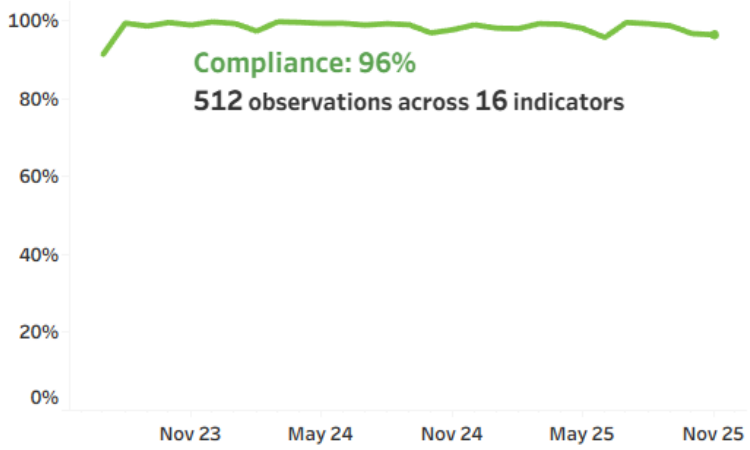
Child Transition & Safety



Weekly Facility Safety



Monthly Playground Safety



Indicators with non-compliance rates over 10% in November 2025:

1. Safe Environments are evident and promote active supervision of all children. (6/32 = 19%)
2. Wood on playground equipment: There are no splinters, cracks, rotting, or sharp ends. (5/32 = 16%)
3. Classroom Headcount White Board accurately reflects the number of children and staff in room. (4/31 = 13%)
4. Current lesson plan is posted and includes individualization activities and at least 1 Health & Safety component. (4/31 = 13%)

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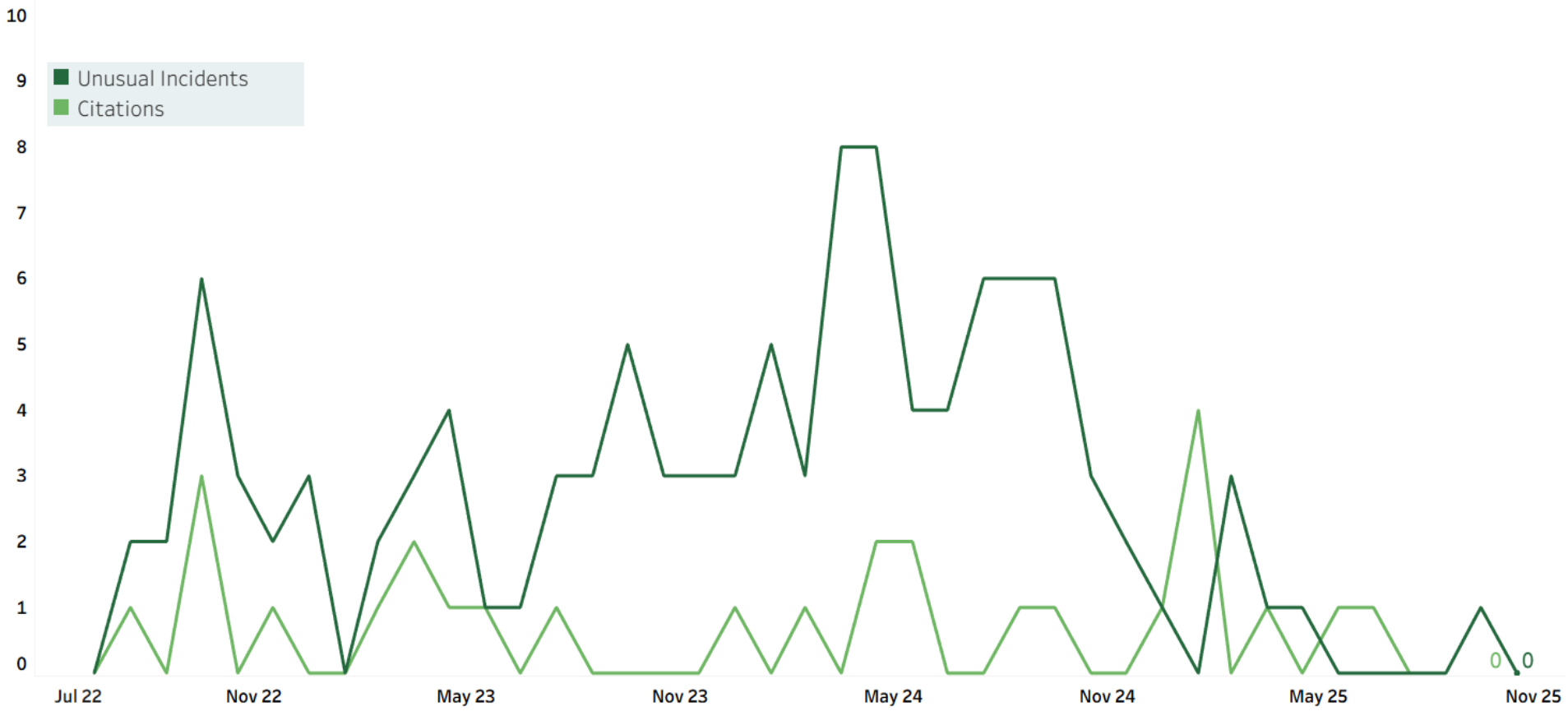
Unusual Incidents & Citations



Reportable incidents as defined by the Office of Head Start (OHS)
OHS considers a "significant incident" to be any incident that results in serious injury or harm to a child, violates Head Start standards of conduct at 45 CFR §1302.90(c), or results in a child being left alone, unsupervised, or released to an unauthorized adult. A program must report all significant incidents affecting the health and safety of children with 7 days.

California Department of Social Services Community Care Licensing Citations
Type A: An immediate risk to the health, safety or personal rights of children in care.
Type B: If not corrected right away, may be a risk to the health, safety, and personal rights of the children in care.

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- Federal Environment Updates
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- Recommendation

CDSS Child Care Bulletin 25-33

Child Care Bulletin 25-33 issued: December 3, 2025

Subject: Collection of Social Security Numbers

Information: Reminds child care and development contractors that Social Security Numbers (SSNs) shall not be required to be collected from families receiving Child Care and Development (CCD) subsidized services. Accordingly, child care and development contractors shall not collect and report this information.

Action: No action needed as we are already in compliance.

- Federal Environment Updates
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Building Brighter Futures Together

2026 Head Start Governance Updates Calendar

	Federal Requirement*	1/20/26	2/10/26	3/17/26	4/14/26	5/19/26	6/23/26	7/14/26	8/25/26	9/15/26	10/20/26	11/17/26	12/15/26
1. Monthly Program Updates	HSA 642(d)(2) HSPPS 1301.2(b)(2)	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26
2. Monthly Financial Updates	HSA 642(d)(2) HSPPS 1301.2(b)(2)	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26
3. Funder Communications	HSA 642(d)(2) HSPPS 1301.2(b)(2)	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26	Nov '26
4. Annual HS Governance and Eligibility Training	HSA 642(d)(3) HSPPS 1301.5, 1302.12(m)		Training										
5. Annual Goals and Objectives (included in Grant application)	HSPPS 1302.102(a)			Approval Item									
6. Annual Non-Competitive Grant Renewal Application	HSA 642(c)(1)(E) HSPSS 1301.2(b)(1)			Approval Item									
7. Annual Community Needs Assessment	HSA 640(g)(1)(C) HSPPS 1302.11(b), 1302.102(d)(2)			Share Results									
8. Annual Self-Assessment	HSA 642(d)(2) HSPPS 1302.102(b)(2)			Approval Item									
9. Annual Selection Criteria and Recruitment Plan	HSA 642(c)(1)(E) HSPPS 1302.13, 1302.14(a)						Approval Item						
10. FY26-27 Planning Calendar	HSA 640(g)(1)(D) HSPPS 1302.11(b), 1302.102(d)(2)						Approval Item						
11. Annual County Single Financial Audit	HSA 642(d)(2) HSPPS 1301.2(b)(2)						Approval Item*						
12. Annual Program Information Report	45 CFR Part 75											Share Results	

As Needed

CSB Agency Policies (HSA 642(c)(1)(E)). Results from Head Start Monitoring Activities (HSA 641(A)(c)).

Contra Costa County Resolution 2023/274 includes all of these requirements.
*Pending approval by Finance Committee of FY24-25 Single Audit.

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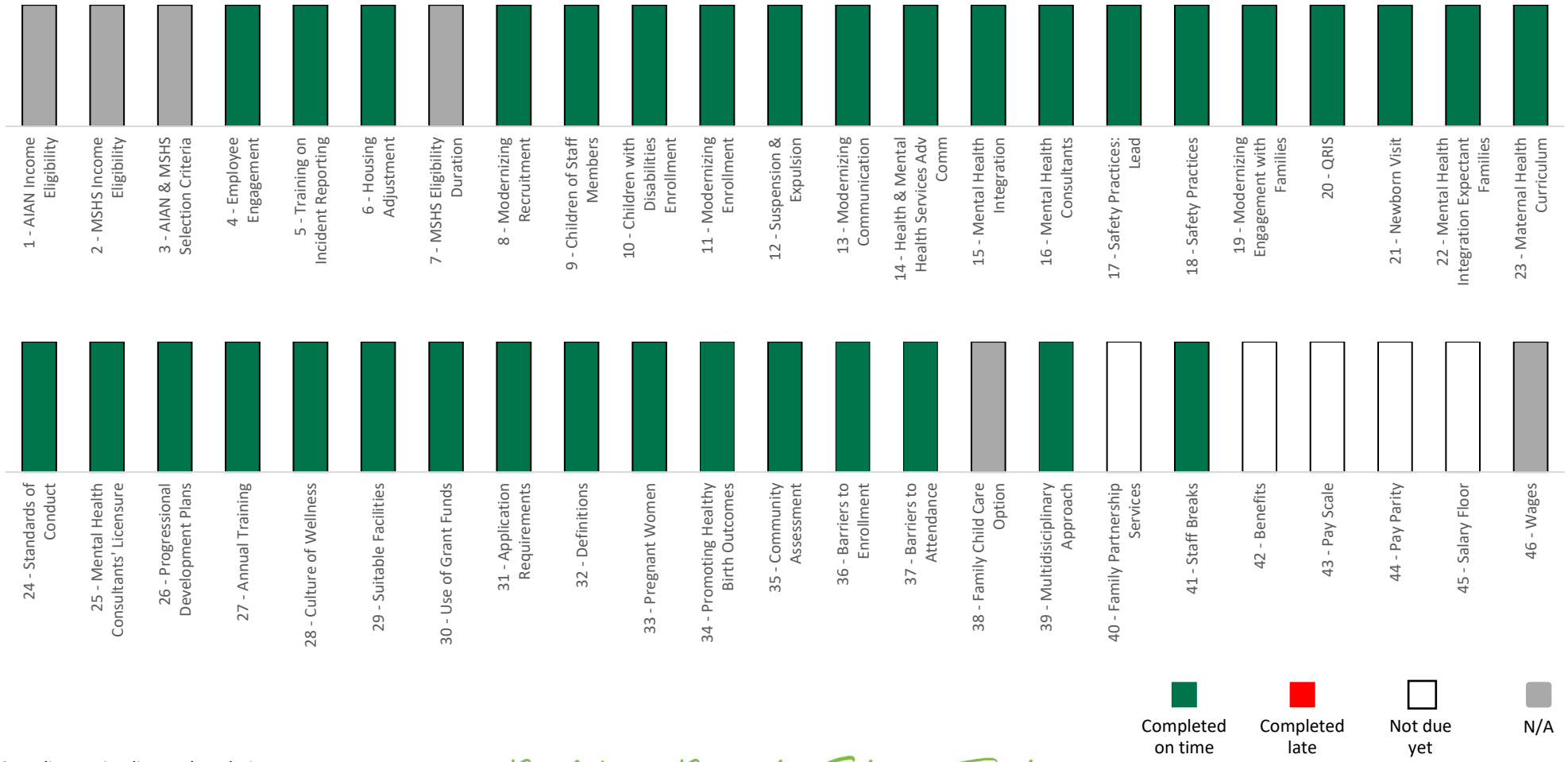
Planned

Completed

HSPPS Compliance Timeline Progress Chart



4. New HSPPS Compliance Timeline and Analysis

Building Brighter Futures Together

- Federal Environment Updates
- Child Care Center Services
- Policy Council Actions
- Budget
- Monitoring
- Official Funder Communication
- Appendices
- Recommendation

Building Brighter Futures Together

Recommendation

CONSIDER accepting the monthly update on the activities and oversight of the County's Head Start Program and provide guidance, as recommended by the Employment and Human Services Director.

CONTRA COSTA COUNTY

EMPLOYMENT & HUMAN SERVICES

Community Services Bureau FY23-24 Head Start Program Annual Report

MJ Robb, Interim Community Services Bureau Director

The Office of Head Start requires grantees to produce a publicly available report for each fiscal year per Head Start Act 644(a)(2) and Head Start Program Performance Standards 1302.102(d)(2). This report serves that purpose, providing data for the Head Start program operated in Contra Costa County Employment and Human Services Department, Community Services Bureau for FY23-24. The tables include Head Start and Early Head Start combined data.

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Head Start Program Children & Families Served 2

Head Start Program Medical & Dental Services 3

Head Start Program Parent Involvement Activities 4

Head Start Program Kindergarten Readiness 5

Head Start Program Funding 6

Head Start Program Budget Spending 7

Head Start Program Financial Audit 8

Head Start Program Children & Families Served

Office of Head Start Reporting Requirement: The total number of children and families served, the average monthly enrollment (as a percentage of funded enrollment), and the percentage of eligible children served. Summary of community assessment findings.

Table 1. Number of Children & Families Served

	Number Served
Children	1,546
Pregnant Women	51
Families	1,489

Data from annual Program Information Report (PIR) submission to the Office of Head Start.

Table 2. Average Monthly Enrollment

	Monthly Enrollment Percentage
July 2023	48%
August 2023	51%
September 2023	57%
October 2023	58%
November 2023	60%
December 2023	61%
January 2024	63%
February 2024	65%
March 2024	68%
April 2024	69%
May 2024	70%
June 2024	70%
Overall Average	62%

Table 3. Percentage of Eligible Children Served

	0–5-Year-Old Children
Number of income-eligible children in the county*	14,588
Percentage of income-eligible children served	11%

*Based on 2023-2025 Community Assessment, updated May 2023, prepared for Contra Costa County, Employment and Human Services Department, Community Services Bureau. Data are based on estimates from 2021 American Community Survey 5-Year Estimates.

Head Start Program Medical & Dental Services

Office of Head Start Reporting Requirement: The percentage of enrolled children that received medical and dental exams. Summary of community assessment findings.

Table 4. Medical and Dental Exams

	Percentage of Enrolled Children
Received a medical exam	71%
Received a dental exam*	59%

Data from annual Program Information Report (PIR) submission to the Office of Head Start.
*The 2023-2025 Community Assessment, updated May 2023, prepared for Contra Costa County, Employment and Human Services Department, Community Services Bureau reported 30% of low-income children age 0-5 years old in Contra Costa County had visited a dentist. Data are based on the 2023 California County Scorecard of Children's Wellbeing published by Children Now.

Head Start Program Parent Involvement Activities

Office of Head Start Reporting Requirement: Information about parent involvement activities.

Table 5. Parent Involvement Activities

	Percentage of Families
Received at least one program service	76%
Received education on preventative medical and oral health	52%
Participated in discussions on their child's assessment results and progress	60%

Data from annual Program Information Report (PIR) submission to the Office of Head Start.

Head Start Program Kindergarten Readiness

Office of Head Start Reporting Requirement: The agency's efforts to prepare children for kindergarten.

We assess children's kindergarten readiness using the Desired Results Developmental Profile (DRDP), which is designed for use with all children from early infancy up to kindergarten entry.[1] We review results from the previous year to establish a goal for each of the four age groups (i.e., infants, toddlers, preschool children, and pre-kindergarten children) and then assess their progress three times during the year. We provide the goals, baseline results, and year-end results in the tables below.

Table 6. School Readiness Results – Infants

	Goal for June 2024	Baseline Results	Year-End Results
Physical Development & Health	85%	72%	86%
Language & Literacy Development	75%	72%	91%
Approaches to Learning	80%	72%	90%
Social & Emotional Development	75%	72%	85%
Cognition Including Math	85%	72%	84%

Table 7. School Readiness Results – Toddlers

	Goal for June 2024	Baseline Results	Year-End Results
Physical Development & Health	95%	87%	99%
Language & Literacy Development	90%	77%	94%
Approaches to Learning	90%	82%	95%
Social & Emotional Development	90%	84%	96%
Cognition Including Math	85%	71%	92%

Table 8. School Readiness Results – Preschool Children

	Goal for June 2024	Baseline Results	Year-End Results
Physical Development & Health	85%	73%	91%
Language & Literacy Development	75%	59%	87%
Approaches to Learning	75%	49%	83%
Social & Emotional Development	80%	59%	92%
English Language Development	75%	66%	78%
Cognition Including Math	75%	52%	81%

Table 9. School Readiness Results – Pre-Kindergarten Children

	Goal for June 2024	Baseline Results	Year-End Results
Physical Development & Health	85%	69%	94%
Language & Literacy Development	80%	50%	82%
Approaches to Learning	80%	53%	87%
Social & Emotional Development	80%	57%	87%
English Language Development	80%	49%	81%
Cognition Including Math	80%	56%	89%

[1] https://www.cde.ca.gov/sp/cd/ci/documents/drdp2015preschool.pdf

Head Start Program Funding

Office of Head Start Reporting Requirement: The total amount of public and private funds received and the amount from each source.

Our FY23-24 Head Start funding came from the 5th year of our 5-year grant from 2019-2024. The budget period was originally from January 2023 through December 2023, and we received a carryover award through June 2024 and a budget revision through August 2024 (20 months total). This annual report covers the full grant period (January 2023-August 2024). All funding was from public sources.

Table 10. Program Funding Sources (January 2023 – August 2024)

	Type	Amount
Original Federal Share	Public – Federal	$27,553,039
Original Non-Federal Match Share	Public – State	$6,888,260
COLA & Quality Improvement Federal Share	Public – Federal	$2,108,872
COLA & Quality Improvement Non-Federal Match Share	Public – State	$527,219
Carryover Federal Share	Public – Federal	$10,128,238
Carryover Non-Federal Match Share	Public – State	$899,965
Total		$48,105,593

Head Start Program Budget Spending

Office of Head Start Reporting Requirement: An explanation of budgetary expenditures and proposed budget for the fiscal year.

Our FY23-24 Head Start funding came from the 5th year of our 5-year grant from 2019-2024. The budget period was originally from January 2023 through December 2023, and we received a carryover award through June 2024 and a budget revision through August 2024 (20 months total). We will report on the full grant year (January 2023 – August 2024) for this year's annual report.

Table 11. Budget Spending (January 2023 – August 2024)

		Budgeted Amount	Actual Expenditure Amount	Actual Expenditure Percentage
1.	Personnel	$12,790,271	$10,991,015	86%
2.	Benefits	$6,225,065	$6,318,344	101%
3.	Equipment	$170,000	$102,842	60%
4.	Supplies	$1,923,240	$1,453,109	76%
5.	Travel	$98,950	$105,719	107%
6.	Construction	$0	$0	N/A
7.	Other	$7,682,884	$3,962,481	52%
8.	Contractual	$9,374,496	$10,695,534	114%
9.	Indirect Costs	$1,525,242	$1,436,748	94%
10.	Non-Federal Match	$8,315,445	$9,163,695	110%
	Total	$48,105,593	$44,229,488	92%

Head Start Program Financial Audit

Office of Head Start Reporting Requirement: The results of the most recent review by the Secretary and the financial audit.

The Head Start grant is included in Contra Costa County's annual Single Audit. The most recent audit and related findings for FY23-24 program year are described below. There was no review by the secretary in FY23-24.

Table 12. Head Start Financial Audit

Date Audit Completed	January 26, 2024
Date Audit Received by Contra Costa County Finance Committee	June 3, 2024
Date Audit Approved by Board of Supervisors for Head Start grant	October 10, 2024
Audit Findings – Category	Activities Allowed or Unallowed and Allowable Costs/Costs Principles
Audit Findings – Type	Significant deficiency in internal control over compliance
Audit Findings – Summary	In August 2022, the Head Start programs were inappropriately charged with costs related to the Pandemic Service Relief Payments (PSRP).
Audit Findings – Status	These disallowed costs have been corrected in the January 2024 Head Start drawdown. Corrections were completed before audit conclusion.

CONTRA COSTA COUNTY

EMPLOYMENT & HUMAN SERVICES

Community Services Bureau FY24-25 Head Start Program Annual Report

MJ Robb, Interim Community Services Bureau Director

The Office of Head Start requires grantees to produce a publicly available report for each fiscal year, per Head Start Act 644(a)(2) and Head Start Program Performance Standards 1302.102(d)(2). This report serves that purpose, providing data for the Head Start program operated by Contra Costa County's Employment and Human Service Department, Community Services Bureau for FY24-25. The tables include Head Start and Early Head Start combined data.

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Head Start Program Children & Families Served

Office of Head Start Reporting Requirement: The total number of children and families served, the average monthly enrollment (as a percentage of funded enrollment), and the percentage of eligible children served. Summary of community assessment findings.

Table 1. Number of Children & Families Served

	FY23-24 Number Served	FY24-25 Number Served
Children	1,546	1,637
Pregnant Women	51	69
Families	1,489	1,563

Data from annual Program Information Report (PIR) submission to the Office of Head Start.

Table 2. Average Monthly Enrollment

	FY23-24 Monthly Enrollment Percentage	FY24-25 Monthly Enrollment Percentage
July 2024	48%	57%
August 2024	51%	56%
September 2024	57%	79%
October 2024	58%	82%
November 2024	60%	85%
December 2024	61%	87%
January 2025	63%	93%
February 2025	65%	98%
March 2025	68%	100%
April 2025	69%	100%
May 2025	70%	100%
June 2025	70%	100%
Overall Average	62%	86%

Table 3. Percentage of Eligible Children Served

	FY23-24 0-5 Year Old Children	FY24-25 0-5 Year Old Children
Number of income-eligible children in County*	14,588	13,110
Percentage of income-eligible children served	11%	12%

*The FY24-25 data are based on 2025-2029 Community Assessment, updated January 2025, prepared for Contra Costa County, Employment and Human Services Department, Community Services Bureau. Data are based on estimates from 2023 American Community Survey 5-Year Estimates. See original annual reports for prior year data sources.

Head Start Program Medical & Dental Services

Office of Head Start Reporting Requirement: The percentage of enrolled children who received medical and dental exams. Summary of community assessment findings.

Table 4. Medical and Dental Exams

	FY23-24 Percentage of Enrolled Children	FY24-25 Percentage of Enrolled Children
Received a medical exam	71%	69%
Received a dental exam	59%*	67%

Data from annual Program Information Report (PIR) submission to the Office of Head Start.
*The 2025-2029 Community Assessment, updated January 2025, prepared for Contra Costa County, Employment and Human Services Department, Community Services Bureau reported that 41% of low-income children ages 0-5 years old in Contra Costa County had visited a dentist. Data are based on the 2023 California County Scorecard of Children's Wellbeing published by Children Now.

Head Start Program Parent Involvement Activities

Office of Head Start Reporting Requirement: Information about parent involvement activities.

Table 5. Parent Involvement Activities

	FY23-24 Percentage of Families	FY24-25 Percentage of Families
Received at least one program service	76%	79%
Received education on preventative medical and oral health	52%	51%
Participated in discussions on their child's assessment results and progress	60%	65%

Data from annual Program Information Report (PIR) submission to the Office of Head Start.

Head Start Program Kindergarten Readiness

Office of Head Start Reporting Requirement: The agency's efforts to prepare children for kindergarten.

We assess children's kindergarten readiness using the Desired Results Developmental Profile (DRDP), which is designed for use with all children from early infancy through kindergarten entry.[1] We review results from the previous year to establish a goal for each of the four age groups (i.e., infants, toddlers, preschool children, and pre-kindergarten children) and then assess their progress three times during the year. We provide the goals, baseline results, and year-end results in the tables below.

Table 6. School Readiness Results – Infants

	Goal for June 2025	Baseline Results	Year-End Results
Physical Development & Health	80%	81%	91%
Language & Literacy Development	80%	78%	84%
Approaches to Learning	80%	74%	88%
Social & Emotional Development	80%	84%	88%
Cognition Including Math	80%	79%	90%

Table 7. School Readiness Results – Toddlers

	Goal for June 2025	Baseline Results	Year-End Results
Physical Development & Health	80%	77%	95%
Language & Literacy Development	80%	36%	83%
Approaches to Learning	80%	80%	91%
Social & Emotional Development	80%	69%	88%
Cognition Including Math	80%	64%	88%

Table 8. School Readiness Results – Preschool Children

	Goal for June 2025	Baseline Results	Year-End Results
Physical Development & Health	85%	61%	86%
Language & Literacy Development	80%	39%	77%
Approaches to Learning	80%	39%	76%
Social & Emotional Development	80%	52%	84%
English Language Development	80%	47%	81%
Cognition Including Math	80%	34%	77%

Table 9. School Readiness Results – Pre-Kindergarten Children

	Goal for June 2025	Baseline Results	Year-End Results
Physical Development & Health	85%	59%	95%
Language & Literacy Development	80%	42%	88%
Approaches to Learning	80%	36%	84%
Social & Emotional Development	80%	53%	92%
English Language Development	80%	51%	79%
Cognition Including Math	80%	38%	84%

[1] https://www.cde.ca.gov/sp/cd/ci/documents/drdp2015preschool.pdf

Head Start Program Funding

Office of Head Start Reporting Requirement: The total amount of public and private funds received and the amount from each source.

Our FY24-25 Head Start funding came from the 1st year of our 5-year grant from 2024-2029. The budget period was from September 2024 through June 2025 (10 months total). We will report on the full grant year (September 2024 – June 2025) for this year's annual report. 100% of funding comes from public sources.

Table 10. Program Funding Sources (September 2024 – June 2025)

	Type	Amount
Original Federal Share	Public – Federal	$20,356,394
Original Non-Federal Match Share	Public – State	$5,089,099
Total		$25,445,493

Head Start Program Budget Spending

Office of Head Start Reporting Requirement: An explanation of budgetary expenditures and proposed budget for the fiscal year.

Our FY24-25 Head Start funding came from the 1st year of our 5-year grant from 2024-2029. The budget period was from September 2024 through June 2025. We will report on the full grant year (September 2024 – June 2025) for this year's annual report.

Table 11. Budget Spending (September 2024 – June 2025)

		Budgeted Amount	Actual Expenditure Amount	Actual Expenditure Percentage
1.	Personnel	$5,403,195	$4,748,568	88%
2.	Benefits	$3,397,534	$3,144,317	93%
3.	Equipment	$710,000	$828	<1%
4.	Supplies	$372,548	$263,258	71%
5.	Travel	$34,510	$40,648	118%
6.	Construction	$1,308,372	$0	0%
7.	Other	$2,774,571	$2,308,990	83%
8.	Contractual	$5,321,564	$4,486,743	84%
9.	Indirect Costs	$1,034,101	$1,264,982	122%
10.	Non-Federal Match	$5,089,099	$4,064,583	80%
	Total	$25,445,493	$20,322,917	80%

Head Start Program Financial Audit

Office of Head Start Reporting Requirement: The results of the most recent review by the Secretary and the financial audit.

The Head Start grant is included in Contra Costa County's annual Single Audit. The most recent audit and findings following the FY24-25 program year are described below. There was no review by the Secretary in FY23-24.

Table 12. Head Start Financial Audit

Date Audit Completed	December 23, 2024
Date Audit Received by Contra Costa County Finance Committee	November 3, 2025
Date Audit Approved by Board of Supervisors for Head Start grant	December 16, 2025
Audit Findings – Category	None
Audit Findings – Type	None
Audit Findings – Summary	N/A
Audit Findings – Status	N/A

December 3, 2025

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES

EXECUTIVE SUMMARY

CHILD CARE BULLETIN (CCB) NO. 25-33

The purpose of this Child Care Bulletin (CCB) is to remind child care and development contractors that Social Security Numbers (SSNs) shall not be required to be collected from families receiving Child Care and Development (CCD) subsidized services. Accordingly, child care and development contractors shall not collect and report this information.

CALIFORNIA HEALTH & HUMAN SERVICES AGENCY
DEPARTMENT OF SOCIAL SERVICES
744 P Street • Sacramento, CA 95814 • *www.cdss.ca.gov*

JENNIFER TROIA
DIRECTOR

GAVIN NEWSOM
GOVERNOR

December 3, 2025

CHILD CARE BULLETIN (CCB) NO. 25-33

GUIDANCE TYPE: INFORMATIVE

TO: ALL CHILD CARE CONTRACTORS

SUBJECT: COLLECTION OF SOCIAL SECURITY NUMBERS

APPLICABLE PROGRAMS:
CALIFORNIA WORK OPPORTUNITY AND RESPONSIBILITY TO KIDS (CALWORKS),
CALWORKS STAGE 2 (C2AP),
CALWORKS STAGE 3 (C3AP),
CALIFORNIA ALTERNATIVE PAYMENT PROGRAM (CAPP),
GENERAL CHILD CARE AND DEVELOPMENT (CCTR),
CHILDREN WITH SEVERE DISABILITIES (CHAN),
FAMILY CHILD CARE HOME EDUCATION NETWORKS (CFCC),
MIGRANT CHILD CARE AND DEVELOPMENT PROGRAM (CMIG),
CALIFORNIA MIGRANT ALTERNATIVE PAYMENT PROGRAM (CMAP)

REFERENCES:
UNITED STATES CODE (U.S.C) TITLE 42 § 9858i(a)(1)(E);
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 5 § 18117;
MANAGEMENT BULLETIN (MB) 17-20;
WELFARE AND INSTITUTIONS CODE (WIC) § 10269

Purpose

The purpose of this Child Care Bulletin (CCB) is to remind child care and development contractors that Social Security Numbers (SSNs) shall not be required to be collected from families receiving Child Care and Development (CCD) subsidized services. Accordingly, child care and development contractors shall not collect and report this information.

Background

States are subject to federal reporting requirements in connection with the administration of subsidized child care and development services. For the purpose of eligibility certification for these services, 42 U.S.C. § 9858i(a)(1)(E), prohibits states from reporting personally identifiable information, which includes SSNs. Guidance to contractors on this prohibition was originally issued in Management Bulletin 17-20, by the California Department of Education (CDE) prior to the transfer of child care and development programs to the California Department of Social Services (CDSS) in 2021.

Guidance

Contractors shall not collect SSNs on any forms families complete, or any documentation collected for the purpose of enrollment into subsidized services. The CCD 26, Confidential Application for Child Care and Development Services and Certification of Eligibility Form, does not have a field for this information. Agencies will use the Family Identification Case Number (FICN) field on the application to assign family unique identifiers. The FICN cannot contain the Head-of-Household SSN or the child SSN. Information about the FICN may be found in the CDSS-CDMIS User Manual.

It is not necessary to redact or destroy previously collected records that may contain SSNs. These records should be maintained and retained in accordance with Welfare and Institutions Code (WIC) 10269, which states that records shall be retained by each contractor for at least five years, or, where an audit has been requested by a state agency, until the date the audit is resolved, whichever is longer. As a reminder, in accordance with the California Code of Regulations, Title 5, Section 18117, the use or disclosure of information pertaining to the child or family shall be restricted to purposes directly connected with the administration of the program.

The use of the last four digits of SSNs is still required on income-based Household Meal Applications for the Child and Adult Care Food Program, administered by the CDSS, and the other Child Nutrition Programs administered by the CDE. Information about the Child Nutrition Programs administered by the CDE may be found on the CDE School Nutrition Programs Eligibility Web Page.

If you have any questions or need additional guidance regarding the information in this letter, please contact your assigned Program Quality Improvement Consultant.

Sincerely,

Original Document Signed By

LUPE JAIME-MILEHAM, EdD
Deputy Director
Child Care and Development Division

Updated Head Start Program Performance Standard Requirements

Background: The office of Head Start published timelines by which grant recipients must comply with the Head Start Program Performance Standards updated in the final rule, Supporting the Head Start Workforce and Consistent Quality Programming. The final rule was published in the Federal Register on August 21, 2024.

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
1	1302.12(e) AIAN Income Eligibility. All families in an American Indian and Alaska Native (AIAN) program's service area with age-eligible children, or pregnant women, are eligible for Head Start services, regardless of income.	3/1/2024	n/a	CCC does not operate an AIAN program.
2	1302.12(f) MSHS Income Eligibility. Migrant and Seasonal Head Start (MSHS) programs may serve any child who has one family member whose income comes primarily from agricultural employment, regardless of total family income	3/1/2024	n/a	CCC does not operate a MSHS program.
3	1302.14(a)(2), (3) AIAN and MSHS Selection Criteria. Tribes may prioritize children in families for which a child, a family member, or a member of the same household, is a member of an Indian tribe. MSHS programs may give priority to children whose families can demonstrate they have relocated frequently within the past two years to pursue agricultural work.	3/1/2024	n/a	CCC does not operate an AIAN or MSHS program.
4	1302.101(a)(2) Employee Engagement. A program must comply with enhanced requirements for employee engagement to promote more responsive management styles designed to identify and resolve barriers to high-quality job performance.	10/21/2024	Compliant	Supervisors are training in and exercise Reflective Supervision strategies to support meaningful and effective employee engagement and ongoing staff supervision. Upon hire, managers begin engagement through the onboarding process utilizing an orientation checklist specific to their job classification. Regular individual check-ins are facilitated by managers. Staff are engaged in goal-setting as a component of the annual performance evaluation.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
5	1302.101(a)(5), 1302.102(d) Training on Incident Reporting. A program must submit reports, as appropriate, to the responsible HHS official immediately but no later than seven calendar days following a health or safety incident. All staff are required to be trained to implement reporting procedures.	10/21/2024	Compliant	In 2023 CSB revised its procedures for reporting incidents, establishing expectations which ensure HHS official notification no later than seven calendar days following a reportable health or safety incident.
6	1302.12(i)(1) Housing Adjustment. A program may adjust a family's income to account for excessive housing costs when determining eligibility.	10/21/2024	Compliant	Enrollment team screens families over 100% of the Federal Poverty Level (FPL) for housing costs exceeding 30% and has implemented use of a calculation spreadsheet to adjust income accordingly.
7	1302.12(j) MSHS Eligibility Duration. In MSHS programs, once an infant or toddler and their family are deemed eligible, they are eligible until they turn three years old. This is consistent with the requirement that children participating in the Early Head Start program remain eligible for the duration of the program.	10/21/2024	n/a	CCC does not operate a MSHS program.
8	1302.13 Modernizing Recruitment. A program must include modern technologies to encourage and assist families in applying for admission to the program, and to reduce the family's administrative and paperwork burden in the application and enrollment process.	10/21/2024	Compliant	The program has an existing process whereby families may submit an online application, call the enrollment hotline / Interactive Voice Response (IVR) system, and submit and/or sign eligibility documents electronically.
9	1302.14(a)(6) Children of Staff Members. A program may consider the enrollment of eligible children of staff members as part of the selection criteria	10/21/2024	Compliant	CCC's Selection Criteria was approved by the PC on 2/21/24 and BOS on 9/10/24 and is effective through 6/30/25. CCC may consider addition of children of staff members to the selection criteria when revising for the 2025-2026 program year.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
10	1302.14(b)(1) Children with Disabilities Enrollment. A program must ensure at least 10% of its actual enrollment is filled by children eligible for services under the Individuals with Disabilities Education Act (IDEA).	10/21/2024	Compliant	CCC has historically met the 10% threshold when calculating percentage of children with a disability per cumulative enrollment. Our 2024 PIR indicated 13% of enrolled children had a disability.
11	1302.15(g) Modernizing Enrollment. A program must regularly examine their enrollment processes and implement any identified improvements to streamline the enrollment experience for families.	10/21/2024	Compliant	The enrollment process is analyzed on an ongoing basis in order to identify improvements to streamline enrollment. For the 2024-25 program year on-site enrollment clinics are being facilitated at centralized locations in areas of the county with high enrollment needs.
12	1302.17(a) Suspension and Expulsion. Suspension continues to be a measure of last resort only when there is a serious safety threat. Programs must first engage with a mental health consultant, collaborate with the parents, and use appropriate community resources. Programs must explore and document all steps taken to address the behaviors and supports needed to facilitate the child's safe reentry and continued participation in the program.	10/21/2024	Compliant	CSB's procedures currently align with this standard. CSB's step plan requires multidisciplinary efforts to support a child with continued program participation are sufficiently documented.

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Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
13	1302.34(b)(9) Modernizing Communication. A program must ensure it uses accessible communication methods and modalities that meet the needs of the community when engaging with prospective and enrolled families.	10/21/2024	Compliant	As an outcome of 2019-2023 program goals, the enrollment process was modernized through use of innovative technologies: Interactive Voice Response (IVR) system, Short Messaging System (SMS), web-based application and resources page. Family meetings and trainings (including parenting curriculum) is offered in a virtual format. A communication survey is completed by families annually to ensure the program is utilizing communication methods that work best for enrolled families.
14	1302.40(b) Health and Mental Health Services Advisory Committee. Programs must establish and maintain a Health and Mental Health Services Advisory Committee.	10/21/2024	Compliant	An already established Health and Nutrition Services Advisory committee which meets twice annually. The next meeting, scheduled for 12/5/24, will take place under the new name: Health, Mental Health, and Nutrition Services Advisory Committee.
15	1302.41, 1302.42(b), 1302.46(b) Mental Health Integration. These program requirements consistently integrate mental health into all aspects of program service delivery.	10/21/2024	Compliant	The CCC HS program has been operated under a multidisciplinary approach, with high levels of collaboration among the designated Health and Mental Health content area managers. For example, CSB facilitates monthly managers meetings and joint family meetings. CSB's model for comprehensive service delivery positions assistant managers who are generalists and obtain training from specialists in the areas of Health and Mental Health.

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Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
16	1302.45(b) Mental Health Consultants. A program must ensure mental health consultants provide consultation services that build the capacity of adults in a child's life to strengthen and support the mental health and social and emotional development of children.	10/21/2024	Compliant	The County's collaboration with the Early Childhood Mental Health Program
17	1302.47(b)(10) Safety Practices – Lead. In facilities where lead may exist, programs must regularly inspect and test for the presence of lead and, as needed, conduct remediation and abatement.	10/21/2024	Compliant	CCC HS centers follow California Health and Safety Code section 1597.16, which requires that all licensed Child Care Centers constructed before 1/1/2010, test their cold-water outlets used for drinking or cooking for lead by 1/1/23, and subsequent testing must occur every 5 years.
18	1302.47(b)(5) Safety Practices. Programs must ensure all staff, consultants, contractors, and volunteers follow appropriate practices to keep children safe. Aligns the definition of "child abuse and neglect" with Child Abuse Prevention and Treatment Act (another federal statute).	10/21/2024	Compliant	CSB revised its safety practices procedures in 2023, establishing a culture of safety including tools for active supervision and personal rights training. Annual trainings are provided which align with this standard.
19	1302.50(a) Modernizing Engagement with Families. Programs must communicate with families in a format that meets the needs of each individual family.	10/21/2024	Compliant	A communication survey is completed by families annually to ensure the program is utilizing communication methods that work best for enrolled families.
20	1302.53(b)(2) QRIS. Programs should participate in their Quality Rating and Improvement System (QRIS) to the extent practicable if the state or local area has strategies in place to support their participation.	10/21/2024	Compliant	CCC HS centers currently participate in QRIS.
21	1302.80(d) Newborn Visit. A newborn visit must, at minimum, include a discussion of the following: maternal mental and physical health, safe sleep, infant health, and support for basic needs.	10/21/2024	Compliant	Newborn visits include discussion of maternal mental and physical health, safe sleep, infant health, and support for basic needs.

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Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
22	1302.81 Mental Health Information and Services Integration for Expectant Families. Programs must ensure the required prenatal and postpartum information, education, and services are provided to enrolled pregnant women, mothers, fathers, and partners or other family members.	10/21/2024	Compliant	Services to pregnant women include prenatal and postpartum information and education are provided to families enrolled through the County's partnerships with Aspiranet and Mount Diablo Unified School District.
23	1302.82(a) Maternal Health Curriculum. If a program uses a curriculum in the provision of services to pregnant women and pregnant people, it should be a maternal health curriculum to support prenatal and postpartum education needs.	10/21/2024	Compliant	The Growing Great Kids® curriculum includes prenatal health and postpartum education.
24	1302.90(c) Standards of Conduct. Programs must ensure that staff, consultants, contractors, and volunteers do not maltreat or endanger the health or safety of children, and that they report reasonably suspected or known incidents of child abuse and neglect.	10/21/2024	Compliant	CSB standards of conduct, signed by all staff, consultants and volunteers annually.
25	1302.91(e)(8)(ii) Mental Health Consultants' Licensure. A program must ensure all mental health consultants are licensed or under the supervision of a licensed mental health professionals. Programs also must use mental health consultants with knowledge of and experience in serving young children and their families.	10/21/2024	Compliant	CCC partners with Early Childhood Mental Health Program for mental health consultation services. Licensure is a component of the contract.
26	1302.92(b)(1) Professional Development Plans. Programs must develop professional development plans for full-time staff providing direct services to children, as required in Section 648A(f) of the Head Start Act.	10/21/2024	Compliant	Professional development plans are incorporated into the annual performance evaluation for staff in classifications providing direct services to children.
27	1302.92(b)(2–3) Annual Training. Programs must ensure staff receive annual training on: (1) Mandatory reporting; (2) Positive strategies to understand and support children's social and emotional development; and (3) The knowledge, experience, and competencies to improve child and family outcomes.	10/21/2024	Compliant	All 3 topics are incorporated into the annual training schedule.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
28	1302.93(d) Culture of Wellness. A program should cultivate a program-wide culture of wellness that empowers staff as professionals and supports staff to effectively accomplish their job responsibilities in a high-quality manner.	10/21/2024	Compliant	A culture of wellness has been established and is maintained through work of CSB's wellness team, SIA, which focuses on Simple, Impactful and Actionable strategies to promote wellness. On 5/8/24, CSB facilitated an all-staff wellness event which included keynote speakers on DEI, training on stress reduction, as well as healthy cooking and painting sessions. CCC promotes wellness through offering a robust Employee Assistance Program (EAP).
29	1303.42 Suitable Facilities. Grant recipients are no longer required to have a written statement from an independent real estate professional confirming the lack of other suitable facilities in the area.	10/21/2024	Compliant	The CCC HS program will no longer request such written statements when submitting capital projects requests for applicable major renovation or construction projects utilizing federal funds.
30	1303.43 Use of Grant Funds. If a recipient seeks to use federal funds for reasonable fees and costs necessary to submit an application under §§1303.42 and 1303.44, they must be granted approval from the responsible HHS official. Once approval is granted, the funds are allowable regardless of the outcome of the preliminary eligibility determination.	10/21/2024	Compliant	CCC will request approval for use of federal funds for reasonable fees and costs necessary to submit a pre-approval application for major renovation or construction projects.
31	1303.44 Application Requirements. Programs must adhere to updated application requirements, including the facility's value and additional information HHS officials may request as part of the 1303 process.	10/21/2024	Compliant	CCC will comply with the revised 1303 pre-approval requirements when requesting to use federal funds for major renovation / construction projects.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
32	1305.2 Definitions. Programs must use new and revised definitions for "Early Head Start", "Federal interest", "Grant recipient", "Head Start", "Head Start agency", "Head Start Preschool", "Housing costs", "Income", "Major renovations", "Migrant family", "Poverty line", "Purchase", and "Suspension".	10/21/2024	Compliant	CCC is using new and revised definitions under this section.
33	1302.80(e) Pregnant Women. A program must track and record services an enrolled pregnant woman or pregnant person receives, both from the program and through referrals, to help identify specific prenatal care services and resources needed to support a healthy pregnancy.	12/19/2024	Compliant	CCC currently maintains a record of services accessed by pregnant persons including rereferrals and services utilizing its child and family data system.
34	1302.80(f) Promoting Healthy Birth Outcomes. Programs must help address disparities in maternal and birth outcomes across racial and ethnic groups, using data to inform program services.	2/18/2025	Compliant	Through partnerships, CCC provides services to pregnant women which help address disparities in maternal and birth outcomes: (1) MDUSD Crossroads High School supports acheivement of high school diplomas and on-site prenatal and parenting classes to support posisitve outcomes among teen parents. (2) Aspiranet serves primarily Spanish-speaking families and adapts home visiting services based on needs assessment data collected from various screenings / assessments, including Life Skills Progression (LSP) and Patient Health Questionnaire (PHQ-4).
35	1302.11(b) Community Assessment. Programs must collect relevant data while maintaining the community assessment's content focus on geographic location, race, ethnicity, etc. Requires programs to conduct annual updates only as needed, such as if there are significant shifts in community demographics.	8/1/2025	Compliant	The program currently utilized a contractor who supplies a comprehensive community assessment with all required components annually.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
36	1302.14(d) Barriers to Enrollment. A program is required to use data from the community assessment to identify potential barriers to enrollment and attendance, including using data to understand access to transportation for the highest need families.	8/1/2025	Compliant	CCC has a sytems in place for examining data on an ongoing basis and responding to potential barriers to enrollment and attendance.
37	1302.16(a)(2)(v) Barriers to Attendance. A program must examine barriers to regular attendance, such as access to safe and reliable transportation, and where possible, provide or facilitate transportation for the child if needed.	8/1/2025	Compliant	CCC has a sytems in place for examining data on an ongoing basis and responding to potential barriers to enrollment and attendance.
38	1302.23(b)(2–4) Family Child Care Option. Family child care (FCC) services must comply with specified child ratios and group sizes for programs. There is no longer reference to the term "assistant provider". All FCC providers who count toward ratios must meet the qualification requirements for FCC providers described in§1302.91(e)(4).	8/1/2025	n/a	CCC does not operate HS within the Family Child Care Option.
39	1302.45(a) Multidisciplinary Approach. Programs must use a multidisciplinary approach to mental health and wellness supports. Mental health consultation services must be available at a frequency of at least once a month; if a mental health consultant is not available to provide services at least once a month, programs must use other licensed mental health professionals or behavioral health support specialists who coordinate with a mental health consultant.	8/1/2025	Compliant	CCC partners with Early Childhood Mental Health Program (ECMHP) for mental health consultation services. The program revised its procedures to ensure oversight structure monitors for monthly availability of mental health consultation services. An expanded contract with ECMHP is anticipated to be approved by the BOS on 8/12/25.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
40	1302.52(d) Family Partnership Services. Programs must ensure family service worker assignments do not exceed 40 families per family service worker. Programs may temporarily exceed the maximum during periods of staff absence and in emergency or recovery circumstances. A waiver is required to exceed the ratio of family assignments to family service worker if it will extend beyond a temporary period.	8/1/2027	In-Progress	On August 16, 2024, the Administration for Children and Families issued an award for the Head Start grant. On March 19, 2024 (D. 4), the Board of Supervisors approved the submission of the grant application which includes new positions. This budget includes an increase in Comprehensive Services (family service worker) positions to lower caseloads to 40 families.
41	1302.93(c) Staff Breaks. A program must provide, for each staff member, regular breaks of adequate length and frequency based on hours worked. During breaks, one teaching staff member may be replaced by one staff member who does not meet the teaching qualifications required for the age, provided that this staff member has the necessary training and experience to ensure safety of children and minimal disruption to the quality of services.	8/1/2027	Compliant	CCC complies with State and Federal requirements pertaining to staff breaks including meal breaks. Per the 2022-2026 Local One MOU employees are entitled to a rest break for each 4 hours of work. The program will identify how it may operationalize new flexibilities of allowing a staff member to provide classroom coverage who does not meet teaching qualifications.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
42	1302.90(f) Benefits. For full-time staff (working 30 or more hours per week) the program must provide or facilitate access to affordable health care coverage, offer paid leave, and offer access to short-term, free or minimal cost behavioral health services. Part-time staff must be connected with health insurance options in the Marketplace. Programs must connect eligible staff with child care subsidy programs and the Public Service Loan Forgiveness Program. Small Head Start agencies with 200 or fewer slots are exempt from most of the benefits requirements, but these agencies must still make measurable improvement in benefits for Head Start staff over time.	8/1/2028	In-Progress	Staff scheduled to work at least 20 hours per week, CCC provides affordable health care coverage. Part-time staff are connected with health insurance options. The program is in the process of identifying a process which ensures staff are connected with child care subsidy programs and the Public Service Loan Forgiveness Program.
43	1302.90(e)(1) Pay scale. (i) By August 1, 2031, a program must implement a salary scale, salary schedule, wage ladder, or other similar pay structure for program staff salaries that incorporates the requirements in paragraphs (e)(2) through (4) of this section; reflects salaries or wages for all other staff in the program; promotes salaries that are comparable to similar services in relevant industries in their geographic area; and considers, at a minimum, responsibilities, qualifications, experience relevant to the position, and schedule or hours worked. (ii) After August 1, 2031, a program must review its pay structure at least once every 5 years to assess whether it continues to meet the expectations described in paragraph (e)(1)(i) of this section. (iii) A program must ensure that staff salaries are not in excess of level II of the Executive Schedule, as required in 42 U.S.C. 9848(b)(1).	8/1/2031	In-Progress	The Program will work with HR on a salary study which compares similar services in relevant industries in Contra Costa County. Salary study will be required every 5 years.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
44	1302.90(e)(2) Progress to pay parity for education staff with elementary school staff. (i) By August 1, 2031, a program must demonstrate it has made progress to parity with kindergarten through third grade teachers by ensuring that each Head Start teacher receives an annual salary that is at least comparable to the annual salary paid to preschool teachers in public school settings in the program's local school district, adjusted for responsibilities, qualifications, experience, and schedule or hours worked. A program may provide annual salaries comparable to a neighboring school district if the salaries are higher than a program's local school district, adjusted for role, responsibilities, qualifications, experience, and schedule or hours worked.	8/1/2031	In-Progress	The Program will work with HR on a salary study which compares CCC teacher salary to school district preschool teachers. The program in is the process of developing a process to ensure it regularly tracks data on how wages paid to their education staff compare to wages paid to preschool through third grade teachers in their local or neighboring school district.
45	1302.90 (3) Salary floor. By August 1, 2031, a program must ensure, at a minimum, the wage or salary structure established or updated under paragraph (e)(1)(i) of this section provides all staff with a wage or salary that is generally sufficient to cover basic needs such as food, housing, utilities, medical costs, transportation, and taxes, or would be sufficient if the worker's hourly rate were paid according to a full-time, full-year schedule (or over 2,080 hours per year). (4) Wage comparability for all ages served. A program must ensure the wage or salary structure established or updated under paragraph (e)(1)(i) of this section does not differ by age of children served for similar program staff positions with similar qualifications and experience.	8/1/2031	In-Progress	The Program will work with HR and labor on a salary study which compares salary structure to salary that is generally sufficient to cover basic needs. CCC currently has the same salary schedule for staff providing to instruction to all ages served.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

Updated Head Start Program Performance Standard Requirements

No.	Performance Standard Summary	Compliance Date*	CCC Compliance Status	Description of Compliance / Recommended Actions
46	1302.90(e) Wages. Small Head Start agencies with 200 or fewer slots are exempt from most of the wage requirements, but these agencies must still develop or update a pay scale that promotes competitive wages for all staff, and make measurable progress toward reducing disparities in wages between Head Start educators and public preschool teachers over time. The final rule includes an option for the Secretary of the Department of Health and Human Services (HHS) to establish in 2028 a limited waiver process for most of the wage requirements for eligible programs, if the prior four years of appropriation increases for Head Start are less than an annual average of 1.3%.	8/1/2031	n/a	CCC HS program serves more than 200 slots.

*eclkc.ohs.acf.hhs.gov/publication/timeline-compliance-updated-performance-standard-requirements

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-290 **Agenda Date:** 1/20/2026 **Agenda #:** D.4

To: Board of Supervisors

From: Supervisors John Gioia and Diane Burgis

Report Title: CONSIDER whether to place a 5-year general Countywide transactions and use tax (sales tax) of 0.5% or 0.625% on the June 2026 ballot to protect local services impacted by the severe Federal cuts and provide direction to the County Administrator to seek statutory authority to raise the sales tax cap for Contra Costa County.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

PROVIDE DIRECTION on whether to place a 5-year general Countywide transactions and use tax (sales tax) of 0.5% or 0.625% on the June 2026 ballot to protect local services and direct the County Administrator and County's legislative advocates to seek statutory authority to raise the sales tax cap for Contra Costa County.

FISCAL IMPACT:

No immediate fiscal impact. The Board of Supervisors is being asked to consider whether to provide direction to take the necessary steps to place a 5-year general sales tax on the June 3, 2026 ballot. The estimated annual revenue generated from a 0.5% sales tax is $122 million and $151 million from a 0.625% sales tax. According to the County Elections Office, the estimated election costs for the June 2026 measure is approximately $1.2 million funded from the County General Fund and reimbursable out of the new revenue generated by the measure, if passed.

BACKGROUND:

If a 5-year general sales tax measure is included on the June 3, 2026 primary election ballot and approved by voters, additional County revenues are estimated to be roughly $122 million annually for the next five years for a 0.5% sales tax and $151 million for a 0.625% sales tax.

H.R. 1., passed in July 2025, enacted the largest cuts in our country's history to the Medicaid and Federal food assistance programs. This law severely cuts Medicaid (Medi-Cal in California) in order to fund a multi-trillion dollar income tax cut for the wealthiest Americans.

H.R.1 imposes numerous reductions in payments to Medi-Cal providers and makes significant eligibility changes which will cause thousands of Contra Costans to lose health coverage. Changes to State Medicaid policy will also reduce funding. Taken together, nearly 100,000 Contra Costans could lose their insurance coverage, and Contra Costa Health will have funding reduced by $300 million by 2029, creating an over $100 million deficit for the Contra Costa Regional Medical Center, which also operates the only psychiatric ward in the County to serve the severe psychiatric emergency medical care needs of county residents.

The law also makes substantial reductions to the Supplemental Nutrition Assistance Program (SNAP) (CalFresh in California), which would increase food insecurity for thousands of Contra Costans.

Some of H.R.1 cuts will take effect immediately and other reductions will be implemented over the next few years. These cuts will have a significant negative impact on funding for Contra Costa County's health delivery infrastructure. This will cause people to delay medical care resulting in sicker residents and will increase demand for emergency care sought by residents no longer able to access preventative healthcare after losing insurance coverage.

The County's public health and hospital/clinic system receives the majority of its funding from the Federal government through Medicare and Medicaid. The negative health impacts of H.R.1 will increase the County's costs to administer health and social service programs with no or limited additional funding provided, and cause the County to expend County funding (property tax and sales tax funding) to serve more patients through its county funded Basic Health Care program (due to residents losing their Medi-Cal coverage). The combination of decreased Federal funding with the increased demands on the County's healthcare and social services system threatens Contra Costa County's ability to meet its obligations in serving the healthcare, behavioral health, public safety and supportive needs of the community.

The impending substantial Federal cuts also present a major risk to ALL County services, from public safety to homeless services. Programs funded by Medi-Cal will not be able to absorb this significant level of cuts and may require County general funds to maintain a safe level of services.

To address these significant financial shortfalls caused by Federal action, the County needs to take proactive steps, including seeking support from the State to minimize impacts, making significant reductions in the County budget to minimize service cuts, implementing operational and organization efficiencies in County Health Services to reduce costs, and seeking increased local revenue.

To address the severe Federal cuts to its health and social services system, Santa Clara County passed a 5-year 0.625% sales tax in November 2025 with a 57.25% vote. The ballot language for this measure was:
"To help our community address severe federal cuts enacted by the President and Congress; support critical local services such as trauma, emergency room, mental health, and public safety; and reduce the risk of hospital closures at Santa Clara Valley Healthcare and other service cuts-shall the County of Santa Clara adopt a five-eighths cent (0.625%) general sales tax for 5 years, providing $330 million annually that is not available to the federal government and is subject to independent audits/oversight?"

If Contra Costa County wants to pursue a temporary 5-year sales tax similar to Santa Clara County, it would need statutory authority to raise its sales tax cap by 0.5% or 0.625% depending on the amount of the tax. In February 2025, State Senator Jesse Arreguin introduced SB 762 (now a 2 year bill) to raise the authorized sales tax cap for the City of Hercules. Senator Arreguin has indicated his willingness to amend the bill to authorize Contra Costa County to increase its sales tax cap. He has indicated that the bill should pass out of the State Senate in January 2026 and that it would then be considered by the State Assembly. He indicated that his goal is to have the bill pass the Legislature and be signed by the Governor prior to the June 3, 2026 primary election.

CONSEQUENCE OF NEGATIVE ACTION:

The Board of Supervisors will not have the opportunity to take the steps needed to place a 5-year general sales tax on the June 3, 2026 ballot.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-275 **Agenda Date:** 1/20/2026 **Agenda #:** C.1.

To: Board of Supervisors

From: Ben Winkleblack, Animal Services Director

Report Title: Contract with Petszel, Inc. for No-Cost Post-Adoption Support Services

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Animal Services Director, or designee, to execute a no-cost contract with Petszel, Inc. to provide an on-demand web-based support platform application to offer behavioral and training resources to pet adopters for the period of January 21, 2026, through January 20, 2027, and for successive one-year terms thereafter until terminated.

FISCAL IMPACT:

No fiscal impact.

BACKGROUND:

Contra Costa Animal Services (CCAS) continues to focus on reducing the length of stay, maintaining safe shelter capacity, and placing animals into successful, permanent homes. A portion of animal returns is driven by common, manageable behaviors, medical issues, and transition challenges that occur shortly after adoption. When these issues are not addressed early, they can result in returns that increase shelter population, disease risk, and operational costs.

Petszel, Inc. provides an on-demand virtual post-adoption support platform that connects adopters with certified behavior and training professionals and veterinary resources during the critical post-adoption period. This early, accessible support helps prevent minor issues from escalating, increases adopter confidence, and improves the likelihood that animals remain in their homes.

After each adoption, CCAS will automatically send adopters a Petszel invitation by email and text. Petszel will serve as CCAS's post-adoption service provider for training, behavior, and care resources, replacing our current post-adoption email. Participation in Petszel is completely voluntary, and adopters choose whether to opt in and engage with the platform. Once enrolled, adopters will have a simple, friendly way to access support right when they need it. Petszel also allows CCAS to identify and address concerns early, reducing the likelihood that small challenges turn into returns, while providing valuable insight into how adopted animals are doing in their new homes.

By offering this service at no cost to the County, Petszel may strengthen CCAS's adoption-retention efforts, support stable shelter capacity, and help reduce the fiscal and operational impacts of returns and extended stays.

CONSEQUENCE OF NEGATIVE ACTION:

Delays in addressing post-adoption medical or behavior concerns can increase the likelihood that animals will be returned to the shelter.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-276 **Agenda Date:** 1/20/2026 **Agenda #:** C.2.

To: Board of Supervisors

From: Ben Winkleblack, Animal Services Director

Report Title: Contract Amendment with SRVFPD Dispatch Services

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Animal Services Director, or designee, to execute an amendment to the interagency agreement with the San Ramon Vally Fire Protection District to increase the payment limit by $3,398,324 to a new payment limit of $6,048,324, extend the termination date from December 31, 2027, to a new termination date of December 31, 2030, and make the other amendments summarized in this staff report, for continued dispatch services provided by the District, Countywide.

FISCAL IMPACT:

This amendment increases the total contract payment authority by $3,398,324 over the amount approved by the Board on January 14, 2025, reflecting updated dispatch service rates for calendar years 2026 and 2027. The revised cost for the San Ramon Valley Fire Protection District (SRVFPD) dispatch services for the remainder of FY 2025/26 is $880,000, an increase of $30,000. The cost for FY 2026/27 is $984,000, an increase of $84,000.

Increase costs will be funded with 58% City Contracts, 9% User Fees, 33% County General Fund.

BACKGROUND:

Previously, on December 17, 2024, the Board authorized a three-year dispatch services agreement with the San Ramon Valley Fire Protection District (SRVFPD), a public agency, in an amount not to exceed $2,600,000 for the term January 1, 2025, through December 31, 2027. An additional $30,000 was included and approved for system transition expenses, funded through the Animal Services Department. The agreement was executed on the standard County interagency agreement form.

After Board approval, SRVFPD requested modifications to include mutual indemnification language and other updates, including reimbursement of up to $50,000 for hardware, equipment, and vendor services needed to perform dispatch functions. Any purchased equipment or hardware will remain the property of the Department. An amendment incorporating these changes was approved by the Board on January 14, 2025, and the payment limit was increased to $2,650,000 through December 31, 2027.

This current amendment extends the service term an additional three years, through December 31, 2030, revises

the termination provision to increase the notice period from 90 to 365 days to ensure continuity of dispatch services during transitions, and updates the annual cost schedule to reflect current service needs. Because these services are critical and the proposed changes are reasonable, the Animal Services Director recommends Board approval of this amendment, as reviewed and approved by County Counsel.

The amendment extends the agreement by three years, with annual rates escalating over the extended term as outlined below:

Calendar Year	**Contract Period**	**Quarterly Rate (Original)**	**Quarterly Rate (Amended)**	**Calendar Year Total* (Amended)**	**Calendar Year Increase (Amended)**
2025 (Year 1)	Jan 1-Dec 31, 2025	$200,000	$200,000	$800,000	$0
2026 (Year 2)	Jan 1-Dec 31, 2026	$225,000	$240,000	$960,000	$60,000
2027 (Year 3)	Jan 1-Dec 31, 2027	$225,000	$252,000	$1,010,000	$110,000
Additional Service Years (Amended)					**YOY Calendar Increase**
2028 (Year 4)	Jan 1-Dec 31, 2028		$265,125	$1,060,500	$50,500
2029 (Year 5)	Jan 1-Dec 31, 2029		$273,078.75	$1,092,315	$31,815
2030 (Year 6)	Jan 1-Dec 31, 2030		$281,377.25	$1,125,509	$33,914
			Total Amended	**$6,048,324**	

*not to exceed

CONSEQUENCE OF NEGATIVE ACTION:

If the amendment is not approved, Contra Costa County Animal Services could experience disruption or loss of dispatch services currently provided through the San Ramon Valley Fire Protection District.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-277 **Agenda Date:** 1/20/2026 **Agenda #:** C.3.

To: Board of Supervisors

From: Monica Nino, County Administrator

Report Title: Accept Board members meeting report for December 2025

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

ACCEPT Board Districts III & IV meeting reports for December 2025. District I, II, and V have nothing to report.

FISCAL IMPACT:

No fiscal impact.

BACKGROUND:

Government Code section 53232.3(d) requires that members of legislative bodies report on meetings attended for which there has been expense reimbursement (mileage, meals, lodging, etcetera). The attached reports were submitted by the Board of Supervisors members in satisfaction of this requirement.

CONSEQUENCE OF NEGATIVE ACTION:

The Board of Supervisors will not be in compliance with Government Code 53232.3(d).

Supervisor Ken Carlson - December 2025 AB1234 I

(Government Code Section 53232.3(d) requires that members legislative
attended for which there has been expense reimbursement (mileage,

Date	Meeting Name	Location
1-Dec	California State Association of Counties Annual Conference	San Jose
8-Dec	Meeting with County Administrator, Monica Nino	Martinez
8-Dec	Bay Area Clean Air Coalition	Berkeley
9-Dec	Board of Supervisors Meeting	Martinez
15-Dec	Equity Committee Meeting	Martinez
16-Dec	Board of Supervisors Meeting	Martinez

* Reimbursement may come from an agency other than Contra Costa County

Report bodies report on meetings meals, lodging, etc).
Purpose
Decision on Agenda Items
Monthly Briefing
Meeting and Tour
Decision on Agenda Items
Decision on Agenda Items
Decision on Agenda Items

Supervisor Diane Burgis -December 2025 AB1234 Report

(Government Code Section 53232.3(d) requires that members legislative bodies report on meetings attended for which there has been expense reimbursement (mileage, meals, lodging, etc).

Date	Meeting Name	Location	Purpose
1-Dec	CSAC Santa Clara	Santa Clara	Meeting
9-Dec	Board of Supervisors	Martinez	Meeting
16-Dec	Board of Supervisors	Martinez	Meeting
17-Dec	CCTA	Walnut Creek	Meeting

* Reimbursement may come from an agency other than Contra Costa County

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-20 **Agenda Date:** 1/20/2026 **Agenda #:** C.4.

To: Board of Supervisors

From: Candace Andersen, District II Supervisor

Report Title: Resolution recognizing Erin and Ford Andrews as Lafayette's 2026 Business Persons of the Year.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
Resolution recognizing Erin and Ford Andrews as Lafayette's 2026 Business Persons of the Year

FISCAL IMPACT:
No fiscal impact

BACKGROUND:
Resolution recognizing Erin and Ford Andrews as Lafayette's 2026 Business Persons of the Year

CONSEQUENCE OF NEGATIVE ACTION:
No negative action

The Board of Supervisors of Contra Costa County, California

IN THE MATTER OF Resolution recognizing resolution no. 2026
ERIN AND FORD ANDREWS As
Lafayette's 2026 Business
PersonS of the year

WHEREAS, Sideboard Lafayette is a beloved neighborhood kitchen and coffee bar in the heart of downtown Lafayette, owned and operated by Erin and Ford Andrews, and since opening in 2014, it has been warmly embraced by the community.

Whereas, Erin and Ford have both worked in hospitality since they were 14 years old. Sideboard is named after their grandmother's well-loved piece of furniture that stored everything the family needed to set the table for lovingly prepared homemade meals.

WHEREAS, Since moving to Lafayette in 1988, their fondest memories include raising their children in their close-knit neighborhood. "Neighborhood" is part of the restaurant's name to honor "Our village within a village where we live and or work. The safe haven where the social network and community can realize common values"; and

Whereas, their guiding business values are Integrity, Respect, Organization, and Communication (IROC). Their rustic comfort food is prepared from scratch with local, natural, organic, and sustainable ingredients sourced from farmers, ranchers, and purveyors who share their passion and vision; and

Whereas, Sideboard joined the Lafayette Chamber in March of 2016. Sideboard are active supporters of many local nonprofit organizations, including: Lafayette Partners in Education (LPIE), Lamorinda Sunrise Rotary, The Park Theater Trust, Town Hall Theatre, Lafayette Library and Learning Center, Acalanes Parents Club, Acalanes Boosters, Sustainable Contra Costa, Assistance League, and more; and

Now, therefore be it resolved that the Board of Supervisors of Contra Costa County does hereby honor

Erin and Ford Andrews

For their passion and dedication to creating a true neighborhood gathering place, and for their enduring commitment to supporting the local community.

PASSED by a vote of the Board of Supervisors this 20th day of January, 2026.

_____
DIANE BURGIS, Chair
District III Supervisor

_____
JOHN GIOIA
District I Supervisor

_____
CANDACE ANDERSEN
District II Supervisor

_____
KEN CARLSON
District IV Supervisor

_____
Shanelle Scales-Preston
District V Supervisor

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-21 **Agenda Date:** 1/20/2026 **Agenda #:** C.5.

To: Board of Supervisors

From: Candace Andersen, District II Supervisor

Report Title: Resolution recognizing January 2026 as Positive Parenting Awareness Month in Contra Costa County

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
Resolution recognizing January 2026 as Positive Parenting Awareness Month in Contra Costa County

FISCAL IMPACT:
No fiscal impact

BACKGROUND:
Resolution recognizing January 2026 as Positive Parenting Awareness Month in Contra Costa County

CONSEQUENCE OF NEGATIVE ACTION:
No negative action

The Board of Supervisors of Contra Costa County, California

IN THE MATTER OF JANUARY 2026

POSITIVE PARENTING AWARENESS MONTH

IN CONTRA COSTA COUNTY

WHEREAS, the quality of raising children, starting prenatally, is one of the most powerful predictors of children's future social, emotional, physical, and behavioral health; and

WHEREAS, the well-being of those who are raising children should matter to all of us; and,

WHEREAS, families in California come in different dynamics, with children who are raised by parents, grandparents, foster parents, and family members, and supported by other caregivers in a variety of settings such as schools, family childcare, early childhood education centers, and health clinics; and,

WHEREAS, despite how essential parenting is for the health of children and our collective society, there is a lack of value placed on parenting; and,

WHEREAS, the removal of supports related to strengthening family dynamics has deepened challenges across the state; and,

WHEREAS, according to the 2024 U.S. Surgeon General's advisory on the mental health and well-being of parents, "We must recognize the importance of parenting and reflect it in how we prioritize resources, design policy, shape work environments, and approach our conversations with parents."; and,

WHEREAS, there is an opportunity to accelerate the progress of programs that currently operate at sub-scale throughout California. "Research echoes the importance of early intervention with roughly 30% of California caregivers reporting moderate concerns over their child's social and emotional development and

behavioral health, and 20-40 percent of those same caregivers reporting engaging in some ineffective type of parenting.”; and,

WHEREAS, the Governor’s Master Plan for Kids’ Mental Health prioritizes investments to expand urgent mental health supports for children and youth, particularly in underserved communities, and promotes prevention and early intervention by providing parents with the knowledge, tools, and resources to support their children’s behavioral health; and

WHEREAS, research confirms that positive parenting creates positive childhood experiences (PCEs), and children and youth who experience safe, stable, and nurturing relationships and environments can reduce the effects of depression associated with ACEs by as much as 44%; and,

WHEREAS, positive parenting is a protective factor that strengthens family relationships, increases parents’ confidence, and drives children’s social, emotional, and relational health and development; and,

WHEREAS, families in Contra Costa County can receive quality parent education support through evidenced-based programs like Triple P - Positive Parenting Program, available thanks to critical partnerships between C.O.P.E. Family Support Center and Contra Costa Behavioral Health Services, Contra Costa Employment and Human Services Department, Contra Costa County Office of Education, Child Abuse Prevention Council, First 5 Contra Costa, East Contra Costa County Alliance, and Contra Costa Probation.

WHEREAS, through our individual actions and with the support of community groups, schools, faith organizations, employers, health and social service systems, and policymakers, we can create opportunities for parents to come together and build communities of mutual care and connection and intentionally strengthen parental well-being; and,

NOW, THEREFORE, the Contra Costa County Board of Supervisors, hereby proclaim January 2026 to be the 7th Annual Positive Parenting Awareness Month in Contra Costa County, California, and commend this observance to the people of this county.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-22 **Agenda Date:** 1/20/2026 **Agenda #:** C.6.

To: Board of Supervisors

From: Candace Andersen, District II Supervisor

Report Title: Resolution recognizing Gaby Ghorbani receiving the Federal D. Glover Adult Humanitarian of the Year

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
Resolution recognizing Gaby Ghorbani receiving the Federal D. Glover Adult Humanitarian of the Year

FISCAL IMPACT:
No fiscal impact

BACKGROUND:
Resolution recognizing Gaby Ghorbani receiving the Federal D. Glover Adult Humanitarian of the Year

CONSEQUENCE OF NEGATIVE ACTION:
No negative action

The Board of Supervisors of Contra Costa County, California

IN THE MATTER OF Resolution recognizing Gaby Ghorbani receiving the federal D. glover adult humanitarian of the year

Whereas, Gaby's main desires are to give every child the opportunity to give back to their community - and she does that through Pledge to Humanity; and

WHEREAS, Gaby began Pledge to Humanity (PTH) in 2009, sitting around her kitchen table with her 3 young children. They were her first "Volunteers," eventually becoming the original PTH Board of Directors; and

Whereas, she promoted her version of "Charity" while working with her children and their friends serving in the local soup kitchen, making sandwiches for local homeless shelters, and putting toiletry kits together for other local charities' wish lists; and

Whereas, Gaby has inspired over fifteen thousand youth volunteers in the last seventeen years and helped to contribute over $18.2M in economic value for Contra Costa County; and

Whereas, Gaby and her multitude of volunteers have partnered at one time or another with over fifty non-profit groups throughout the County on a weekly/monthly/yearly basis, and especially during the holidays when the need is even greater; and

Whereas, Gaby's goal is to inspire youth to become Changemakers. To serve, learn and empower youth; and

WHEREAS, Gaby believes very strongly that one's age, gender, race, socioeconomic status, physical or mental challenges or history of any kind should not preclude one from helping others; and

WHEREAS Pledge to Humanity, with Gaby's leadership provides volunteer opportunities for anyone who wishes to give back to their community, and Gaby and the organization draw so many children and adults into the organization who care deeply about the mission of Pledge to Humanity; and

WHEREAS, Gaby and Pledge to Humanity have partnered with over fifty organizations over the last seventeen years, but Gaby's time and effort go beyond these fifty specific groups. She is always looking for new partners to collaborate with PTH, providing volunteers with opportunities and organizations with critical resources to support their own missions, connecting everyone involved; and

WHEREAS, Pledge to Humanity has worked with homeless shelters, domestic abuse homes, food banks,

senior citizen facilities, our troops, foster children, and those who may be physically challenged. Gaby creates opportunities time and time again for our volunteers to engage in acts of kindness - to make a kit, serve a meal, create a blanket, and many other activities - with the goal that both the volunteer and the recipient feel nourished and fulfilled; and

Now, therefore be it resolved that the Board of Supervisors of Contra Costa County does hereby honor

Gaby Ghorbani

For her dedication to Contra Costa County by empowering youth to become Changemakers.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-23 **Agenda Date:** 1/20/2026 **Agenda #:** C.7.

To: Board of Supervisors

From: John Gioia, District I Supervisor

Report Title: Honoring Elena Velazquez as the recipient of the 2026 Martin Luther King Jr. High School Student Resolution No. 2026-08 Federal D. Glover Humanitarian Award.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
Recognize Elena Velazquez as recipient of the 2026 Martin Luther King Jr. High School Student Resolution No. 2026-08 Federal D. Glover Humanitarian Award.

FISCAL IMPACT:
N/A

BACKGROUND:
See Resolution. Recognize Elena Velazquez is a deserving recipient of the 2026 Martin Luther King Jr. High School Student Federal D. Glover Humanitarian Award.

CONSEQUENCE OF NEGATIVE ACTION:
N/A

The Board of Supervisors of Contra Costa County, California

IN THE MATTER OF
Recognizing Elena Velazquez as the recipient of the 2026 Martin Luther King Jr. High School Student No. 2026-08 Federal D. Glover Humanitarian Award.

WHEREAS, from an early age, Elena Velazquez has demonstrated an unwavering commitment to humanitarianism, social justice, and community service. Elena is an outstanding candidate for this prestigious award because of her dedication to improving the lives of people both locally and globally; and

WHEREAS, Elena began serving her community at the age of six, volunteering at The Latina Center to support children during civic meetings, gaining firsthand experience in community engagement and advocacy; and

WHEREAS, Elena has inspired others by championing youth voices and advocating for equity and inclusion. Her leadership ensures that every voice is heard, regardless of background, and reflects her dream of a better, fairer world for all; and

WHEREAS, Elena founded the first Environmental Committee at Summit Tamalpais High School, initiating a recycling program that transformed the school's sustainability practices and educated students on environmental stewardship; and

WHEREAS, Elena's commitment extends beyond her school. Through her roles as Public Relations Officer for the Richmond Youth Council and as a staff lead for Urban Tilth's Summer Youth Apprenticeship Program, she has advanced policies, mentored youth, and promoted environmental justice and restorative practices, while also working to help the unhoused, tutor younger students, and organize book drives; and

WHEREAS, Elena has served as President of the National Honor Society and actively participated in organizations such as Bay Area Girls Club, The Latina Center, and the Richmond Youth Fire Academy, demonstrating exemplary leadership and compassion; and

WHEREAS, Elena embodies Dr. Martin Luther King Jr.'s ideals through her advocacy for inclusion, her

dedication to community service, and her unwavering belief in creating positive change; and

NOW, THEREFORE, that the Board of Supervisors of Contra Costa County does hereby honor Elena Velazquez for her outstanding dedication and contributions to humanitarian causes and community service, inspiring others to lead with compassion and purpose.

File #: RES 2026-25 **Agenda Date:** 1/20/2026 **Agenda #:** C.8.

To: Board of Supervisors

From: Diana Becton, District Attorney

Report Title: Proclaiming January 2026 as Human Trafficking Prevention Month in Contra Costa County

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT a Resolution proclaiming January 2026 as Human Trafficking Prevention Month in Contra Costa County, as recommended by the District Attorney.

FISCAL IMPACT:
No fiscal impact.

BACKGROUND:
See Resolution for further information.

CONSEQUENCE OF NEGATIVE ACTION:
N/A

The Board of Supervisors of Contra Costa County, California

IN THE MATTER OF proclaiming January 2026 as Human Trafficking Prevention Month in Contra Costa County:

WHEREAS, human trafficking is a form of interpersonal violence and a crime in which force, fraud, coercion or similar means is used to compel victims into commercial sexual and labor exploitation, affecting individuals of all genders, races, citizenship status, ages and backgrounds;

WHEREAS, human trafficking can happen to anyone, certain populations are at greater risk, including people affected by abuse, violence, poverty, unstable living situations, or social disconnection, as well as those systemically marginalized or discriminated against;

WHEREAS, human trafficking requires a coordinated, community-wide response engaging diverse stakeholders including survivors, community members, educators, advocates, law enforcement, social workers, and professionals from a broad range of disciplines, agencies, and expertise;

WHEREAS, the 42 partner agencies in the Contra Costa Human Trafficking Task Force are striving to identify and provide services to survivors, investigate and prosecute all forms of human trafficking, and build their and the community's capacity to respond to and prevent human trafficking;

WHEREAS, between October 2024 and October 2025, Community Violence Solutions, lead victim services provider in the Task Force, provided comprehensive, trauma-informed services to 72 victims of human trafficking, including crisis intervention, case management, advocacy, emergency housing assistance and linkage to resources;

WHEREAS, between October 2024 and October 2025, law enforcement agencies in Contra Costa County investigated 67 cases of sex and labor trafficking and identified 103 potential victims who were connected to services, and the District Attorney's Office, the lead law enforcement agency in the Task Force, filed 15 cases of human trafficking and related crimes; and

WHEREAS, the Contra Costa Alliance to End Abuse recognizes human trafficking as a public health issue that is preventable by building individual, community, and societal understanding and resilience, eliminating social and historical inequities, and improving the environmental conditions where people are born, learn, live, work, play, age, and worship.

NOW, THEREFORE, BE IT RESOLVED: that the Contra Costa County Board of Supervisors hereby proclaim January 2026 as Human Trafficking Prevention Month and urges all residents to take collective action to strengthen communities by reporting suspected human trafficking when they see it, reducing the conditions that contribute to exploitation, building resilience, and creating environments where people are protected from human trafficking and other forms of violence. During this month, we recognize the survivors of human

trafficking and commit to building a future in every person enjoys their human rights to dignity, liberty, security, and access to justice. Let us make it known that human trafficking has no place in this city, this county, this nation or this world.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-24 **Agenda Date:** 1/20/2026 **Agenda #:** C.9.

To: **Board of Supervisors**

From: Marla Stuart, Employment and Human Services Director

Report Title: Proclaim January 2025 as National Stalking Awareness Month

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT a resolution declaring January 2026 National Stalking Awareness Month in Contra Costa County as recommended by the Employment and Human Services Director.

FISCAL IMPACT:
No fiscal impact for this action.

BACKGROUND:
Stalking Awareness Month is a national campaign dedicated to raising awareness and the public's understanding of stalking. For 2026, the theme for Stalking Awareness Month is "KNOW IT, NAME IT, AND STOP IT", emphasizing the collective responsibility of advocacy and support services, legal systems, victims, survivors, their friends, and family to recognize and address stalking.

CONSEQUENCE OF NEGATIVE ACTION:
None.

CHILDREN'S IMPACT STATEMENT:
This resolution supports all five of Contra Costa County's community outcomes of the Children's Report Card: (1) "Children Ready for and Succeeding in School"; (2) "Children and Youth Healthy and Preparing for Productive Adulthood"; (3) "Families that are Economically Self-Sufficient"; (4) "Families that are Safe, Stable and Nurturing"; and (5) "Communities that are Safe and Provide a High Quality of Life for Children and Families."

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF Proclaiming January 2026 as Stalking Awareness Month in Contra Costa County:

WHEREAS, since 2004, January marks National Stalking Awareness Month, a critical time to recognize and respond to the serious, traumatic, and dangerous victimization of stalking, characterized by intrusive, persistent, and often obsessive pursuit behaviors; and

WHEREAS, the theme of this year's National Stalking Awareness Month is "KNOW IT, NAME IT, AND STOP IT," emphasizing the collective responsibility of advocacy and support services, legal systems, victims, survivors, their friends, and family to recognize and address stalking; and

WHEREAS, stalking encompasses a wide range of behaviors and is generally defined as a pattern of behavior directed at a specific person that would cause a reasonable person to feel fear or emotional distress, with common tactics including unwanted calls, texts, emails, messages, uninvited visits, spreading rumors, and following or watching the victim; and

WHEREAS, according to the Centers for Disease Control and Prevention, nearly 1 in 3 women and 1 in 6 men in the United States experience stalking in their lifetimes. As per the Stalking Prevention and Awareness Resource Center, stalking is one of the top ten risk factors for intimate partner homicide increasing the risk by three times; and

WHEREAS, survivors of stalking often suffer from anxiety, social dysfunction, severe depression, loss of work time, and may even be forced to relocate, underscoring the need for better recognition and response to this crime; and

WHEREAS, stalking often intersects with other forms of interpersonal violence, including domestic violence, sexual assault, human trafficking, and elder abuse; and our County provides support for stalking survivors through community-based organizations such as the Family Justice Center (510-974-7200) for all forms of stalking, STAND! For Families Free of Violence Crisis Line (1-888-215-5555) for stalking involving domestic violence, and Community Violence Solutions Crisis Hotline (1-800-670-7273) for stalking involving sexual assault and/or human trafficking.

NOW, THEREFORE, BE IT RESOLVED that the Contra Costa County Board of Supervisors hereby proclaims January 2026 as National Stalking Awareness Month in Contra Costa County and urges all residents to learn more about stalking, support victims, and promote awareness to prevent this crime.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-296 **Agenda Date:** 1/20/2026 **Agenda #:** C.10.

To: Board of Supervisors

From: Diane Burgis, District III Supervisor

Report Title: APPOINT Sonya Bynum to the District 3 seat on the Affordable Housing Finance Committee for a term expiring on June 30, 2029, as recommended by Supervisor Burgis

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPOINT Sonya Bynum to the District 3 seat on the Affordable Housing Finance Committee for a term expiring on June 30, 2029, as recommended by Supervisor Burgis.

FISCAL IMPACT:
No fiscal impact.

BACKGROUND:
The Affordable Housing Finance Committee (AHFC) advises the Board on the annual allocation of HOME Investment Partnership Act (HOME), Community Development Block Grant (CDBG), and Measure X Housing funds for affordable housing development and/or preservation in Contra Costa County. CDBG and HOME funds are allocated to the County on an annual basis by formula through the U.S. Department of Housing and Urban Development. Potential state or local affordable housing development funds may be considered by the AHFC, as needed. It convenes quarterly to review applications and County staff's recommendations for project funding of applications received through a public Request for Proposals process, or to reallocate funds, if warranted.

The AHFC is appointed by the Board of Supervisors and is composed of seven (7) members consisting of the following:

- Five (5) District members, each of whom represents one supervisorial district. District representative appointments to the AHFC are screened by the District Supervisor and then appointed by the Board of Supervisors.
- Two (2) At-Large members. At-Large representative appointments to the AHFC are screened by the Internal Operations Committee and then appointed by the Board of Supervisors.

Sonya Bynum, a resident of Brentwood, is a well-qualified applicant with experience both in nonprofit affordable housing development and as a mortgage loan underwriter and processor.

CONSEQUENCE OF NEGATIVE ACTION:
The appointment would not be made and the District 3 seat would not have representation on the AHFC.

Application Form

Profile

Sonya (First Name) | (Middle Initial) | Bynum (Last Name)

[redacted] (Home Address) | (Suite or Apt)

Brentwood (City) | CA (State) | 94513 (Postal Code)

Mobile: ([redacted]) (Primary Phone)

[redacted] (Email Address)

District Locator Tool

Resident of Supervisorial District:

☑ District 3

Habitat for humanity East Bay/Silicon Valley (Employer) | Homeowner selection manager (Job Title)

Length of Employment

6

Do you work in Contra Costa County?

○ Yes ◉ No

If Yes, in which District do you work?

How long have you lived or worked in Contra Costa County?

44 years

Are you a veteran of the U.S. Armed Forces?

○ Yes ◉ No

Board and Interest

Which Boards would you like to apply for?

Affordable Housing Finance Committee: Submitted

Seat Name

Have you ever attended a meeting of the advisory board for which you are applying?

○ Yes ◉ No

If Yes, how many meetings have you attended?

Education

Select the option that applies to your high school education *

☑ High School Diploma

College/ University A

Name of College Attended

Arizona State University

Degree Type / Course of Study / Major

B.A/ family and human development

Degree Awarded?

◉ Yes ○ No

College/ University B

Name of College Attended

Degree Type / Course of Study / Major

Degree Awarded?

○ Yes ○ No

College/ University C

Name of College Attended

Degree Type / Course of Study / Major

Degree Awarded?

○ Yes ○ No

Other Trainings & Occupational Licenses

Other Training A

Certificate Awarded for Training?

○ Yes ○ No

Other Training B

Certificate Awarded for Training?

○ Yes ○ No

Occupational Licenses Completed:

Qualifications and Volunteer Experience

Please explain why you would like to serve on this particular board, commitee, or commission.

I was born and raised in Contra Contra County. I have raised my family here, went to school here, attend church here and do not plan to leave. I bring a long career in financing and want to bring this expertise to my community. At Habitat, I interact with our families and hear their stories how they can own a home close to their job. They don't have to worry about relocating their family to own a home. I understand the importance of these type of committees.

Describe your qualifications for this appointment. (NOTE: you may also include a copy of your resume with this application)

I've worked for Habitat for Humanity for almost 7 years as the Homeowner Selection Manager. In my role I complete the loan administration work (underwriting, purchase agreement, closing documents), coordinate with the buyer from time of selection through closing on their home and serve on committees (employment education committee, HOA board, family selection committee, home equity grant). I also manage the homeowners by answering questions, advising on conflicts between neighbors, assist homeowners with HOA conflicts and coordinate the resale of their home. Prior to working for Habitat for Humanity, I was with Wells Fargo Home Mortgage for 14 years as a processor and underwriter. These employment opportunities led me to work with a diverse group of people (volunteers, retirees, donors, low and moderate income homeowners). I have over 20 years experience in lending with the last 6 1/2 in affordable housing (homeownership). While our office is located in Oakland, our organization serves Alameda County, Santa Clara County and Contra Costa County.

Upload a Resume

Would you like to be considered for appointment to other advisory bodies for which you may be qualified?

◉ Yes ○ No

Do you have any obligations that might affect your attendance at scheduled meetings?

○ Yes ◉ No

If Yes, please explain:

Are you currently or have you ever been appointed to a Contra Costa County advisory board?

○ Yes ◉ No

If Yes, please list the Contra Costa County advisory board(s) on which you are currently serving:

If Yes, please also list the Contra Costa County advisory board(s) on which you have previously served:

List any volunteer or community experience, including any advisory boards on which you have served.

Opportunity Junction - Teachers aid (2015-2106) Habitat for humanity - construction volunteer (2018- present) Grace bible fellowship of Antioch - annual Halloween carnival (2010 to present)

Conflict of Interest and Certification

Do you have a familial or financial relationship with a member of the Board of Supervisors? (Please refer to the relationships listed under the "Important Information" section below or Resolution No. 2021/234)

○ Yes ◉ No

If Yes, please identify the nature of the relationship:

Do you have any financial relationships with the County such as grants, contracts, or other economic relationships?

○ Yes ◉ No

If Yes, please identify the nature of the relationship:

My role and department does not apply for grants or funding. In addition, we only provide homeownership opportunities, we are not involved with affordable rent.

Please Agree with the Following Statement

I CERTIFY that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. I acknowledge and undersand that all information in this application is publicly accessible. I understand that misstatements and/or omissions of material fact may cause forfeiture of my rights to serve on a board, committee, or commission in Contra Costa County.

☑ I Agree

Important Information

1. This application and any attachments you provide to it is a public document and is subject to the California Public Records Act (CA Government Code §6250-6270).
2. All members of appointed bodies are required to take the advisory body training provided by Contra Costa County.
3. Members of certain boards, commissions, and committees may be required to: (1) file a Statement of Economic Interest Form also known as a Form 700, and (2) complete the State Ethics Training Course as required by AB 1234.
4. Meetings may be held in various locations and some locations may not be accessible by public transportation.
5. Meeting dates and times are subject to change and may occur up to two (2) days per month.
6. Some boards, committees, or commissions may assign members to subcommittees or work groups which may require an additional commitment of time.
7. As indicated in Board Resolution 2021/234, a person will not be eligible for appointment if he/she is related to a Board of Supervisors' member in any of the following relationships:
   (1) Mother, father, son, and daughter;
   (2) Brother, sister, grandmother, grandfather, grandson, and granddaughter;
   (3) Husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepson, and stepdaughter;
   (4) Registered domestic partner, pursuant to California Family Code section 297;
   (5) The relatives, as defined in 1 and 2 above, for a registered domestic partner;
   (6) Any person with whom a Board Member shares a financial interest as defined in the Political Reform Act (Gov't Code §87103, Financial Interest), such as a business partner or business associate.

Sonya Bynum

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-279 **Agenda Date:** 1/20/2026 **Agenda #:** C.11.

To: Board of Supervisors

From: Family & Human Services Committee

Report Title: Appointment to the Advisory Council on Aging

☐Recommendation of the County Administrator ☒ Recommendation of Board Committee

RECOMMENDATIONS:
APPOINT Susan Wright to the Town of Moraga local seat with a term ending September 30, 2027 on the Advisory Council on Aging, as recommended by the Family and Human Services Committee.

FISCAL IMPACT:
There is no fiscal impact for this action.

BACKGROUND:
On January 7, 2020, the Board of Supervisors adopted Resolution No. 2020/1 adopting policy amendments governing appointments to boards, committees, and commissions that are advisory to the Board of Supervisors. Included in this resolution was a requirement that applications for at-large/countywide seats be reviewed by a Board of Supervisors committee.

The Advisory Council on Aging (ACOA) provides a means for county-wide planning, cooperation and coordination for individuals and groups interested in improving and developing services and opportunities for the older residents of this County. The Council provides leadership and advocacy on behalf of older persons and serves as a channel of communication and information on aging.

The Advisory Council on Aging consists of 40 members serving 2-year staggered terms, each ending on September 30. The Council consists of representatives of the target population and the general public, including older low-income and military persons; at least one-half of the membership must be made up of actual consumers of services under the Area Plan. The Council includes: 19 representatives recommended from each Local Committee on Aging, 1 representative from the Nutrition Project Council, 1 Retired Senior Volunteer Program, and 19 Members at-Large.

Pursuant to the ACOA Bylaws, the ACOA may recommend for appointment up to four (4) alternate Member-at-Large (MAL) members, who shall serve and vote in place of members (City or MAL) who are absent from, or who are disqualifying themselves from participating in a meeting of the ACOA.

The Area Agency on Aging, the ACOA and the Clerk of the Board, using Contra Costa TV (CCTV), assisted

with recruitment. Area Agency on Aging staff has encouraged interested individuals including minorities to apply through announcements provided at the Senior Coalition meetings and at the regular monthly meetings of the ACOA. The Contra Costa County Employment and Human Services Department (EHSD) website contains dedicated web content where interested members of the public are encouraged to apply. The website provides access to the Board of Supervisors' official application with instructions on whom to contact for ACOA related inquiries, including application procedures.

Susan Wright submitted an application for ACOA membership on July 22, 2025. The Town of Moraga recommended Susan Wright to serve as the ACOA's Town of Moraga representative on September 24, 2025, with a term ending September 30, 2027.

At the November 10, 2025, Family and Human Services Meeting, the Committee approved the appointment of Susan Wright to the Town of Moraga local seat with a term ending September 30, 2027 on the Advisory Council on Aging.

CONSEQUENCE OF NEGATIVE ACTION:
Failure to appoint and reappoint members is likely to reduce public participation in advising policy development.

Contra Costa Advisory Council on Aging Roster (as of 10/2023)

Seat Title	Term Expiration	Current Incumbent	District	City of Residence	BOS Appointment Date
At-Large 1	9/30/2026	Lang, Thomas	I	El Sobrante	3/21/2023
At-Large 2	9/30/2026	Krohn, Shirley	IV	Walnut Creek	10/11/2022
At-Large 3	9/30/2027	Hayes, Michelle	I	Richmond	6/13/2023
At-Large 4	9/30/2026	Alan Goldhammer	II	Orinda	1/21/2025
At-Large 5	9/30/2026	Card, Deborah	V	Pittsburg	10/11/2022
At-Large 6	9/30/2026	Lipson, Steve	I	El Cerrito	10/11/2022
At-Large 7	9/30/2027	Lopez, Nicola	III	Antioch	10/8/2024
At-Large 8	9/30/2026	Maxwell, Sharon	II	Danville	4/28/2025
At-Large 9	9/30/2027	Holly Frates	IV	Pleasant Hill	10/21/2025
At-Large 10	9/30/2026	Tobey, Terri	II	Walnut Creek	10/11/2022
At-Large 11	9/30/2027	Shaefer, Carol	II	Walnut Creek	3/5/2024
At-Large 12	9/30/2027	Dubbels, Brock	IV	Walnut Creek	6/10/2025
At-Large 13	9/30/2027	Boaz, Roger	II	Byron	3/5/2024
At-Large 14	9/30/2027	Yee, Dennis	IV	Pleasant Hill	10/19/2021
At-Large 15	9/30/2027	Robertson, Logan	IV	Concord	3/5/2024
At-Large 16	9/30/2027	O'Toole, Brian	IV	Walnut Creek	10/19/2021
At-Large 17	9/30/2026	Donovan, Kevin D.	II	Danville	10/11/2022
At-Large 18	9/30/2026	Wener, Michael	II	Walnut Creek	11/2/2021
At-Large 19	9/30/2027	Kleiner, Jill	II	Moraga	10/19/2021
At-Large 20	9/30/2026	Sakai-Miller, Sharon	II	San Ramon	3/22/2022
Local Seat: Antioch	9/30/2027	Pending - City Appointment	III	Antioch	
Local Seat: Brentwood	9/30/2027	Court, Cesar	III	Brentwood	8/5/2025
Local Seat: Clayton	9/30/2027	Mary Shiela Driscoll	IV	Clayton	10/21/2024
Local Seat: Concord	9/30/2027	Fowler, Marilyn	IV	Concord	5/23/2023
Local Seat: Danville	9/30/2027	Freshman, Steven	II	Danville	8/5/2025
Local Seat: El Cerrito	9/30/2026	Kehoe, Carol	I	El Cerrito	7/12/2022
Local Seat: Hercules	9/30/2026	Green, Sarah	V	Hercules	2/25/2025
Local Seat: Lafayette	9/30/2027	Morisky, Richard	II	Lafayette	3/5/2024
Local Seat: Martinez	9/30/2027	Monroy-Dexter, Kathryn	V	Martinez	11/12/2024
Local Seat: Moraga	9/30/2027	Pending - FSH, BOS	II	Moraga	
Local Seat: Oakley	9/30/2027	Buckman, Chalo	III	Oakley	2/25/2025
Local Seat: Orinda	9/30/2027	Evans, Candace	II	Orinda	10/19/2021
Local Seat: Pinole	9/30/2027	Pending - City Appointment	I	Pinole	
Local Seat: Pittsburg	9/30/2027	Sonja Shepard	V	Pittsburg	10/21/2025
Local Seat: Pleasant Hill	9/30/2027	Van Ackeren, Lorna	IV	Pleasant Hill	10/19/2021
Local Seat: Richmond	9/30/2026	Burkhart, Cate	I	Richmond	3/21/2023
Local Seat: San Pablo	9/30/2027	Vacant	I	San Pablo	
Local Seat: San Ramon	9/30/2027	Vacant	II	San Ramon	
Local Seat: Walnut Creek	9/30/2027	Kalm, Denise	IV	Walnut Creek	4/9/2024

Contra Costa Advisory Council on Aging Roster (as of 10/2023)

Seat Title	Term Expiration	Current Incumbent	District	City of Residence	BOS Appointment Date
Alternate Member 1	9/30/2027	Sekhon, Inderpit	V	Crockett	8/5/2025
Alternate Member 2	9/30/2027	Wiener, Deborah	II	Alamo	8/5/2025
Alternate Member 3	9/30/2027	Gerry La Londe-Berg	I	Richmond	10/21/2025
Alternate Member 4	9/30/2027	Teresa Wright	IV	Walnut Creek	10/21/2025

Pending Approval

Vacant

Print Form

Contra Costa County

Please return completed applications to:
Clerk of the Board of Supervisors
1025 Escobar Street, 1st Floor
Martinez, CA 94553
or email to: ClerkofTheBoard@cob.cccounty.us

BOARDS, COMMITTEES, AND COMMISSIONS APPLICATION

First Name Susan

Last Name Wright

Home Address - Street

City Moraga

Zip Code 94556

Phone (best number to reach you)

Email

Resident of Supervisorial District: 3

EDUCATION *Check appropriate box if you possess one of the following:*

☑ High School Diploma ☐ CA High School Proficiency Certificate ☐ G.E.D. Certificate

Colleges or Universities Attended	Course of Study/Major	Degree Awarded
Columbia University	Masters in Social Work	■ Yes ☐ No
UC Davis	BS: Spanish; Communication	■ Yes ☐ No
		☐ Yes ☐ No

Other Training Completed:

Board, Committee or Commission Name Advisory Council on Aging

Seat Name

Have you ever attended a meeting of the advisory board for which you are applying?

■ No ☐ Yes If yes, how many?

Please explain why you would like to serve on this particular board, committee, or commission.

Previously I attended Council on Aging meetings in Napa county, representing county services for older adults (I was an employee). I would like to contribute closer to home and join our committee here in Contra Costa. I am a social worker and entrepreneur, providing elder care management and medical case management for seniors.

Describe your qualifications for this appointment. (NOTE: you may also include a copy of your resume with this application)

Master's degree in Social Work and a specialization in aging. Proven track record in delivering impactful case management and strategic consulting for mission-driven organizations. Formerly with Napa County Services for Older Adults, Catholic Charities, and AARP, with deep expertise supporting older adult populations through direct services, policy advocacy, and organizational strategy. Skilled in integrating client-centered practice with systems-level thinking to drive equity and innovation in aging and social impact work.

I am including my resume with this application:

Please check one: ■ Yes ☐ No

I would like to be considered for appointment to other advisory bodies for which I may be qualified.

Please check one: ■ Yes ☐ No

Are you currently or have you ever been appointed to a Contra Costa County advisory board?

Please check one: ☐ Yes ■ No

List any volunteer and community experience, including any boards on which you have served.

Do you have a familial relationship with a member of the Board of Supervisors? (Please refer to the relationships listed below or Resolution no. 2011/55)

Please check one: ☐ Yes ■ No

If Yes, please identify the nature of the relationship:

Do you have any financial relationships with the county, such as grants, contracts, or other economic relationships?

Please check one: ☐ Yes ■ No

If Yes, please identify the nature of the relationship:

I CERTIFY that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. I acknowledge and understand that all information in this application is publicly accessible. I understand and agree that misstatements and/or ommissions of material fact may cause forfeiture of my rights to serve on a board, committee, or commission in Contra Costa County.

Signed: Susan Wright **Date:** July 22, 2025

Submit this application to: ClerkofTheBoard@cob.cccounty.us **OR** Clerk of the Board of Supervisors
1025 Escobar Street, 1st Floor
Martinez, CA 94553

Questions about this application? Contact the Clerk of the Board at (925) 655-2000 or by email at ClerkofTheBoard@cob.cccounty.us

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2. All members of appointed bodies are required to take the advisory body training provided by Contra Costa County.

3. Members of certain boards, commissions, and committees may be required to: 1) file a Statement of Economic Interest Form also known as a Form 700, and 2) complete the State Ethics Training Course as required by AB 1234.

4. Meetings may be held in various locations and some locations may not be accessible by public transportation.

5. Meeting dates and times are subject to change and may occur up to two (2) days per month.

6. Some boards, committees, or commissions may assign members to subcommittees or work groups which may require an additional commitment of time.

7. As indicated in Board Resolution 2011/55, a person will not be eligible for appointment if he/she is related to a Board of Supervisors member in any of the following relationships: mother, father, son, daughter, brother, sister, grandmother, grandfather, grandson, granddaughter, great-grandfather, great-grandmother, aunt, uncle, nephew, niece, great-grandson, great-granddaughter, first-cousin, husband, wife, father-in-law, mother-in-law, daughter-in-law, stepson, stepdaughter, sister-in-law, brother-in-law, spouse's grandmother, spouse's grandfather, spouse's granddaughter, and spouses' grandson, registered domestic partner, relatives of a registered domestic partner as listed above.

8. A person will not be eligible to serve if the person shares a financial interest as defined in Government Code §87103 with a Board of Supervisors Member.

File #: 26-292 **Agenda Date:** 1/20/2026 **Agenda #:** C.12.

To: Board of Supervisors

From: John Kopchik, Director, Conservation and Development

Report Title: Recommendations for Appointment to the Affordable Housing Finance Committee

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPOINT Nakia Kasia to the At-Large #1 Representative seat with a new term ending on June 30, 2029, and Victoria Robinson Smith to the At-Large #2 Representative seat with a new term ending on June 30, 2030, of the Affordable Housing Finance Committee, as recommended by the Director of the Department of Conservation and Development.

FISCAL IMPACT:
None.

BACKGROUND:
The Affordable Housing Finance Committee (AHFC) advises the Board of Supervisors on the annual allocation of HOME Investment Partnership Program (HOME), Community Development Block Grant (CDBG), Measure X Housing, and Permanent Local Housing Allocation (PLHA) funds for affordable housing development in Contra Costa County. The AHFC convenes quarterly to review applications and County staff's recommendations for project funding of applications received through a public Request for Proposals process, or to reallocate funds, if warranted.

The AHFC consists of seven seats, including:

- Five (5) District members, currently residing in the County, either from incorporated cities or unincorporated communities, and each of whom represents one supervisorial district. District representative appointments to the AHFC are screened by the District Supervisor and then appointed by the Board of Supervisors.
- Two (2) At-Large members currently residing in the County, either from incorporated cities or unincorporated communities. At-Large representative appointments to the AHFC are screened by the Internal Operations Committee and then appointed by the Board of Supervisors.

Nominations for the AHFC At-Large representatives are solicited by the Department of Conservation and Development, reviewed by the Internal Operations Committee (IOC), and referred to the Board of Supervisors for approval. AHFC terms are for four years. Per the bylaws adopted in 2025, all members are required to have professional experience in the field of affordable housing finance, design, development, or property management. Members may be retired or active affordable housing professionals.

The Department of Conservation and Development recruited for the open/vacant positions beginning on December 12, 2025, with applications due on December 29, 2025 (flyer attached). Three applications were submitted to fill two current vacancies:

- At-Large #1
- At-Large #2

Of the three applications received, two have professional affordable housing experience in some capacity and are currently eligible for the two At-Large Representative positions. The third application received did not demonstrate professional affordable housing finance, design, and/or property management experience.

Uncontested Seats / Single-Applicants

At-Large #1 Representative Application

- Nakia Kasia, City of Antioch: They have professional housing experience as a leasing agent, administration assistance and property management experience including U.S Housing and Urban Development guidelines and regulations.

At-Large #2 Representative Application

- Victoria Robinson Smith, City of Orinda: They have professional housing experience as real estate broker and licensed attorney as well as serving as the President of the Orinda Senior Village Foundation, which owns and operates the Orinda Senior Village.

Their applications materials are attached for reference.

Internal Operations Committee Meeting

Given the need and urgency to fill these vacant seats and that the Internal Operations Committee (IOC) is not scheduled to meet until the end of February, these recommendations are being forwarded to the Board of Supervisors for consideration with the consent of the IOC Chair.

CONSEQUENCE OF NEGATIVE ACTION:

If these recommendations are not approved, the AHFC will continue to have a lack of full representation and will continue to have difficulty in achieving a meeting quorum.

CONTRA COSTA
CONSERVATION & DEVELOPMENT

*** Please POST or DISTRIBUTE ***

AFFORDABLE HOUSING FINANCE COMMITTEE

Friday, December 12, 2025

The Contra Costa County Internal Operations Committee (IOC) of the Board of Supervisors (Board) is now accepting applications from individuals to fill two (2) vacant positions for the Affordable Housing Finance Committee (AHFC):

- At-Large #1
- At-Large #2

Applicants must:

- Be a resident of Contra Costa County in one of the above vacant residency membership categories.
- Have professional experience in the field of affordable housing finance, design, development, or property management.

The AHFC works with the Department of Conservation and Development to develop funding recommendations for the Board on the annual allocation of HOME Investment Partnership Program (HOME), Community Development Block Grant (CDBG), and Measure X Housing for affordable housing development, and/or preservation in Contra Costa County. The AHFC convenes quarterly to review applications and County staff's recommendations for project funding of applications received through a public Request for Proposals process, or to reallocate funds, if warranted.

The AHFC has seven (7) members:

- Five (5) District members, currently residing in the County, either incorporated or unincorporated, and each of whom represents one supervisorial district. District representative appointments to the AHFC are screened by the District Supervisor and then appointed by the Board of Supervisors.
- Two (2) At-Large members currently residing in the County, either incorporated or unincorporated. At-Large representative appointments to the AHFC are screened by the Internal Operations Committee and then appointed by the Board of Supervisors.

To obtain an application for or further information, contact Kristin Sherk, staff liaison to the AHFC, at 925-655-2889 or Kristin.Sherk@dcd.cccounty.us. For more information, please visit the AHFC webpage at https://www.contracosta.ca.gov/4303/Affordable-Housing-Finance-Committee-AHF. A fillable application is available on the website for your convenience.

Applications should be returned to the Clerk of the Board of Supervisors, County Administration Building, 1025 Escobar Street, Martinez, CA 94553 no later than 5:00 PM on Monday, December 29, 2025.

Interviews are anticipated to be scheduled for the IOC meeting in January 2026 (exact date TBD). The IOC considers applications from all interested individuals and conducts interviews even when an existing committee member seeks reappointment.

Contra Costa County

Print Form

Please return completed applications to:
Clerk of the Board of Supervisors
1025 Escobar Street, 1st Floor
Martinez, CA 94553
or email to: ClerkofTheBoard@cob.cccounty.us

BOARDS, COMMITTEES, AND COMMISSIONS APPLICATION

First Name Victoria | **Middle Initial** R | **Last Name** Smith

Home Address - Street [redacted] | **City** Orinda | **State** CA | **Postal Code** 94563

Primary Phone (best number to reach you) [redacted] | **Email Address** [redacted]

Resident of Supervisorial District (if out of County, please enter N/A): 2 District Locator Tool

Do you work in Contra Costa County? ☑ Yes ☐ No **If Yes, in which District do you work?** 2

Current Employer Law Office of Victoria Robinson Smith | **Job Title** Sole Proprietor | **Length of Employment** 30 yrs.

How long have you lived or worked in Contra Costa County? 45

Board, Committee, or Commission Affordable Housing Funding Committee | **Seat Name** Central County Representative

Have you ever attended a meeting of the advisory board for which you are applying?
Please check one: ☐ Yes ☑ No If Yes, how many?

EDUCATION

Check appropriate box if you possess one of the following:

☑ High School Diploma ☐ CA High School Proficiency Certificate ☐ G.E.D. Certificate

Colleges or Universities Attended	Degree Type/ Course of Study/Major	Degree Awarded	
U.C.Berkeley	BA/Political Science	☑ Yes	☐ No
U.C. Law San Francisco	J.D.	☑ Yes	☐ No
		☐ Yes	☐ No

Occupational Licenses Completed: Licensed attorney, CA; licensed CA Real Estate Broker;

Other Trainings Completed:

	Certificate Awarded for Training?	
	☐ Yes	☐ No
	☐ Yes	☐ No

Do you have any obligations that might affect your attendance at scheduled meetings? ☐ Yes ☑ No

If Yes, please explain:

Would you like to be considered for appointment to other advisory bodies for which you may be qualified? ☑ Yes ☐ No

Are you a veteran of the U.S. Armed Forces? ☐ Yes ☑ No

THIS FORM IS A PUBLIC DOCUMENT

Please explain why you would like to serve on this particular board, committee, or commission.

The need for affordable housing in our county is great, and it is very difficult to finance and build. I have served since 2018 as the President of the Orinda Senior Village Foundation, which owns and operates the Orinda Senior Village. The Orinda Senior Village is a 150-unit senior low income apartment project. The residents are all low, or very low, income seniors, and since 1982, OSV has served over 1,000 residents. However, the need for senior affordable housing is great, and OSV currently has a five-year waiting list. To my knowledge, most of the other providers,of affordable housing in Contra Costa County also have extremely long, many times multiple years long, waiting list. At the same time, we knew that the cost of housing in the San Francisco Bay area is extremely high, and that with every increase, there are more community members who need affordable housing.

Describe your qualifications for this appointment. (NOTE: you may also include a copy of your resume).

In 2018, the Orinder Senior Village, created a sister organization, the Orinda Senior Housing Foundation, to build and operate a second senior affordable housing apartment project, the Vista Verde Community Housing Project. In the six years that I have served as President of OSHF, we have planned the design and construction of the building and grounds, completed design, received City approvals, selected a developer, selected a lender for construction and perm loans, and at this point are planning to break ground in early 2026. My work as President has generally involved working closely with the Project Manager, the Construction Manager, the affordable housing Financing Consultant, the attorneys, architects and contractors, other design professionals, the Asset Manager, and our mission partner, the Orinda Community Church. I have been involved with managing the professionals and and consultants, working with the financing consultants to obtain construction and perm loan funding, coordinating with the Church and coordinating with the neighbors. I believe that my experience would be helpful to the Affordable Housing Finance Committee in evaluating requests for the allocation of public funding and development grants and making recommendations to the Board of Supervisors.

I am including my resume with this application:

Please check one: ☑ Yes ☐ No

Are you currently or have you ever been appointed to a Contra Costa County advisory board?

Please check one: ☑ Yes ☐ No

If Yes, please list the Contra Costa County advisory board(s) on which you are **currently** serving:

Assessment Appeals; Sustainability Commission; Local Agency Enforcement HearingPane

If Yes, please also list the Contra Costa County advisory board(s) on which you have **previously** served:

Family Children's Trust Committee

List any volunteer and community experience, including any boards on which you have served.

See attached resume.

Do you have a familial relationship with a member of the Board of Supervisors? (Please refer to the relationships listed under the "Important Information" section on page 3 of this application or Resolution No. 2021/234).

Please check one: ☐ Yes ☑ No

If Yes, please identify the nature of the relationship:

Do you have any financial relationships with the county, such as grants, contracts, or other economic relationships?

Please check one: ☑ Yes ☐ No

If Yes, please identify the nature of the relationship: See attached.

THIS FORM IS A PUBLIC DOCUMENT

I CERTIFY that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. I acknowledge and understand that all information in this application is publicly accessible. I understand and agree that misstatements and/or ommissions of material fact may cause forfeiture of my rights to serve on a board, committee, or commission in Contra Costa County.

Signed: _____ **Date:** 10/10/25

Submit this application to: ClerkofTheBoard@cob.cccounty.us **OR** Clerk of the Board
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Martinez, CA 94553

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Page 2:

Do you have any financial relationships with the county, such as grants, contracts, or other economic relationships?

Please check one: Yes

If Yes, please identify the nature of the relationship:

My husband is a CC County retiree, and as a member of the Assessment Appeals Board, I receive a per diem for attending hearings.

Victoria Smith

[redacted]

Education

University of California, Berkeley, CA — A.B., 1978
Hastings College of the Law, San Francisco, CA — J.D., 1981

Professional Experience - Law Practice

1995 - present - Law Office of Victoria Robinson Smith, Orinda, CA

Practice areas: Represent individuals and businesses in real estate, contracts, business and commercial matters.

1987-1995 - Partner, Alborg & Dictor, Oakland and Walnut Creek, CA

Practice areas: Represented individuals and businesses in real estate, professional negligence defense and financial services litigation.

Professional Memberships

Licensed California Real Estate Broker
Contra Costa County Bar Association – Board Member/President Women's Section (1997-2003)
Orinda Chamber of Commerce

Public Service

Mayor, City of Orinda (2008, 2010, 2016), City Council Member, City of Orinda, 2004–2016
Orinda Infrastructure Committee
Public Works Aesthetic Review Committee
Liaison to the Moraga-Orinda Fire District
Liaison to the East Bay Regional Park District
Liaison to the Friends of the Creeks
Liaison to the Orinda Unified School District
Liaison to the Acalanes Unified High School District
Alternate Member: School Bus Committee Liaison, Southwest Region Planning Committee (CCTA), Lamorinda Project Management Committee, Lamorinda Fee & Financing Authority

City of Orinda, Planning Commissioner, 2003-2004
Central Contra Costa Solid Waste Authority, Board Member/ Chair, 2005-2016
Contra Costa Mayor's Conference, Board Member/Chair, 2011-2014

Contra Costa County Assessment Appeals Board, Board Member, 2021-Current
Contra Costa County Local Enforcement Agency Independent Hearing Panel, Chair, 2018-current
Contra Costa County Sustainability Commission, Commissioner/Chair, 2017-current
Contra Costa County Family and Children's Trust Committee, Board Member, 2000-2004

Community Service

Orinda Senior Village Foundation, President, 2017-current
Orinda Senior Housing Foundation, President, 2017-current
Strive for Change Foundation, Grants Coordinator and Board Member, 2015–current

Boy Scouts of America, Registered Adult Leader, 1992–2021
Parent's Clubs: Sleepy Hollow Elementary School
Wagner Ranch Elementary School, Orinda
Intermediate School and Miramonte High School, Board Member, 1991-2006

Justice James J. Marchiano Distinguished Service Award, Contra Costa County Bar Association, 2024

Application Form

Profile

NAKIA (First Name) | C (Middle Initial) | KAISA (Last Name)

[redacted] (Home Address) | (Suite or Apt)

ANTIOCH (City) | CA (State) | 94509 (Postal Code)

Home: [redacted] (Primary Phone)

[redacted] (Email Address)

District Locator Tool

Resident of Supervisorial District:

☑ District 5

Career Strategies Inc. (Employer) | Professional Leasing Agent (Job Title)

Length of Employment

5+

Do you work in Contra Costa County?

◉ Yes ○ No

If Yes, in which District do you work?

District 5

How long have you lived or worked in Contra Costa County?

8+

Are you a veteran of the U.S. Armed Forces?

○ Yes ◉ No

Board and Interest

Which Boards would you like to apply for?

Affordable Housing Finance Committee: Submitted

Seat Name

Ms. Kaisa, Nakia Celest.

Have you ever attended a meeting of the advisory board for which you are applying?

○ Yes ◉ No

If Yes, how many meetings have you attended?

Unknown

Education

Select the option that applies to your high school education *

☑ High School Diploma

College/ University A

Name of College Attended

Los Medanos College

Degree Type / Course of Study / Major

Business Administration through the “Road Map” program.

Degree Awarded?

○ Yes ◉ No

College/ University B

Name of College Attended

Enrollment Will Be Processed.

Degree Type / Course of Study / Major

TBD

Degree Awarded?

◉ Yes ○ No

College/ University C

Name of College Attended

N/A

Degree Type / Course of Study / Major

Degree Awarded?

○ Yes ○ No

Other Trainings & Occupational Licenses

Other Training A

Los Medanos Community Health Care District

Certificate Awarded for Training?

◉ Yes ○ No

Other Training B

Sylan Learning Center

Certificate Awarded for Training?

◉ Yes ○ No

Occupational Licenses Completed:

Please refer to resume.

Qualifications and Volunteer Experience

Please explain why you would like to serve on this particular board, commitee, or commission.

Please refer to resume.

Describe your qualifications for this appointment. (NOTE: you may also include a copy of your resume with this application)

A copy of my resume has been posted.

Upload a Resume

Would you like to be considered for appointment to other advisory bodies for which you may be qualified?

◉ Yes ○ No

Do you have any obligations that might affect your attendance at scheduled meetings?

○ Yes ◉ No

If Yes, please explain:

N/A

Are you currently or have you ever been appointed to a Contra Costa County advisory board?

○ Yes ◉ No

If Yes, please list the Contra Costa County advisory board(s) on which you are currently serving:

If Yes, please also list the Contra Costa County advisory board(s) on which you have previously served:

List any volunteer or community experience, including any advisory boards on which you have served.

Svdp, White pony express, Hope Solutions, Habitat for Humanity, Souljahs Church,

Conflict of Interest and Certification

Do you have a familial or financial relationship with a member of the Board of Supervisors? (Please refer to the relationships listed under the "Important Information" section below or Resolution No. 2021/234)

○ Yes ◉ No

If Yes, please identify the nature of the relationship:

N/A

Do you have any financial relationships with the County such as grants, contracts, or other economic relationships?

○ Yes ◉ No

If Yes, please identify the nature of the relationship:

N/A

Please Agree with the Following Statement

I CERTIFY that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. I acknowledge and undersand that all information in this application is publicly accessible. I understand that misstatements and/or omissions of material fact may cause forfeiture of my rights to serve on a board, committee, or commission in Contra Costa County.

☑ I Agree

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   (3) Husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepson, and stepdaughter;
   (4) Registered domestic partner, pursuant to California Family Code section 297;
   (5) The relatives, as defined in 1 and 2 above, for a registered domestic partner;
   (6) Any person with whom a Board Member shares a financial interest as defined in the Political Reform Act (Gov't Code §87103, Financial Interest), such as a business partner or business associate.

NAKIA CELEST KAISA

ANTIOCH, CA 94509| [redacted]

CUSTOMER SERVICE/LEASING AGENT PROFESSIONAL

An Administrative Assistant/Leasing Professional, with an organized, conscientious-oriented, and creative work style. Plus an authentic, "Can-Do," even-tempered personality. Able to complete any & all tasks, projects accordingly to efficiency. Able to learn new procedures quickly and accurately in a fast-paced work environment to maintain and ensure a high level of productivity.

Acknowledging Skills:

- ➢ Assist and Effectively Serve Customers/Residents
- ➢ Prioritizing Tasks
- ➢ Resident Retention & Acquisition
- ➢ Verbal Communication Skills
- ➢ Customer Needs Assessment
- ➢ Critical Thinking, and Identify Resources
- ➢ Team/Group Interaction
- ➢ Resident Care & Safety Protocols
- ➢ Meet Leasing Ratio & Exceed Sale Quota
- ➢ Ability to Respectfully Mediate/Delegate
- ➢ Teamwork and Collaborative
- ➢ Researching and Compiling Data
- ➢ Data Entry Of Leasing Software
- ➢ Office Administration, and Equipment Operation
- ➢ Mentoring/Motivating Individuals to Strategic-Project Management
- ➢ Able To Maintain 75+ Multi-Line Phone Operation
- ➢ Active Planning, Coaching, & Self-Motivating to Facilitate Group Discussion
- ➢ Prioritizing Organization to Problem Identification.

Professional Experience

FPI MANAGEMENT, Folsom, CA. **MAR 2022 - DEC 2023**

Professional Leasing Agent/Administration Assistance

- ➢ Performed quality standard evaluation, and administrative tasks for an 542 market-rate leasing property. Excessively maintaining daily customer service satisfaction such as proper communication of leasing availability, apartment tours, submitting rental applications, move-in/out Inspections, modeling touring units.
- ➢ Ensuring time-consuming assignments including information accuracy for credit & criminal background checks, verifying Income, Rental, and Employment verifications for all applicants. Communicating applicant's options for best-results in the properties third party software system generating: Pre-Approved, Approved With Conditions, Approved, and/or Denied. Accurate editing of internal databases for resident's maintenance requests, vehicle registration, demographics, complaints/memo. Accuracy in data criteria and completing due diligence for Property Management Satisfaction.
- ➢ Greeted all visitors, completed tour paths & offered complimentary snacks for tours, accommodating move-in specials if any, scheduling move-in/out orientation or inspection to collect monies for move-in/out deposits, monthly rent, utilities, storage, parking, misc, etc.
- ➢ Generated property management rental lease accuracy for all new move-ins, lease renewals, and documents for On-Site software. Such as Pet Application, Reasonable Accomandations, Certified Monies, Move-In "Welcome Home" folder providing important property information, Retrieving Renters Insurance, PGE Confirmation, Vehicle Registration, etc.
- ➢ Maintained 130+ Incoming phone calls, Managing Resident raffles/Events, Walk-in inquiries while serving an high-demand/high-capacity of Prospects, Applicants, Residents through all forms of communication allowing group/individual customer service/administrative assistance.
- ➢ Microsoft Office: Word, PowerPoint, Excel, YARDI, Yield Star, Apartment Leasing Software of Salesforce. Prepared and processed applications, leases, and renewals per company policy and HUD regulatory guidelines.

CAREER STRATEGIES INC., Walnut Creek, CA. **MAR 2020 - JAN 2022**

Temporary Leasing Agent/Property Manager.

- ➢ Used computers for various applications, such as database management of YARDI, On-Site, Yield Star, Knock System, Website. Proficient in Word, Excel, Power Point, Docs, Grace Hill software. Created, maintained, and entered information into databases under HUD guidelines and regulations.
- ➢ Greeted visitors, completed tour paths for every tour, and gave inquiries with approval of a submitted application further instruction on move in orientation or directed them to appropriate persons according to their needs. Operated office equipment, such as fax machines, copiers, or phone systems and arranged for repairs when equipment malfunctions. Tracked, ordered, maintained, and dispensed office supplies.

Education:

Olympic High School, Concord, CA., Graduated With High School Diploma, Class of 2012.

Application Form

Profile

Frances
First Name

Middle Initial

Wilson
Last Name

[redacted]
Home Address

Suite or Apt

Pittsburg
City

CA
State

94565
Postal Code

Mobile: ([redacted]
Primary Phone

[redacted]
Email Address

District Locator Tool

Resident of Supervisorial District:

☑ District 5

IHSS
Employer

Caregiver
Job Title

Length of Employment

20

Do you work in Contra Costa County?

◉ Yes ○ No

If Yes, in which District do you work?

5

How long have you lived or worked in Contra Costa County?

24 years

Are you a veteran of the U.S. Armed Forces?

○ Yes ◉ No

Board and Interest

Which Boards would you like to apply for?

Affordable Housing Finance Committee: Submitted

Seat Name

Immediate Vacancy Term: Mar 07, 2025 to Public Authority Position: District V

Have you ever attended a meeting of the advisory board for which you are applying?

○ Yes ◉ No

If Yes, how many meetings have you attended?

No for all.

Education

Select the option that applies to your high school education *

☑ High School Diploma

College/ University A

Name of College Attended

CSUDH

Degree Type / Course of Study / Major

BA Administration of Justice

Degree Awarded?

◉ Yes ○ No

College/ University B

Name of College Attended

Degree Type / Course of Study / Major

Degree Awarded?

○ Yes ○ No

College/ University C

Name of College Attended

Degree Type / Course of Study / Major

Degree Awarded?

○ Yes ○ No

Other Trainings & Occupational Licenses

Other Training A

Certificate Awarded for Training?

○ Yes ○ No

Other Training B

Certificate Awarded for Training?

○ Yes ○ No

Occupational Licenses Completed:

CA DREAM Licensed Real Estate Agent

Qualifications and Volunteer Experience

Please explain why you would like to serve on this particular board, commitee, or commission.

I would like to serve on the Board to help identify and develop resources for clients.

Describe your qualifications for this appointment. (NOTE: you may also include a copy of your resume with this application)

I retired after 35 years as a legal secretary/paralegal. In 2005 I started a nonprofit that provides resources and referrals for parents of pre college students, and engage those students in weekly STEM and robotics hands-on demonstration projects, facilitated by professional engineers on Saturdays. I am a volunteer along with each engineer, all of whom have shared experiences with the demographic we serve. Additionally, I have a developmentally disabled adult child who is deaf that I take care of, and there are no services, programs, or activities in Contra Costa County Health Department, nor any other departments for deaf adults.

Upload a Resume

Would you like to be considered for appointment to other advisory bodies for which you may be qualified?

○ Yes ◉ No

Do you have any obligations that might affect your attendance at scheduled meetings?

○ Yes ◉ No

If Yes, please explain:

Are you currently or have you ever been appointed to a Contra Costa County advisory board?

○ Yes ◉ No

If Yes, please list the Contra Costa County advisory board(s) on which you are currently serving:

If Yes, please also list the Contra Costa County advisory board(s) on which you have previously served:

List any volunteer or community experience, including any advisory boards on which you have served.

See above.

Conflict of Interest and Certification

Do you have a familial or financial relationship with a member of the Board of Supervisors? (Please refer to the relationships listed under the "Important Information" section below or Resolution No. 2021/234)

○ Yes ◉ No

If Yes, please identify the nature of the relationship:

Do you have any financial relationships with the County such as grants, contracts, or other economic relationships?

◉ Yes ○ No

If Yes, please identify the nature of the relationship:

Keller Canyon Mitigation fund grantee.

Please Agree with the Following Statement

I CERTIFY that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. I acknowledge and undersand that all information in this application is publicly accessible. I understand that misstatements and/or omissions of material fact may cause forfeiture of my rights to serve on a board, committee, or commission in Contra Costa County.

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Important Information

1. This application and any attachments you provide to it is a public document and is subject to the California Public Records Act (CA Government Code §6250-6270).
2. All members of appointed bodies are required to take the advisory body training provided by Contra Costa County.
3. Members of certain boards, commissions, and committees may be required to: (1) file a Statement of Economic Interest Form also known as a Form 700, and (2) complete the State Ethics Training Course as required by AB 1234.
4. Meetings may be held in various locations and some locations may not be accessible by public transportation.
5. Meeting dates and times are subject to change and may occur up to two (2) days per month.
6. Some boards, committees, or commissions may assign members to subcommittees or work groups which may require an additional commitment of time.
7. As indicated in Board Resolution 2021/234, a person will not be eligible for appointment if he/she is related to a Board of Supervisors' member in any of the following relationships:
   (1) Mother, father, son, and daughter;
   (2) Brother, sister, grandmother, grandfather, grandson, and granddaughter;
   (3) Husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepson, and stepdaughter;
   (4) Registered domestic partner, pursuant to California Family Code section 297;
   (5) The relatives, as defined in 1 and 2 above, for a registered domestic partner;
   (6) Any person with whom a Board Member shares a financial interest as defined in the Political Reform Act (Gov't Code §87103, Financial Interest), such as a business partner or business associate.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-293 **Agenda Date:** 1/20/2026 **Agenda #:** C.13.

To: Board of Supervisors

From: Candace Andersen, District II Supervisor

Report Title: RESIGNATION FROM THE ALAMO MUNICIPAL ADVISORY COUNCIL

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ACCEPT the resignation of Robert J. Mowat, effective immediately; DECLARE a vacancy in the Appointee 7 Seat on the Alamo Municipal Advisory Council, and DIRECT the Clerk of the Board to post the vacancy, for a term ending December 31, 2028, as recommended by Supervisor Candace Andersen.

FISCAL IMPACT:
NONE

BACKGROUND:
The Alamo MAC may advise the Board of Supervisors on services that are or may be provided to the Alamo community by Contra Costa County or other local government agencies. Such services include, but are not limited to, parks and recreation, lighting and landscaping, public health, safety, welfare, public works, code enforcement, land use and planning, transportation and other infrastructure. The Council may also provide input and reports to the District Supervisor, Board of Supervisors, County staff or any County hearing body on issues of concern to the community. The Council may represent the Alamo community before the Board of Supervisors, County Planning Commission and the Zoning Administrator. The Council may also represent the Alamo community before the Local Agency Formation Commission on proposed boundary changes effecting the community. The Council may advocate on parks and recreation issues to the Town of Danville and the San Ramon Valley Unified School District

CONSEQUENCE OF NEGATIVE ACTION:
The seat will not be vacated.

File #: 26-294 **Agenda Date:** 1/20/2026 **Agenda #:** C.14.

To: Board of Supervisors

From: Monica Nino, County Administrator

Report Title: 2025 Annual Public Protection Committee Report

☐Recommendation of the County Administrator ☒ Recommendation of Board Committee

RECOMMENDATIONS:

1. ACCEPT the 2025 Annual Report of the Public Protection Committee (PPC) of the Board of Supervisors.

2. RECOGNIZE the outstanding work of the County department staff who provided the necessary information to the PPC promptly and professionally, as well as the members of the public and County partners who offered valuable insights and feedback.

3. CONTINUE the following referrals to the 2026 PPC:
   a. Opportunities to Improve Coordination of Response to Disasters and Other Public Emergencies.
   b. Community Warning System.
   c. Public Safety Realignment Updates and Local Community Corrections Partnership Appointments.
   d. Juvenile Justice Coordinating Council.
   e. Holistic Intervention Partnership, with updates on an as needed basis.
   f. Familiar Faces
   g. Anyone, Anywhere, Anytime (A3)
   h. Animal Services Operations

FISCAL IMPACT:
There is no fiscal impact.

BACKGROUND:
At the end of each calendar year, the Public Protection Committee (PPC) reviews its activities and accomplishments for the calendar year and provides an annual report to the Board of Supervisors. The report generally summarizes each Committee referral, describes the Committee's work on the referral during the calendar year, and includes a recommendation as to the future disposition of the referral. The year-end report provides a basis for a work plan for the ensuing year and helps to ensure continuity for multi-year referrals.

The 2025 Public Protection Committee, chaired by Supervisor Candace Andersen and vice-chaired by

Supervisor Ken Carlson, met eight (8) times in 2025, accepting ten (10) referral reports from departments on its eight (8) referrals, considering and recommending various candidates to fill six (6) advisory body vacancies, and receiving two (2) reports on related topics (Stay Safe Community Listening Campaign and an update on the status of the West County Reentry, Treatment, and Housing facility). The attached 2025 Public Protection Committee Activity Reports provides a summary of these activities with links to the staff reports as presented to the Committee.

County department staff provided the following report updates to the Committee, which are recommended to CONTINUE as referrals to the 2026 PPC.

1. Community Warning System.
Staff from the Office of the Sheriff reported twice to the Committee on the Community Warning System (CWS).

On April 30, 2025, the Committee discussion included topics such as, public options for taking an opt-out approach to notifications rather than a self-subscribing approach, expanding options for chemical facility alerts to those who may not reside near a refinery, and response times during the CWS activation process.

The Committee requested that staff continue their efforts to make the CWS webpage more user friendly, particularly for the public to easily access 'know your zone', fire maps, and resources for frequently asked questions. Staff were asked to return to a later Committee meeting with additional information on its outreach and public information for emergency events and further developments to its webpage to increase public access and information on emergency preparedness and evacuation.

On October 20, 2025, staff from the Office of the Sheriff presented an update on Community Warning System related activities, highlighting revisions to the CWS alert website, additional data on alert activities by type, outreach and training events, and the department's ongoing efforts to continue providing the public with CWS information and access. The Committee shared appreciation for the information provided and noted that for future updates, it would be helpful to receive information on historical data, including year-over-year registration progression activity.

2. Public Safety Realignment Updates and Local Community Corrections Partnership Appointments.

On February 18, 2025, the Committee received the fiscal year (FY) 2025-26 AB 109 Public Safety Realignment Community Corrections budget proposal as approved by the Community Corrections Partnership Executive Committee. In addition to the budgets submitted by community corrections funded departments and County partners, staff presented revenue projections based on revised State base and growth assumptions. The Committee approved the budget recommendations for inclusion in the County's FY 2025-26 Recommended Budget.

During this meeting the Committee also approved the Community Corrections Partnership recommendation to reappoint Pat Mims to the Community Representative seat and Shannon Mahoney to the Victims' Representative seat on the Community Corrections Partnership with terms ending December 31, 2025.

At its September 15, 2025 meeting, the Committee received a report from staff of the Probation Department's Office of Reentry and Justice on the FY 2025-26 solicitation process and selection of AB 109 Community Corrections reentry community programs. Funded services include family reunification services, peer mentoring, civil legal aid, employment support, housing, and comprehensive management of reentry service networks and resources. The Committee shared appreciation for the work and speed of the project as well as the great relations established between the Probation Department and community providers.

At this meeting, the Committee also received an update on the new public facing AB 109 Program Data Dashboards developed for the reentry population served. The dashboards provide an overview of the program data for AB 109 community programs in areas such as reentry housing, employment, family reunification, mentoring, civil legal aid, and the County's reentry service hubs models. Key metrics include referral data, service needs at intake, client demographics, and notable program outcomes.

3. Juvenile Justice Coordinating Council.

At its May 19, 2025 meeting, the Committee considered two candidates for appointment to a vacant at-large youth representative seat and approved recommending to the Board of Supervisors the appointment of Ishaan Salva.

On July 21, 2025, the Committee received its annual report from the Probation Department on the Juvenile Justice Coordinating Council, inclusive of Juvenile Justice Crime Prevention Act and Youth Offender Block Grant funding and service investments. The Committee commended the Probation Department for its continued success with its pioneer model that invests in community programs and resources throughout the County.

At this meeting, the Committee also considered four candidates for appointments to two vacant at-large seats and approved recommending to the Board of Supervisors the reappointments of Raymond Chimezie and Tumani Drew.

On October 20, 2025, the Committee considered two candidates for a vacant at-large seat and approved recommending to the Board of Supervisors the appointment of Jon Green.

4. Familiar Faces.

Staff from the Health Services department reported twice to the Committee on this topic.

At its May 19, 2025 meeting, staff from the Health Services department provided an update on the Familiar Faces project. Chair Andersen requested, and Health staff agreed to, return with 1) further financial data on the cost impacts, including psychiatric emergency and first responder services, for justice involved individuals within the various clusters presented and 2) how many clients, within each cluster received homeless services. Staff clarified that it would continue researching data, however, some data may not be available due to some clients having private insurance/providers. The Committee directed staff to return later in the year with the additional information requested as well as any further updates.

On November 17, 2025, the Committee received the updated report from Health Services department staff. The presentation included data, analysis, and key findings. The Committee inquired about other programs or services to better serve high utilization groups' needs that could also minimize cost impacts

and whether these data sources could be used when considering preventative services. The Committee accepted the report and directed Health Services staff to present the report to the Board of Supervisors in 2026 and with any further data developments regarding program and service alternatives for the Cluster 3 populations (the Familiar Faces group). The Committee also directed Health Services staff to present the report to the Behavioral Health Commission, once the Board of Supervisors presentation was completed.

5. Anyone, Anywhere, Anytime (A3).
On April 19, 2025, the Committee received an update from Health Services department staff on the A3 Mobile Crisis Program. Staff also shared the benefits of recent Medi-Cal expansions and how the County's Measure X funding has afforded behavioral health services to expand to all county residents, not just Medi-Cal clients. Staff were asked to look into the San Ramon Valley Fire Protection Districts behavioral health response program model approach and how having a paramedic response before law enforcement in certain cases is working for them. Additional information relating to housing and other supportive services needs of A3 clients and the costs of such services per individual was also requested. The Committee directed staff to return later in the year with the additional information requested as well as any further updates.

At its November 17, 2025 meeting, the Committee received a report from Health Services department staff with additional information and data on the A3 program. The presentation included information on response levels, call volume and type of calls, and law enforcement partnerships. Staff also presented an overview of the A3 Data Dashboard, an online public resource that provides real time data on quality and outcomes, as well as demographics information and call service types. The updates included Health Services partnering with ConFire for dispatch services and the developments of the Oak Grove Rd. facility in Concord to include the call center, rapid access clinic, and respite center.

6. Animal Services Operations.
On February 18, 2025, the Committee received a report from the Animal Services Department on its operations and medical services. The report covered challenges with increasing animal intakes and costs for medical supplies, as well as the department's approaches to increase staffing, decreasing shelter length of stay, and new funding supporting additional spay and neuter surgeries to alleviate the challenges. The report also covered information regarding increased pet license activities, 64 community outreach events, and upcoming service enhancements. An increase in transfer partners was noted as a great support to reducing the number of euthanasia, despite the increasing intake numbers. The Committee approved the report and directed the department staff to incorporate relevant key highlights from the presentation in its FY 2025-26 recommended budget presentation to the full Board at the end of April.

7. Opportunities to Improve Coordination of Response to Disasters and Other Public Emergencies.
The Committee last received a report on this topic in August of 2024 when the Sheriff's Office of Emergency Services division presented the updated County Local Hazard Mitigation Plan. The plan was later approved by the Board of Supervisors at the November 5, 2024 meeting.

Since there were no updates to the Countywide Emergency Operations Plan (EOP) in 2025, a report on this referral was not presented to this year's Committee. It is recommended that this referral be continued so that EOP updates can be presented to a Board committee as they arise.

8. Holistic Intervention Partnership.
The Committee last received a report on this topic in October of 2024, with the 2024 Committee directing the Public Defender to present the update to the Board of Supervisor. Although the Public Defender was unable to present the report to the Board in 2025, the department plans to do so in 2026.

This referral has a reporting frequency on an as needed basis. The Public Defender supports continuing this topic as a referral with this Committee.

At its December 15, 2025 meeting, the Committee received a report from the Office of the Sheriff on the status of the West County Reentry, Treatment, and Housing (WRTH) facility. The report covered funding, total bed capacity at WRTH, including the number of beds being relocated from the Martinez Detention Facility (MDF) to West County, and the treatment and services that will be offered at WRTH, including a housing plan and staffing changes. The facility is planned to open in early 2026, with gradual occupancy, expected to continue through June and July of 2026.

At this meeting, the Committee also received a presentation from the District Attorney and Family Justice Center partners on the Stay Safe Community Listening Campaign. An overview of the Underserved Survivors Support and Safety Program was presented by District Attorney Diana Becton, Saleh Elizzani, DA Victim Advocate, and Natalie Oleas, Family Justice Center Regional Director of Administration. The presentation provided an overview of the program, which provides support to victims and survivors of gun violence and unsolved shootings. Funding opportunities, service statistics, as well as testimonials on how the program has provided support to those who have been victims of gun violence was also shared during the presentation.

The Committee's last discussion was a review and the approval of this report for the Board of Supervisors. Committee members expressed their gratitude to the departments that presented valuable updates and reports, as well as to the members of the public and County partners who offered valuable insights and feedback.

CONSEQUENCE OF NEGATIVE ACTION:
Should the Board not approve the Committee's annual report and continuing referral recommendations, the 2026 Public Protection Committee will not have clear direction on the disposition of prior year referrals for discussion in the current calendar year.

2025 PUBLIC PROTECTION COMMITTEE ACTIVITY REPORT

REFERRALS:

Meeting Date	Staff Report	Activity of the Committee
2/18/2025	25-520	CONSIDER approving the proposed fiscal year 2025-26 AB 109 Public Safety Realignment Community Corrections budget for inclusion in the County's FY 2025-26 Recommended Budget, as approved by the Community Corrections Partnership - CCP Executive Committee at its December 20, 2024 meeting.
2/18/2025	25-521	CONSIDER receiving a report from the Animal Services Department on Animal Services operations and medical services, and provide direction to staff, as needed.
4/30/2025	25-1643	CONSIDER accepting a report from the Office of the Sheriff on the Community Warning Systems and providing direction to staff as needed.
5/19/2025	TMP-10458	RECEIVE a report from Contra Costa Health Services on the progress of their Familiar Faces and A3 (Anyone, Anywhere, Anytime) Behavioral Health Mobile programs.
7/21/2025	25-3004	CONSIDER accepting a report from the Probation Department on the Juvenile Justice Coordinating Council.
9/15/2025	25-3775	CONSIDER receiving an update on the new AB 109 Data Dashboards and Public Resources.
9/15/2025	25-3774	CONSIDER accepting the FY 2025-2026 Solicitation Update for the AB 109 Community Programs.
10/20/2025	25-4452	CONSIDER accepting an update from the Office of the Sheriff on the Community Warning System and providing direction to staff as needed.
11/17/2025	25-4877	CONSIDER receiving a report with additional information and data on the A3 (Anyone, Anywhere, Anytime) program as presented by Contra Costa Health Services.
11/17/2020	25-4876	CONSIDER accepting the report on additional data, analysis, and key findings on the Familiar Faces project as presented by Contra Costa Health Services.

APPOINTMENTS:

Meeting Date	Staff Report	Activity of the Committee
2/18/2025	25-519	CONSIDER recommending to the Board of Supervisors the reappointments of Pat Mims to the Community Representative seat and Shannon Mahoney to the Victims' Representative seat on the Community Corrections Partnership with terms ending December 31, 2025, as recommended by the Community Corrections Partnership.
5/19/2025	TMP-10426	CONSIDER applicants for one (1) vacancy on the Juvenile Justice Coordinating Council, DETERMINE recommendations for the Board of Supervisors consideration, and PROVIDE further direction to staff as necessary.
7/21/2025	25-3005	CONSIDER applicants for the two pending At-large seat vacancies on the Juvenile Justice Council to determine recommendation(s) for the Board of Supervisors consideration, and provide further direction to staff as necessary.
10/20/2025	25-4451	CONSIDER applicants for the one (1) At-Large seat vacancy on the Juvenile Justice Coordinating Council to determine recommendation(s) for the Board of Supervisors consideration, and provide further direction to staff as necessary.

REPORTS:

Meeting Date	Staff Report	Activity of the Committee
2/18/2025	25-522	CONSIDER reviewing the 2024 Public Protection Committee's year-end report and discuss the 2025 Public Protection Committee's referrals and work plan.
4/30/2025	25-1644	CONSIDER accepting the proposed 2025 Public Protection Committee work plan and providing direction to staff regarding any changes, as needed.
12/15/2025	25-5368	PRESENTATION on the Stay Safe Community Listening Campaign that support victims of gun violence.
12/15/2025	25-5370	CONSIDER accepting a report from the Office of the Sheriff on the status of the West County Reentry, Treatment and Housing (WRTH) facility, as recommended by Chair Andersen.
12/15/2025	25-5371	REVIEW the Committee's work during 2025 to determine the year-end status of its referrals and the topics to be referred to the 2026 Public Protection Committee.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-295 **Agenda Date:** 1/20/2026 **Agenda #:** C.15.

To: Board of Supervisors

From: Monica Nino, County Administrator

Report Title: Vacancy on the Measure X Community Advisory Board

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

ACCEPT the resignation of Dennisha Marsh, DECLARE a vacancy in the District V Seat 2 on the Measure X Community Advisory Board for a term ending on December 31, 2028, and DIRECT the Clerk of the Board to post the vacancy.

FISCAL IMPACT:

None.

BACKGROUND:

The Measure X Community Advisory Board was established by the Board of Supervisors on February 2, 2021 to advise the Board of Supervisors on the use of Measure X transactions and use tax funds. Each Supervisorial District appoints two (2) members and an alternate. The appointed seat terms will run in alignment with the term of office of the nominating Supervisor.

The County Administrator's Office was notified of Dennisha Marsh's resignation from the Measure X Community Advisory Board effective immediately on January 13, 2026.

CONSEQUENCE OF NEGATIVE ACTION:

If unapproved, the committee would not have an accurate roster of members and vacancies would not be posted.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-267 **Agenda Date:** 1/20/2026 **Agenda #:** C.16.

To: Board of Supervisors

From: Kristin Connelly, Clerk-Recorder

Report Title: Contract with Metropolitan Van and Storage Inc. for Elections Logistical Support

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Clerk-Recorder, or designee, to execute a contract with Metropolitan Van and Storage Inc. for the storage and transportation of elections materials, in an amount not to exceed $800,000 over the agreement's term from January 1, 2026, through December 31, 2028.

FISCAL IMPACT:
100% General Fund. A portion of these costs will be reimbursed by districts and municipalities that participate in consolidated elections conducted by the Clerk-Recorder.

BACKGROUND:
The Department provides in-person voting services for all major elections, this requires the logistical capacity to store and deploy equipment and materials for upwards of 150 polling places throughout the County. Metropolitan Van and Storage Inc. will provide services for timely and secure transportation to locations throughout the County, safe storage of election equipment, and destruction of materials as requested by the Department.

CONSEQUENCE OF NEGATIVE ACTION:
The Department would lack the capacity to reliably coordinate polling place deployment, which could make the County liable for noncompliance with federal and state requirements to provide in-person voting opportunities.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-19 **Agenda Date:** 1/20/2026 **Agenda #:** C.17.

To: **Successor to the Contra Costa County Redevelopment Agency**

From: John Kopchik, Director, Conservation and Development

Report Title: ROPS 2026-27

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

ADOPT a resolution approving the Recognized Obligation Payment Schedule ("ROPS 26-27") for the period of July 1, 2026, through June 30, 2027.

FISCAL IMPACT:

No impact to the General Fund. Since the Contra Costa County Redevelopment Agency dissolved (the "Dissolved RDA"), the tax allotment is now deposited in the Redevelopment Property Tax Trust Fund ("RPTTF"), which is administered by the County Auditor-Controller. Distributions are made semi-annually from the RPTTF to the Successor Agency by the County Auditor-Controller to fund the Successor Agency's administrative budget and Recognized Obligation Payment Schedule. These funds are distinct and separate from other funds used by the Department of Conservation and Development. According to State law, any obligation of the Successor Agency that cannot be funded by the RPTTF would not be an obligation of the County.

BACKGROUND:

This resolution adopts ROPS 26-27, which is included as Exhibit A to this report. After adoption by the Successor Agency, ROPS 26-27 will be submitted to the Countywide Oversight Board for approval. The Oversight Board is scheduled to meet on January 26, 2026. As required under Health and Safety Code Section 34179.6, ROPS 26-27 will be submitted to the State Controller's Office, Department of Finance (DOF) and the County Auditor-Controller and will be posted on the Successor Agency's website. The DOF must receive ROPS 26-27 no later than February 1, 2026.

ROPS 26-27 authorizes all payments to be made by the Successor Agency for enforceable obligations for the twelve-month time period between July 1, 2026, and June 30, 2027. The payments noted on the ROPS are estimates. In most cases, assumptions made for ROPS 26-27 were based on actual expenditures in the prior ROPS and expected expenditures in the upcoming period.

The title page of ROPS 26-27 shows that enforceable obligations require $8,654,786 from the Redevelopment Property Tax Trust Fund (the "RPTTF"), and $250,000 for Administrative RPTTF. This amount assumes the

RPTTF has already set aside pass-through payments to taxing entities and administrative costs for the County Auditor-Controller.

CONSEQUENCE OF NEGATIVE ACTION:

Without approving the Recognized Obligation Payment Schedule, the County Auditor-Controller would not be able to allocate funds to the Successor Agency for staffing services and payment of recognized obligations during this twelve-month period, and the Successor Agency would risk defaulting on enforceable obligations.

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF THE SUCCESSOR AGENCY FOR THE FORMER CONTRA COSTA COUNTY REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2026 THROUGH JUNE 2027 FOR CONTRA COSTA COUNTY SUCCESSOR AGENCY.

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the “Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq .); and

WHEREAS, on January 17, 2012, and pursuant to Health and Safety Code Section 34173, the Board of Supervisors of the County of Contra Costa (the "Board of Supervisors") declared that the County of Contra Costa, a political subdivision of the State of California (the "County"), would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the County of Contra Costa (the "Dissolved RDA") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the RDA was dissolved pursuant to Health and Safety Code Section 34172; and WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to Assembly Bill 1484 enacted June 27, 2012, to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the County of Contra Costa; and

WHEREAS, on July 18, 2013, the Department of Finance issued the Successor Agency a "finding of completion" pursuant to Health and Safety Code Section 34179.7 and as a result of the issuance of the finding of completion, pursuant to 34191.4 the Successor Agency is authorized to: (1) place loan agreements between the Dissolved RDA and the County on the Recognized Obligation Payment Schedule (“ROPS “) and (2) utilize proceeds derived from bonds issued prior to January 1, 2011, in a manner consistent with the original bond covenants; and

WHEREAS, the ROPS 26-27 must be submitted by the Successor Agency to the Countywide Oversight Board for their approval in accordance with the Dissolution Act; and

WHEREAS, in accordance with Health and Safety Section 34179.6, the ROPS 26-27 will be submitted by the Successor Agency to the Countywide Oversight Board, Contra Costa County Administrative Officer, the Contra Costa County Auditor-Controller, and the State Department of Finance; and

WHEREAS, the Successor Agency is charged with paying for and completing the enforceable obligations of the Dissolved RDA (each as further defined in Health and Safety Code Section 34171(d)), disposing of the properties and other assets of the Dissolved RDA, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, the accompanying staff report provides supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED, the Successor Agency to the Contra Costa County Redevelopment Agency does hereby finds, resolves, approves, and determines that the foregoing recitals are true and correct, and together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions and determinations set forth below.

BE IT FURTHER RESOLVED, that under Health and Safety Code Section 34180(g), the Oversight Board must approve establishment of a ROPS for the Successor Agency.

BE IT FURTHER RESOLVED, in accordance with the Dissolution Act, the Successor Agency to the Contra Costa County Redevelopment Agency hereby approves ROPS 26-27, including the agreements and obligations described on the ROPS 26-27, and hereby determines that such agreements and obligations constitute "enforceable obligations" and "recognized obligations" for all purposes of the Dissolution Act.

BE IT FURTHER RESOLVED, in accordance with the Dissolution Act, the Successor Agency to the Contra Costa County Redevelopment Agency directs staff to forward ROPS 26-27, to the Countywide Oversight Board for consideration on January 26, 2026, with submittal to the Department of Finance by February 1, 2026.

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Contra Costa County

County: Contra Costa

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A	**Enforceable Obligations Funded as Follows (B+C+D)**	**$ -**	**$ -**	**$ -**
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	-	-	-
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 4,222,849**	**$ 4,431,937**	**$ 8,654,786**
F	RPTTF	4,097,849	4,306,937	8,404,786
G	Administrative RPTTF	125,000	125,000	250,000
H	**Current Period Enforceable Obligations (A+E)**	**$ 4,222,849**	**$ 4,431,937**	**$ 8,654,786**

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/

Signature Date

Contra Costa County
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								$99,779,186		$8,654,786	$-	$-	$-	$4,097,849	$125,000	$4,222,849	$-	$-	$-	$4,306,937	$125,000	$4,431,937
60	Bond-License agreement	Professional Services	03/31/2006	03/31/2038	DAC	Document repository for bond issues	ALL	42,000	N	$3,500	-	-	-	3,500	-	$3,500	-	-	-	-	-	$-
63	Hookston Station Remediation	Remediation	11/05/1997	08/01/2037	First American Trust (formerly Bank of America, Trustee)	Remediation of hazardous material	C	845,197	N	$647,599	-	-	-	647,599	-	$647,599	-	-	-	-	-	$-
77	Financial Assistance	OPA/DDA/ Construction	11/01/1998	11/01/2028	Bridge Housing	Agency assistance	C	300,000	N	$100,000	-	-	-	100,000	-	$100,000	-	-	-	-	-	$-
78	Financial Assistance	OPA/DDA/ Construction	12/19/2005	05/01/2036	Avalon Bay	Agency assistance.	C	13,278,120	N	$1,327,812	-	-	-	-	-	$-	-	-	-	1,327,812	-	$1,327,812
82	I H Trail/ Hookston Remediation (IH Hookston Station)	Professional Services	08/15/2012	12/31/2027	Contra Costa County - County Counsel	Remediation of I H corridor parcels (IH Hookston Station)	C	10,000	N	$10,000	-	-	-	10,000	-	$10,000	-	-	-	-	-	$-
94	Administrative Allowance	Admin Costs	07/01/2016	08/01/2037	Contra Costa County	Administrative Allowance	ALL	3,250,000	N	$250,000	-	-	-	-	125,000	$125,000	-	-	-	-	125,000	$125,000
110	Disclosure Statements Reporting Compliance	Fees	04/20/1999	03/01/2038	Fraser & Associates/ Schiff Harden	Disclosure Statements Compliance Services	ALL	73,000	N	$5,000	-	-	-	5,000	-	$5,000	-	-	-	-	-	$-
125	Financial Assistance-Escrow	OPA/DDA/ Construction	12/19/2005	05/01/2036	Banking/ Escrow Fund TBD	Related to #78, but the escrow payee portion		22,031,494	N	$347,625	-	-	-	347,625	-	$347,625	-	-	-	-	-	$-
126	2017 Series A&B Debt Service	Refunding Bonds Issued After 6/27/12	08/01/2018	08/01/2037	US BANK	Series 2017 A&B Tax Allocation Bonds		59,884,375	N	$5,957,250	-	-	-	2,978,125	-	$2,978,125	-	-	-	2,979,125	-	$2,979,125
127	Trustee fees for 2017 Series A&B	Fees	08/01/2018	08/01/2038	US BANK	Annual administration fees - 2017 Series A&B		65,000	N	$6,000	-	-	-	6,000	-	$6,000	-	-	-	-	-	$-

Contra Costa County
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments
1	**Beginning Available Cash Balance (Actual 07/01/23)** RPTTF amount should exclude "A" period distribution amount.		1,627,500	375,030		33,121	$375,030 + $33,212 = $408,151.00 Beginning Balance
2	**Revenue/Income (Actual 06/30/24)** RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller		1,700,785			8,858,734	$8,858,734 RPTTF Distribution
3	**Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)**		1,627,500	52,000		8,795,248	$52,000 + $8,795,248 = $8,847,248 Expenditures
4	**Retention of Available Cash Balance (Actual 06/30/24)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		1,700,785	323,030			$323,030 RPTTF Retention
5	**ROPS 23-24 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required			96,607	$96,607 ROPS 23-24 Unspent RPTTF Balance
6	**Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$-**	**$-**	**$-**	**$-**	**$-**	

Contra Costa County
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes/Comments
60	
63	
77	
78	
82	
94	
110	
125	
126	
127	

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-269 **Agenda Date:** 1/20/2026 **Agenda #:** C.18.

To: Board of Supervisors

From: John Kopchik, Director, Conservation and Development

Report Title: Purchase Order with Freeway Toyota of Hanford

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Purchasing Agent, or designee, to execute on behalf of the Department of Conservation and Development, a purchase order with Cappo Management XXXIV, Inc., dba Freeway Toyota of Hanford, in an amount not to exceed $524,124.86, for the purchase of fourteen 2026 Toyota BZ electric vehicles, which will be used by staff responsible for conducting building and grading inspections and code enforcement.

FISCAL IMPACT:
No impact to the General Fund (100% Land Development Funds).

BACKGROUND:
The Department has nine gas-powered sports utility vehicles and one gas-powered truck, which need to be deadlined due to mileage and cost of service. There are three additional gas-powered sports utility vehicles that have already been deadlined due to the cost of service. These vehicles are needed for staff to perform their building inspection, grading inspection and code enforcement duties.

The fourteen new electric-powered sports utility vehicles will replace three vehicles that have already been deadlined, ten vehicles to be deadlined as well as add one vehicle to the Department's fleet due to an increase in the total number of staff hired to conduct inspections.

The Department is seeking a purchase order in the amount of $524,124.86 to authorize the purchase of the vehicles needed.

CONSEQUENCE OF NEGATIVE ACTION:
If not approved, the Department of Conservation and Development will not be able to purchase the vehicles needed to continue providing timely inspection services.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-270 **Agenda Date:** 1/20/2026 **Agenda #:** C.19.

To: Board of Supervisors

From: John Kopchik, Director, Conservation and Development

Report Title: Allocation of $12,000 from the Livable Communities Trust (District II portion)

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

1. ALLOCATE $12,000 from the Livable Communities Trust (District II portion) to the Danville Area Chamber of Commerce for the Women's Enterprise Initiative Program, as recommended by Supervisor Andersen.

2. AUTHORIZE the Conservation and Development Director, or designee, to enter into a contract with the Danville Area Chamber of Commerce in an amount not to exceed $12,000 for the Women's Enterprise Initiative Program to mentor, instruct, and train women-owned home-based businesses and their staff, subject to approval by the County Administrator and approved as to form by County Counsel.

FISCAL IMPACT:
No General Fund impact. This action allocated $12,000 from the District II portion of Livable Communities Trust Fund (Fund) monies. The current balance in the District II portion of the Fund is $1,383,888.92 (prior to the allocation).

BACKGROUND:
Livable Communities Trust Fund
The Fund is a Special Revenue Mitigation Fund that was established by the Board of Supervisors on November 15, 2005, following the approval of the Camino Tassajara Combined General Plan Amendment Project, also known as the Alamo Creek and Intervening Property residential projects, and was required as a condition of approval. The Trust was established to implement the County's Smart Growth Action Plan. The residential developers pay an $8,000 per unit fee (excluding the affordable housing portions of the projects) into the Trust. The Department of Conservation and Development administers the Trust.

On December 3, 2013, the Board of Supervisors determined that revenue from the Trust should be spent equally among supervisorial districts. At complete build-out, deposits to the Trust will total $8,448,000. As of December 31, 2025, the account has collected $8,376,000 in revenue fees, and $1,693,309.59 accrued interest with $3,385,810.95 remaining in uncommitted funds. The approved expenditures to date are attached.

Women's Enterprise Initiative Program
The Danville Area Chamber of Commerce is requesting, and Supervisor Andersen recommends, $12,000 of Livable Communities Trust Funds to launch a second iteration of the Women's Enterprise Initiative Program.

The updated program will consist of a three-month training and networking initiative for women-owned, home-based businesses in Danville, Alamo, and neighboring communities of Contra Costa County. The program will support a cohort of 20 to 25 local women entrepreneurs through structured in-person workshops, a series of online exercises, and peer networking opportunities.

The goal is to build skills in business fundamentals (financial literacy, formalization, marketing, digital presence), strengthen peer networks/mentorship, and help participants develop goals around growing their revenue and increasing business sustainability. The program aligns directly with the County's efforts to support economic development, equity, and community-based entrepreneurship. The program supports Smart Growth Action Plan number four: To promote economic revitalization in urban infill communities by supporting economic development and greater diversity in the community.

CONSEQUENCE OF NEGATIVE ACTION:
Not applicable.

Liveable Communities Trust Fund
List of Projects

Project No.	Board Date	Grant Recipient	Project	Smart Growth Action Plan Goal	District I	District II	District III	District IV	District V	Total Expenditures	Remaining Balance	Rate of Expenditure
					$ 1,834,549	$ 579,973	$ 450,000	$ 1,753,977	$ 1,815,000	$ 4,034,041.87	$ 2,399,456.77	63%
2025-04	12/16/2025	The Lafayette Park Trust	Lafayette Theater Renovation	Economic revitalization in urban infill communities	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000	0%
2025-03	11/4/2025	PWD	SRV Street Smarts 7/1/2025 - 6/30/2027	Fund transit & transportation imp.	$ -	$ 40,000	$ -	$ -	$ -	$ 40,000	$ -	100%
2025-02	10/7/2025	PWD	La Serena/Iron Horse Crosswalk Beacon	Fund transit & transportation imp.	$ -	$ 30,000	$ -	$ -	$ -	$ 30,000	$ -	100%
2025-01	4/1/2025	Town of Moraga	Crosswalk Enhancement Projec	Fund transit & transportation imp.	$ -	$ 25,000	$ -	$ -	$ -	$ 25,000	$ -	100%
2024-15	12/17/2025	STS Academy	Afterschool Tutorial	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000	0%
2024-14	12/17/2025	Open Opportunities Inc.	Trades and Job Training for Carre Readiness	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ 21,751.28	$ 78,248.72	21.75%
2024-13	11/5/2024	Martinez Unified School District	Academic & Social Support	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ 91,975.20	$ 8,025	92%
2024-12	11/5/2024	John Swett Unified School District	Academic & Social Support	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000	0%
2024-11	11/5/2024	Pittsburg Unified School District	Academic & Social Support	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000	0%
2024-10	11/5/2024	Antioch Unified School District	Antioch High School - Academic & Social Support	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000	0%
2024-09	11/5/2024	Pittsburg High School	Marching Band Equipment & Uniforms	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000	0%

Liveable Communities Trust Fund
List of Projects

2024-08	11/5/2024	Pittsburg Youth Development Center, Inc.	Outreach Development & Recreational Activities	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ 74,760.95	$ 25,239.05	74.76%
2024-07	11/5/2024	Meals on Wheels Diablo Region	Meals on Wheels	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ 48,484.20	$ 51,516	48%
2024-06	11/5/2024	Food Bank of Contra Costa & Solano	Collaborative Food Distribution Program	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000	0%
2024-05	11/5/2024	Los Medanos College Foundation	Community Facility Fees Support	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000	0%
2024-04	11/5/2024	Los Medanos College Foundation	Veterans Student Support Services	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000	0%
2024-03	11/5/2024	Los Medanos College Foundation	LMC Child Development Center/Adult Learner Asst.	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000	0%
2024-02	11/5/2024	Los Medanos College Foundation	Technology Upgrades, Classroom & Laboratory Imp.	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000	0%
2024-01	8/6/2024	PWD	Montalvin Manor Park	Innovative land use planning for mixed use projects	$ 68,000	$ -	$ -	$ -	$ -	$ -	$ 68,000	0%
2023-04	11/28/2023	PWD	SRV - Street Smarts 7/1/23-6/30/25	Fund transit & transportation imp.	$ -	$ 40,000	$ -	$ -	$ -	$ 40,000.00	$ -	100%
2023-03	10/3/2023	PWD	La Serena Ave Intersection Study	Fund transit & transportation imp.	$ -	$ 5,515	$ -	$ -	$ -	$ 5,498.14	$ 16.86	99.69%
2023-02	6/27/2023	Danville Area Chamber of Commerce	Women's Enterprise Initiative	Economic revitalization in urban infill communities	$ -	$ 10,000	$ -	$ -	$ -	$ 10,000	$ -	100%
2023-01	2/7/2023	YES Nature to Neighborhoods	YES Nature to Neighborhoods Non-Construction Design	Economic revitalization in urban infill communities	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000	$ -	100%

Liveable Communities Trust Fund
List of Projects

2022-13	11/1/2022	CCTA	Northern Waterfront Ferry	Fund transit & transportation imp.	$ -	$ -	$ -	$ -	$ 40,000	$ 40,000	$ -	100%
2022-12	10/11/2022	PWD	Pedestrian Signage - Blackhawk Rd	Fund transit & transportation imp.	$ -	$ 6,000	$ -	$ -	$ -	$ 6,000	$ -	100%
2022-10	10/4/2022	Choice in Aging	Aging in Place Campus	Construct or renovate affordable housing	$ -	$ -	$ -	$ 490,590	$ -	$ 302,514.46	$ 188,075.54	62%
2022-09	9/20/2022	Monument Crisis Center	Family Resource Center	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ 250,000	$ -	$ 150,000	$ 100,000	60%
2022-08	6/21/2022	City of Orinda	Orinda Park Master Plan - Conceptual Design Update	Innovative land use planning for mixed use projects	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000	0%
2022-07	6/21/2022	The Lafayette Park Trust	Lafayette Theater Project	Innovative land use planning for mixed use projects	$ -	$ 25,000	$ -	$ -	$ -	$ 25,000	$ -	100%
2022-06	6/21/2022	Moraga Community Foundation	Moraga Commons Enhancement	Economic revitalization in urban infill communities	$ -	$ 25,000	$ -	$ -	$ -	$ 25,000	$ -	100%
2022-05	5/10/2022	PWD	SRV Street Smarts - 2022/23	Fund transit & transportation imp.	$ -	$ 20,000	$ -	$ -	$ -	$ 20,000	$ -	100%
2022-04	5/10/2022	PWD	SRV Street Smarts - 2021/22	Economic revitalization in urban infill communities	$ -	$ 20,000	$ -	$ -	$ -	$ 20,000	$ -	100%
2022-03	5/10/2022	Clayton Community Foundation	Misc. Library Programs	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ 250,000	$ -	$ 50,000	$ 200,000	20%
2022-02	5/10/2022	Walnut Creek Library Foundation	Misc. Library Programs	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ 250,000	$ -	$ 100,000	$ 150,000	40%
2022-01	5/10/2022	Pleasant Hill Library Foundation	Misc. Library Programs	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ 250,000	$ -	$ 250,000	$ -	100%

Liveable Communities Trust Fund
List of Projects

2020-02	12/15/2020	PWD	SRV Street Smarts - 2020/21	Fund transit & transportation imp.	$ -	$ 10,000	$ -	$ -	$ -	$ 10,000	$ -	100%
2020-01	9/22/2020	Community HSG Dev. Corp. NR	Heritage Point Commercial	Economic revitalization in urban infill communities	$ 505,336	$ -	$ -	$ -	$ -	$ -	$ 505,336	0%
2019-08	10/22/2019	PWD	SRV Street Smarts - 2019/20	Fund transit & transportation imp.	$ -	$ 20,000	$ -	$ -	$ -	$ 20,000	$ -	100%
2019-07	7/30/2019	DCD	District V Code Enforcement	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 100,000	$ 100,000	$ -	100%
2019-06	7/30/2019	PWD	PWD - Beautification Bay Point	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	$ -	100%
2019-05	7/30/2019	Sheriff's Office	Bay Point Resident Deputy Program	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ -	$ 200,000	$ 200,000	$ -	100%
2019-04	6/18/2019	Innovation Tri Valley	2040 Tri Valley Vision Plan Investment	planning for mixed use projects	$ -	$ 10,000	$ -	$ -	$ -	$ 10,000	$ -	100%
2019-03	3/26/2019	RYSE Center	RYSE Center Capital Expansion	Economic revitalization in urban infill communities	$ 51,174	$ -	$ -	$ -	$ -	$ 51,174	$ -	100%
2019-02	3/26/2019	PWD	RYSE Acq. - Phase 2	Economic revitalization in urban infill communities	$ 42,500		$ -	$ -	$ -	$ 42,500	$ -	100%
2019-01	1/15/2019	PWD	Friends of the El Sobrante Library	Economic revitalization in urban infill communities	$ 15,045	$ -	$ -	$ -	$ -	$ 15,045	$ -	100%
2018-07	12/18/2018	Choice in Aging	Infrastructure Workforce Development	Clean up land for redevelopment/Create jobs near housing	$ -	$ -	$ -	$ 13,200	$ -	$ 13,200	$ -	100%
2018-06	12/4/2018	PWD	SRV Street Smarts - 2018/19	Fund transit & transportation imp.	$ -	$ 20,000	$ -	$ -	$ -	$ 20,000	$ -	100%
2018-05	6/12/2018	PWD	RYSE Acq. - Phase 1	Economic revitalization in urban infill communities	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000	$ -	100%
2018-04	3/27/2018	Innovation Tri Valley	Tri Valley Rising Report	planning for mixed use projects	$ -	$ 10,000	$ -	$ -	$ -	$ 10,000	$ -	100%

Liveable Communities Trust Fund
List of Projects

2018-03	3/27/2018	PWD	Newell Avenue Pathway	Fund transit & transportation imp.	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000	$ -	100%
2018-02	2/27/2018	H3	Contra Costa Housing Security Fund	Construct or renovate affordable housing	$ -	$ 10,000	$ -	$ -	$ -	$ 10,000	$ -	100%
2018-01	1/16/2018	PWD	SRV Street Smarts - 2017/18	Fund transit & transportation imp.	$ -	$ 20,000	$ -	$ -	$ -	$ 20,000	$ -	100%
2017-03	9/19/2017	Garden Park Apartments Community	Garden Park Apartments	Construct or renovate affordable housing	$ -	$ -	$ -	$ 125,000	$ -	$ 125,000	$ -	100%
2017-02	3/14/2017	Mobility Matters	Rides for Veterans	Fund transit & transportation imp.	$ -	$ 33,458	$ -	$ 50,187	$ -	$ 83,645	$ -	100%
2017-01	3/7/2017	Aglantis	Agra Tech Solar Light Greenhouse	Economic revitalization in urban infill communities	$ -	$ -	$ -	$ 25,000	$ 25,000	$ 50,000	$ -	100%
2016-03	12/20/2016	DCD	Agriculture Policy Study	planning for mixed use projects	$ -	$ -	$ 150,000	$ -	$ -	$ 150,000	$ -	100%
2016-02	12/20/2016	DCD	Marsh Creek Trail	Fund transit & transportation imp.	$ -	$ -	$ 250,000	$ -	$ -	$ 250,000	$ -	100%
2016-01	6/14/2016	CHDC	Heritage Point Apartments	Construct or renovate affordable housing	$ 927,494	$ -	$ -	$ -	$ -	$ 927,494	$ -	100%
2013-01	10/22/2013	DCD	Northern Waterfront	Economic revitalization in urban infill communities	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 250,000	$ -	100%
					$ 1,834,549	**$ 579,973**	**$ 450,000**	**$ 1,753,977**	**$ 1,815,000**	**$ 4,034,041.87**	**$ 2,399,456.77**	**63%**

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-271 **Agenda Date:** 1/20/2026 **Agenda #:** C.20.

To: Board of Supervisors

From: John Kopchik, Director, Conservation and Development

Report Title: Contract Amendment with First Carbon Solutions

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract amendment with First Carbon Solutions, to extend the contract term from February 18, 2026, to February 28, 2027, and increase the contract amount from $199,950 to $400,000, to continue providing on-call environmental services.

FISCAL IMPACT:

No impact to the County's General Fund. Project costs are covered by project applicant fees.

BACKGROUND:

In March 2024, the Conservation and Development Department (DCD) entered a contract with First Carbon Solutions ("Contractor") in an amount not to exceed $60,000 for the period March 1, 2024, through February 28, 2026, to provide on-call environmental services (e.g., Environmental Impact Report, development and peer review of technical analysis'). In July 2025, the contract was amended to change the Contractor's address and increase the payment limit $60,000 to $199,950.

DCD is requesting the Board of Supervisors authorize a contract extension from February 28, 2026 to February 28, 2027 to continue on-call services. DCD also requests an amendment to the payment limit from $199,950 to $400,000 to accommodate additional on-call services for the contract period.

CONSEQUENCE OF NEGATIVE ACTION:

If the recommended action is not approved, First Carbon Solutions would not be able to continue to provide services, which may result in delayed delivery of environmental documents.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-18 **Agenda Date:** 1/20/2026 **Agenda #:** C.21.

To: **Board of Supervisors**

From: Monica Nino, County Administrator

Report Title: Side Letter between Contra Costa County and IFPTE, Local 21

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT a Resolution approving a side letter of agreement modifying the Memorandum of Understanding (MOU) between Contra Costa County and IFPTE, Local 21 to create a new subsection in Section 42 - Special Benefits for Management Employees by Department or Class. New Subsection 42.34 - Victim Witness Canine Handler Differential creates a pay differential to compensate the Victim Witness Assistance Program Supervisor/Mass Victimization Advocate (2KHB) assigned to canine handler duties through the Victim Witness Assistance Grant, to account for the additional canine handler duties performed outside of work hours. These duties include, but are not limited to handling, caring, feeding, exercising, grooming, bathing, kennel cleaning, cleaning of vehicles, and ordinary transport to and from the veterinarian. This grant will cease if the grant is terminated or no longer funded to the level to support these duties.

FISCAL IMPACT:
This differential is funded through the Victim Witness Assistance Grant.

BACKGROUND:
Since July 2025, an employee in the classification of Victim Witness Assistance Program Supervisor/Mass Victimization Advocate (2KHB) has been assigned canine handler duties, which includes care of the canine outside of work hours. Employees performing similar duties in other departments receive compensation for these duties.

CONSEQUENCE OF NEGATIVE ACTION:
The employee performing these duties will continue to incur expenses and utilize personal time caring for the canine without additional compensation for the duties performed. This will disincentivize the program, which provides support to victims and witnesses testifying in court.

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF the Side Letter between Contra Costa County and IFPTE, Loca 21, amending the Memorandum of Understanding between Contra Costa County and IFPTE, Local 21 to create a new subsection 42.34 - Victim Witness Canine Handler Differential to Section 42 - Special Benefits for Management Employees by Department or Class.

The Contra Costa County Board of Supervisors acting in its capacity as the governing board of Contra Costa County RESOLVES THAT:

Upon approval by the Board of Supervisors, the Side Letter of Agreement between Contra Costa County and IFPTE, Local 21, be effective as of July 1, 2025.

Docusign Envelope ID: 16FF762C-6ADB-4D16-8A97-E88ACE0CFCCA

SIDE LETTER
BETWEEN
Contra Costa County
and
Professional and Technical Engineers IFPTE, Local 21

This Side Letter is by and between Professional and Technical Engineers IFPTE, Local 21 ("Local 21") and Contra Costa County ("County"). Following approval by the Board of Supervisors, this Side Letter will be effective as of July 1, 2025.

This Side Letter amends the Memorandum of Understanding ("MOU") between the County and Local 21, (July 1, 2022 – June 30, 2026) by adding a new subsection to Section 42 – Special Benefits for Management Employees by Department or Class. The following portion of the MOU will be amended as follows:

SECTION 42 – SPECIAL BENEFITS FOR MANAGEMENT EMPLOYEES BY DEPARTMENT OR CLASS

[*Subsections 42.1 – 42.33 remain unchanged.*]

42.34 Victim Witness Canine Handler Differential. When an employee in the classification of Victim Witness Assistance Program Supervisor/Mass Victimization Advocate (2KHB) is assigned as a canine handler through the Victim Witness Assistance Grant, the incumbent will be eligible to receive a differential in the amount of $245.25 per month for the additional canine care duties performed outside of work hours. These duties include but are not limited to handling, caring, feeding, exercising, grooming, bathing, kennel cleaning, cleaning of vehicles, and ordinary transport to and from the veterinarian. This differential will cease if the grant is terminated or no longer funded to the level to support these duties.

Decisions to assign or unassign employees to Canine Handler duties are at the sole discretion of the Department Head or designee.

This Side Letter will remain in effect for the term of the current MOU between the County and Local 21 (July 1, 2022 – June 30, 2026). The terms of the Side Letter will be incorporated into the successor MOU unless otherwise negotiated by the parties. All other terms and conditions of the current MOU between the County and Local 21 remain unchanged by this Side Letter.

Date: 1/9/2026

Contra Costa County:
(Signature / Printed Name)

DocuSigned by: / Rebecca Cox

DocuSigned by: / Simon O'Connell

IFPTE, Local 21:
(Signature / Printed Name)

Signed by: / Quinton Silket

DocuSigned by: / Sean Stalbaum

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-272 **Agenda Date:** 1/20/2026 **Agenda #:** C.22.

To: Board of Supervisors

From: Shanelle Scales-Preston, District V Supervisor

Report Title: Crockett Co-Generation Property Tax Distribution

☐Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the allocation of $75,755 from the Crockett Co-Generation Property Tax Allocation for four projects, as recommended by the Crockett Community Foundation and Supervisor Scales-Preston.

FISCAL IMPACT:
100% General Fund.

BACKGROUND:
In September 1995, the Board of Supervisors appointed the Crockett Community Foundation as the advisory council to the Board regarding expenditures from the Community Benefits Program funded from property tax assessments on the Crockett Co-Generation Plant.

On December 4, 2025, by the attached Resolution 2025-1, the Crockett Community Foundation recommended that $75,755 in property taxes obtained from the Crockett Co-Generation Plant be allocated to the Crockett Community Foundation as follows:

1. $18,938.75 for the benefit of the Crockett Library to provide additional hours of operation; and
2. $18,938.75 for the benefit of the Crockett Recreation Department to augment funding for capital improvements and maintenance at the Crockett Community Center, swimming pool, Alexander Park facility, along with utilities and landscaping at Crockett's Memorial Hall Park; and
3. $18,938.75 for the benefit of the Crockett Carquinez Fire Department to augment funding for capital equipment and projects at its facilities; and
4. $18,938.75 for the benefit of the Crockett Sanitary Department to fund capital improvements in wastewater collection and treatment.

This request for the release of funds was forwarded to the County Administrator's Office for approval and processing.

CONSEQUENCE OF NEGATIVE ACTION:
If the action is not approved, the community benefit plan developed by the Crockett Community Foundation for the allocation of return-to-source funds would be disrupted, resulting in a decreased amount of public services

in the community of Crockett.

RESOLUTION NO. 2025-1

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CROCKETT COMMUNITY FOUNDATION RECOMMENDING THE ALLOCATION OF PROPERTY TAXES TO SPECIFIC USES OF BENEFIT TO CROCKETT

WHEREAS, the Crockett Community Foundation desires to allocate **$75,755** in Crockett Cogeneration Return-to-Source funds for projects and services of benefit to Crockett; and

WHEREAS, the Crockett Library has demonstrated the need to augment available funding for operating the Crockett Library, so as to continue to provide six (6) additional hours of operation benefiting Crockett; and

WHEREAS, the Crockett Recreation Department has demonstrated the need to augment available funding for capital improvements and maintenance at the Crockett Community Center, swimming pool, Alexander park facility, along with utilities and landscaping at Crockett's Memorial Hall park; and

WHEREAS, the Crockett Carquinez Fire Department has demonstrated the need to augment available funding for capital equipment and projects at its facilities; and

WHEREAS, the Crockett Sanitary Department has demonstrated the need to augment available funding for capital improvements in wastewater collection and treatment; and

WHEREAS, each of these four agencies regularly relies on property taxes to fund a portion of its annual budget and is empowered by law and/or local voters to receive property tax revenues to provide public services in Crockett; and

WHEREAS, the Board of Supervisors of Contra Costa County did on September 19, 1995, appoint the Crockett Community Foundation as the advisory council to the Board of Supervisors regarding expenditures from the Community Benefits Program funded from new property tax increment of the Crockett Cogeneration Plant; and

WHEREAS, the Board of Supervisors of Contra Costa County did on December 12, 1995, commit 100% of new property tax increment of the Crockett Cogeneration Plant to Crockett programs, with 57% for new police services in Crockett and 43% for unspecified community benefits; and

WHEREAS, the Crockett Community Foundation has developed a five-year plan for the allocation of return-to-source funds for community benefits.

NOW, THEREFORE, BE IT RESOLVED THAT the Crockett Community Foundation recommends that Crockett Cogeneration FY 2025-26 property taxes in the amount of **$75,755** be immediately allocated as follows:

1. Crockett Community Foundation: **$18,938.75**, for benefit of the Crockett Library.

2. Crockett Community Foundation: **$18,938.75**, for benefit of Crockett Recreation Dept.

3. Crockett Community Foundation: **$18,938.75** for benefit of the Crockett Carquinez Fire Dept

4. Crockett Community Foundation: **$18,938.75**, for benefit of the Crockett Sanitary Dept.

BE IT FURTHER RESOLVED THAT the Secretary of the Crockett Community Foundation be directed to transmit this Resolution No. 2025-1 to the Board of Supervisors of Contra Costa County immediately.

THE FOREGOING RESOLUTION was passed and adopted at the Regular Meeting of the Crockett Community Foundation held on December 4, 2025 by the following vote:

AYES: Byer, Lamothe, Mullen-Brosnan, Spoon, Wais

NOES: 0

ABSTAIN: 0

ABSENT: Montgomery, Spinner

Mary Wais, Chairperson of the Board

ATTEST:

Erin Mullen-Brosnan, Secretary

File #: 26-273 **Agenda Date:** 1/20/2026 **Agenda #:** C.23.

To: Board of Supervisors

From: Monica Nino, County Administrator

Report Title: Quarter 2 Progress Report on Round 2 Measure X Innovation Fund Projects

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ACCEPT the second quarterly progress report on the seven community-based projects funded in Round 2 of the Measure X Innovation Fund.

FISCAL IMPACT:
No fiscal impact. This is an informational report with no recommended action. All projects are funded by a one-time allocation of Measure X sales tax revenue.

BACKGROUND:
On March 25, 2025, at the conclusion of a formal competitive bidding process, the Board of Supervisors approved the award of Round 2 Measure X Innovation Fund grants totaling $2,027,455 to seven promising projects. Contracts with each grantee were executed by the County Administrator effective May 1, 2025, since which time the projects have been underway. Through December 31, 2025, a total of $997,394 has been claimed by the grantees, leaving a balance of $1,030,061.

Below is a brief overview of each project, the Innovation Funds claimed by January 1, 2026, and a summary of progress towards goals. It also includes reported challenges and their expected effects on outcomes or timelines.

The County Administrator's Office will continue to monitor progress, do what can be done to support the grantees, and report to the Board quarterly.

2nd QUARTER UPDATE
ROUND 2 MEASURE X INNOVATION FUND

East County Climate Initiative, Rising Juntos/Urban Habitat
Contract Award: $175,000
Claimed through January 1, 2026: $86,351, 49%

The East County ACT (Advancing Climate Transformation Together) initiative targets climate health inequities by training residents as Climate Ambassadors. In Quarter 2, East County ACT made significant progress toward advancing climate health equity in East Contra Costa. Their efforts focused on deep community

engagement, strategic planning, and capacity building to prepare for a comprehensive climate health needs assessment.

Key Achievements

- **Climate Ambassador Engagement**:
  - Maintained an active cohort of 50 Climate Ambassadors, primarily low-income Black and Latino/e residents.
  - Delivered a Climate Health and Power Building training (Sept. 18, 2025) for 53 resident leaders, covering wildfire, flooding, air pollution, and extreme heat risks.
  - Hosted two planning sessions (Oct. 15 & Nov. 19) with 50 participants each to analyze health data and establish criteria for city selection.

- **Strategic Focus**:
  - After extensive analysis and discussion, Antioch was selected as the focus city for the upcoming climate health needs assessment, based on need, equity, and potential for impact.

- **Stakeholder Engagement**:
  - Conducted 9 interviews with 12 key leaders, including county officials, city representatives, and community organizations, to identify priorities and inform strategy.

- **Community Outreach**:
  - Reached 250 households through door-to-door canvassing and hosted 5 community events in Bay Point, Pittsburg, and Antioch.
  - Shared practical resources for extreme heat and poor air quality, while inviting residents to participate in the initiative.

- **Partnerships**:
  - Collaborated with Greenbelt Alliance, Healthy & Active Before 5, and Urban Habitat for technical expertise, training, and research support, ensuring data accuracy and community

responsiveness.

Challenges
Challenges were minimal due to strong collaboration and resident leadership. The primary issue was balancing project activities with urgent community crises, including ICE (U.S. Immigration and Customs Enforcement) activity and socio-political pressures affecting housing and mental health. These conditions reinforced the need for flexibility and deep community partnership.

Outcomes
The project team exceeded outreach and engagement targets, strengthened resident leadership, and clarified strategic direction. The initiative remains on schedule and well-positioned for impact.

Outlook
In Quarter 3, Climate Ambassadors will refine research questions and develop a survey for launch in Quarter 4. This community-driven approach should promote informed and equitable policy and climate mitigation and adaptation strategies.

The Gemma Project, Gemma
Contract Award: $425,000
Claimed through January 1, 2026: $199,174, 47%

The Gemma Project provides programming for justice-involved women during their incarceration, with an emphasis on facilitating their reentry into society. The project includes monthly meetings with various stakeholders, such as the Sheriff's Office and the County Office of Education, to ensure a coordinated approach to programming and support services. Initial outreach commenced in July 2025, engaging incarcerated women to assess their needs and interest in the program.

The Gemma Project continues to advance its mission of providing gender-responsive services and policy advocacy for justice-involved women in Contra Costa County. Despite ongoing facility delays, the program has maintained momentum through adapted strategies and expanded outreach.

Key Achievements

- **In-Custody Day Program Launch**

Successfully launched on September 27, 2025, with eight participants. The second cohort begins January 2, 2026. Early feedback highlights significant gains in emotional resilience and strong staff support.

- **Community Engagement**

Delivered six gender-responsive presentations to stakeholders, exceeding the annual goal of four. Upcoming sessions include Family and Children's Services on January 15, 2026.

- **Policy Advocacy Coalition**

Established a coalition of 20 members, including justice-impacted individuals and community partners. The first meeting was held December 16, focusing on identifying policy priorities. Stipends will be provided to ensure lived experience informs advocacy efforts.

Challenges

Facility construction delays continued to limit capacity and require condensed curriculum. Despite these constraints, partnerships and outreach strategies have expanded access to services, including subcontracting with HealthRight 360 for community-based support.

Outcomes

- **Enrollment**: Due to facility delays, capacity remains limited to eight participants per cohort. We anticipate serving approximately 42 women by the end of the grant cycle, below the original target of 75.

- **Completion Rate**: 87.5% completion would have been achieved without early releases; adjusted voluntary participation rate is 80%.
- **Skill Development**

75% of participants showed improvement in pre/post assessments, with notable gains in self-advocacy and coping skills.

- **Continuing Care Engagement**

100% of completers engaged in Continuing Care; 63% of early-release participants remain involved.

- **Community Engagement**

Social media followers increased by 23.34%, and shares rose by 81%. Six community presentations have been completed, exceeding the annual goal.

Outlook

The next quarter will focus on maximizing participation within current constraints and advancing policy advocacy. The project team remains prepared to transition to full capacity and unabridged curriculum once the new West County Re-Entry, Treatment, and Housing facility opens in Spring/Summer 2026.

Upcoming priorities include:

- Launching the second cohort on January 3, 2026.
- Advancing policy advocacy through coalition-led initiatives.
- Sustaining engagement and readiness for expanded programming.

Microloan Program, St. Vincent de Paul
Contract Award: $147,825
Claimed through January 1, 2026: $60,000, 41%

St. Vincent de Paul of Contra Costa County (SVdP) continues to advance its Micro Loan Program, aimed at providing low-interest loans and financial education to neighbors in need. While progress has been slower than anticipated, the program remains a promising tool for SVdP's 700+ volunteer Vincentians.

Key Achievements (May-Dec 2025)

- **Loans Issued:** 3 low-interest emergency loans totaling $4,640; average loan $2,320 (range $1,670-$3,000).
- **Financial Education:** 24 sessions and home visits delivered to qualified applicants.
- **Outreach:** 12 presentations completed at SVdP branches; materials translated into Spanish; bilingual staff engaged for program support.

Challenges

- **Committee Capacity**: The Micro Loan Committee is too small to effectively market and disseminate program information. Additional members are needed to expand outreach.
- **Financial Mentors:** Recruiting dedicated mentors has been difficult. Mentors are essential for guiding

loan candidates and delivering financial literacy curriculum.

- **Complexity of Financial Topics**: Many SVdP volunteers ("Vincentians") are not financial counselors and feel intimidated by technical loan processes. This limits their ability to identify candidates and support them through the program.
- **Branch Engagement**: More presentations at SVdP branches are needed to increase awareness and participation.
- **Program Administration:** Currently, administrative duties are shared among committee members and staff with other responsibilities. A part-time Program Administrator is being considered to improve candidate identification and support.
- **Financial Literacy Tools**: Multiple tools are used to address diverse needs but tailoring them to each neighbor's situation adds complexity.

Outcomes

- **Loan Performance**: One loan has defaulted, and no payday loan conversions have occurred to date.
- **Candidate Retention**: Several identified loan candidates stopped responding, reflecting the challenges of working with individuals in crisis.

Outlook

Despite slower uptake, SVdP remains optimistic. Additional branch presentations are scheduled for early 2026, and hiring a part-time Program Administrator is under consideration to improve candidate identification and support. While full-year grant goals may not be met, continued progress is expected through June, at which time the Board may consider extending the grant period for this project.

Antioch Schools Newcomer Inclusion Project, Lincoln

Contract Award: $205,600
Claimed through January 1, 2026: $82,233, 40%

Lincoln Families, a community-rooted organization serving Contra Costa and Alameda Counties, continues its mission to provide culturally responsive, trauma-informed mental health services for children and families. Through the Antioch Schools Newcomer Inclusion Project, Lincoln Families aims to provide culturally responsive and trauma-informed services to immigrant families in Antioch.

Achievements

- Successfully identified newcomer caregivers and district staff to participate in two community school cohorts.
- Conducted bi-monthly meetings with school administrators and 8-15 families per site, ensuring newcomer voices were included.
- Trained Community School Coordinators (CSCs) in critical resources such as *Know Your Rights*, *Cara y Corazón* parenting program, Youth Mental Health First Aid, and Motivational Interviewing.
- Established partnerships with key community organizations, including White Pony Express, Contra Costa Food Bank, and local service providers.

Challenges

- Coordinating schedules across multiple stakeholders (district leadership, caregivers, and school staff) required significant effort.

- Ensuring culturally responsive and trauma-informed practices while addressing diverse newcomer needs demanded ongoing adaptation.

Outcomes

- All Q2 obligations met:
  - Cohorts formed and meetings held regularly.
  - Needs assessments integrated into school agendas.
  - CSCs equipped with tools and strategies to support newcomer families.
  - Expanded resource network through active engagement with community partners.
- Strengthened collaboration with Antioch Unified and district Newcomer Center.

Outlook

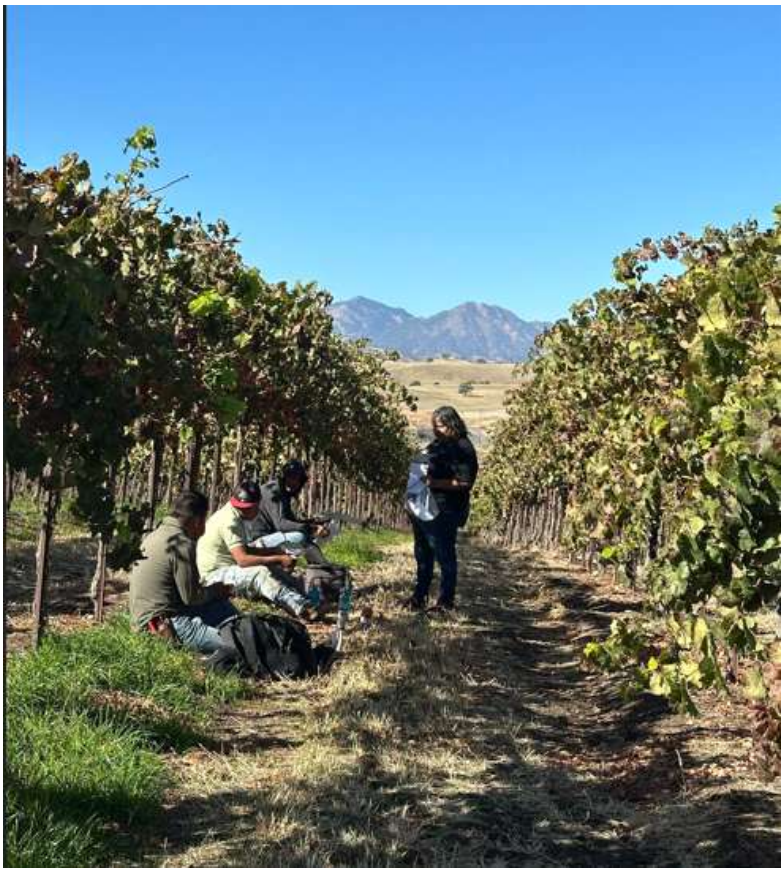
- Continue bi-monthly cohort meetings to refine service delivery.
- Deepen partnerships with local organizations to broaden resource access.
- Monitor and evaluate training impact on newcomer family engagement.
- Prepare for Q3 by identifying additional newcomer families and enhancing culturally responsive programming.

Promotoras de Salud, Hijas del Campo

Contract Award: $273,200
Claimed through January 1, 2026: $160,228, 59%

The Promotoras de Salud or Community Health Worker (CHW) program aims to enhance healthcare access for farm workers amidst challenges related to immigration enforcement and Medi-Cal funding cuts.

During Quarter 2, the program made significant progress in expanding healthcare access for migrant and seasonal farmworkers. Key achievements include surpassing enrollment goals, strengthening outreach efforts, and onboarding a dedicated Community Health Worker (CHW) Coordinator to enhance team capacity and supervision.



Key Achievements

- **Insurance Enrollment**: 107 individuals enrolled in Medi-Cal and Contra Costa Basic Health Plan.
- **Outreach Impact**:
  - 81 outreach events conducted (40 at farms, 20 at headquarters, 21 at community events).
  - Over 1,600 farmworkers reached, including 1,407 at agricultural sites.
- **Community Engagement**:
  - Participation in 21 community events, including health fairs, vision clinics, and immigration forums.
  - Active involvement in Campesinx Committee meetings to amplify farmworker voices.
- **Direct Services:**
  - 14 food distribution and Mobile Health Clinic days provided.
  - 12 referrals to health clinics and wrap-around services.
- **Capacity Building**:
  - 5 professional development trainings for CHWs.
  - Regular supervision meetings initiated by the new CHW Coordinator.

Challenges

- **Policy Volatility and Communication Barriers**

Rapid changes in Medi-Cal eligibility rules created significant uncertainty. CHWs had to repeatedly update and clarify information, which strained resources and led to confusion among farmworker families. This highlights a systemic challenge: the need for real-time policy communication tools and stronger coordination with state agencies.

- **Enrollment Difficulties in Local Health Plans**

Multiple applications for the Contra Costa Basic Health Care Plan were denied without clear reasons. This suggests procedural inefficiencies or unclear eligibility criteria, which could undermine trust and slow progress toward coverage goals.

- **Capacity Constraints and Staffing Shortages**

Personal emergencies and a small team size forced cancellations of outreach events. This underscores the vulnerability of programs reliant on limited staff and the importance of contingency planning or cross-training to maintain service continuity.

- **Community Fear and Accessibility Issues**

Immigration-related fears reduced participation in events and services, while limited Mobile Clinic hours restricted access for families with inflexible work schedules. These factors point to the need for culturally sensitive outreach and expanded service hours to improve accessibility.

- **Economic Instability Among Target Population**

Seasonal work fluctuations led to missed appointments as families prioritized income over healthcare. This indicates a structural challenge where economic insecurity directly impacts health outcomes, requiring integrated solutions like flexible scheduling and economic support programs.

Key Insight:
Most challenges stem from external systemic factors (policy changes, economic instability) combined with internal capacity limitations. Addressing these will require a multi-pronged approach: policy advocacy, operational flexibility, and targeted funding to expand staffing and service hours.

Outcomes
The program exceeded expectations in outreach and enrollment, maintained strong community presence, and improved internal systems through staffing and training. However, workshop delivery remains below target and will be prioritized next quarter.

Outlook
Upcoming Medi-Cal changes, including new premiums, pose significant risks to coverage and preventive care access. Increased demand for mental health services and advocacy efforts are anticipated. Sustainability efforts are underway, supported by new grants from John Muir Health, Aliados Health, and Contra Costa Regional Health Fund, with additional funding applications planned for 2026.

Hispanic Recovery Initiative, Support4Recovery (S4R)
Contract Award: $400,830
Claimed through January 1, 2026: $194,760, 49%

Support4Recovery's Hispanic Recovery Initiative aims to provide culturally competent, gender-specific recovery solutions to underserved Spanish-speaking or limited/no English-speaking adult Hispanic residents of Contra Costa County who are affected by substance use disorders and related challenges, such as incarceration, homelessness, and unemployment.

During Quarter 2, S4R successfully scaled residential programs and strengthened clinical partnerships. Key achievements include reentry planning through Game Plan for Success (GPS) and vocational advancement via Club de la Hispanidad (CCDLH). Transitioning to a more reputable clinical partner improved service quality, though increased intake from custody created budget pressures in transportation and food.

Key Achievements

- **Milestone Status**
  - Oct 15: Cohort II onboarding - **Completed**
  - Nov/Dec: Clinical transition - **Completed**
  - Dec 31: Cohort II graduation/job placement - **Completed**
  - Ongoing: Individualized SUD assessments - **On Track**
- **Clinical Services**
  - Transitioned mental health care to Alma y Corazon Therapy, ensuring culturally competent, high-quality therapy.
  - Continued PHQ-9 and GAD-7 screenings show measurable improvements in mental health stability.
- **Residential Programs**
  - Onboarded Cohort II (12 participants) by October 15.
  - Achieved 100% participation in recovery services and housing stability.
  - Graduated all participants by December 31 with documented job placements.
- **Workforce & Reentry**
  - Completed GPS workshops on relapse prevention and reentry logistics.
  - 70% of participants improved English literacy or technical skills through CCDLH.
- **Demographics (July-December 2025)**
  - **Ethnicity:** 97% Hispanic/Latino
  - **Gender:** ~60% male / 40% female
  - **Language:** 94% Spanish-only or bilingual
  - **Age:** Majority 25-44
  - **Primary Referral:** CCC Public Defenders

Challenges

- **Transportation:** Additional $400/month for court and legal appointments.
- **Food:** Unbudgeted costs of $1,000/month due to full occupancy and recovery needs.

Outcomes

- Successful completions: 15
- Active sessions: 8
- Discharges: 5
- Unsuccessful completions: 4

Outlook

For Q3, S4R is seeking additional funds to adjust the budget to address increased transportation and food expenses for participants transitioning from custody.

Library Tech Equity Connection, Tech Exchange

Contract Award: $400,000
Claimed thru January 1, 2026: $200,000, 50%

During Quarter 2, Tech Exchange advanced the Library Tech Equity Connection project by transitioning intern cohorts, introducing remote support services, and initiating volunteer training. The first intern cohort completed the Serve2STEM pre-apprenticeship program in October, gaining hands-on experience at library tech help desks. A second cohort began in November and continues to provide digital navigation and technical assistance to patrons.

Remote Tech Support launched in October, extending digital assistance beyond in-person services. Train-the-Trainer (TTT) workshops began in September to build community capacity for sustainable digital navigation support. Interns also engaged in mentorship and STEM career exposure activities throughout the quarter.

Key Achievements

- Volunteer Training: 35 of 100 volunteers trained through TTT workshops as of December.
- Remote Tech Support: Virtual assistance launched in October for library patrons.
- Intern Cohorts: First cohort graduated October 30; second cohort began November 17.

Challenges

Two interns withdrew from the second cohort, requiring adjustments to maintain coverage. Three graduates extended their internships, ensuring continuity of services. The program remains on track to meet staffing goals and anticipates serving 10-12 interns over the grant period.

Outcomes

All Quarter 2 milestones were met, including intern onboarding, help desk operations, and professional development activities. Feedback from patrons and staff has been positive, confirming the value of accessible digital navigation support.

Outlook
Next quarter, Tech Exchange will:

- Publish 10 multilingual tech support videos by January 2026.
- Conclude the second intern cohort in February and recruit for the third.
- Expand volunteer engagement to reach 65 trained participants by March.

These efforts will strengthen sustainability through reusable resources, a trained volunteer base, and a steady intern pipeline.

CONSEQUENCE OF NEGATIVE ACTION:
Not applicable.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-274 **Agenda Date:** 1/20/2026 **Agenda #:** C.24.

To: Board of Supervisors

From: Thomas L. Geiger, County Counsel

Report Title: Public report of litigation settlement agreements that became final during the period December 1, 2025, through December 31, 2025.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

RECEIVE public report of litigation settlement agreements that became final during the period December 1, 2025, through December 31, 2025.

FISCAL IMPACT:

Settlement amounts are listed below.

BACKGROUND:

Four agreements to settle pending litigation, as defined in Government Code section 54956.9, became final during the period December 1, 2025, through December 31, 2025.

Contra Costa County v. Comcast Cable Communications Management, LLC d/b/a Comcast California, LLC, et al.; United States District Court, Northern District of California, Case No. 3:25-cv-10507-AGT: On November 4, 2025, the Board of Supervisors approved a settlement of this telecommunications matter by a vote of 5-0 in closed session. The County filed this action to recover underpaid franchise fees and Public Educational and Governmental fees. The settlement requires Comcast to pay the County $825,000. The settlement agreement was fully executed on December 11, 2025. The monies will be used to fund Contra Costa Television.

Richard Van Koll v. Contra Costa County, et al.; Contra Costa County Superior Court, Case No. 22-02423: On November 18, 2025, the Board of Supervisors approved a settlement in this employment case. The Board approved the settlement for $72,500 in closed session by a vote of 5-0. The settlement agreement was fully executed on December 30, 2025. The funding source is the Risk Management Liability Internal Service Fund.

I.H.M. v. Contra Costa County, et al.; United States District Court, Northern District of California, Case No. 322-cv-6026-VC: On December 9, 2025, the Board of Supervisors approved a settlement in this civil rights case. The Board approved the settlement for $200,000 in closed session by a 4-0 vote, with Supervisor Burgis absent. The settlement agreement was fully executed on December 30, 2025. The funding source is the Risk Management Liability Internal Service Fund.

Edison Gatlin, et al. v. Contra Costa County, et al.; United States District Court, Northern District of California, Case No. C21-00370-SI. On October 7, 2025, the Board of Supervisors approved a settlement in this civil rights/wrongful death case. The Board approved the settlement for $3,550,000 in closed session by a vote of 5-0. The settlement agreement was fully executed on December 9, 2025. The funding source is the Risk Management Liability Internal Service Fund up to $1 million and the County's excess insurance, Public Risk Innovation, Solutions, and Management, for the remainder of the settlement.

CONSEQUENCE OF NEGATIVE ACTION:

The report would not be accepted.

cc: Monika L. Cooper, Assistant County Counsel; Karen Caoile, Director, Risk Management

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-259 **Agenda Date:** 1/20/2026 **Agenda #:** C.25.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: FY 25/26 - EHSD - Budget Rebalance

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE Budget Amendment No. BDA-25-00156 authorizing an adjustment to the Employment and Human Services Department (EHSD), Administrative Bureau (0501), Workforce Services Bureau (0504), Community Services Bureau (0588) and Workforce Development Board (0583) expenditure budgets as part of the EHSD's FY 2025/26 Budget Rebalance (Mid-Year Adjustment) as recommended by the Employment and Human Services Director.

FISCAL IMPACT:
The Employment and Human Services Department (EHSD), as part of the FY 2025/26 budget rebalancing, has identified the need for updates to the FY 2025/26 budget to better align the expenditure expectations for FY 2025/26. There is a redistribution in the expenditure budgets within each bureau; Administrative Bureau (0501) at $3,414,391, Workforce Services Bureau (0504) at $4,180,469, Community Services Bureau (0588) at $13,339 and Workforce Development Board (0583) at $779,417, with a total rebalance between the expenditure budgets of $5,243,810 for EHSD. There is no change to the net county cost for FY 2025/26.

BACKGROUND:
This action is to adjust the revenue and expenditure budgets to more accurately reflect budgetary requirements for the Administrative Bureau (0501), Workforce Services Bureau (0504), Community Services Bureau (0588), and Workforce Development Board (0583) for FY 2025/26. EHSD, as part of the FY 2025/26 budget rebalancing, has identified the need for updates to the FY 2025/26 budget to better align expenditure expectations for FY 2025/26.

CONSEQUENCE OF NEGATIVE ACTION:
Appropriations will not be properly reflected in the FY 2025/26 budget.

CHILDREN'S IMPACT STATEMENT:
EHSD's Workforce Development Board support five (5) of Contra Costa County's community outcomes: (1) "Children Ready for and Succeeding in School"; (2) "Children and Youth Healthy and Preparing for Productive Adulthood"; (3) "Families that are Economically Self-sufficient"; (4) "Families that are Safe, Stable, and Nurturing," and (5) "Communities that are Safe and Provide a High Quality of Life for Children and Families." These outcomes are achieved by offering comprehensive services, including high quality early childhood education, nutrition, and health services to low-income children throughout Contra Costa County.

View Budget Amendment: Budget Amendment: FY 2025-26 - Operating Budget on 10/22/2025 : BDA-25-00156

Company Contra Costa County
Budget Template Operating Budget : FY 2025-26 Operating Budget
Budget FY 2025-26 Operating Budget
Organizing Dimension Type
Amendment ID BDA-25-00156
Amendment Date 10/22/2025
Description Mid-Year Budget Amendment
Amendment Type Appropriation / Estimated Revenue Adjustment
Balanced Amendment Yes
Entry Type Mid-Year Adjustments
Status In Progress

Budget Amendment Entries

Period	*Ledger Account/Summary	Home Organization	*Cost Center	*Fund	Debit Amount	Credit Amount	Memo	Exceptions
FY 2025-26 Year (FY 2025-26 Operating Budget)	2310:NON CNTY PROF SPCLZD SVCS	5101 ADMINISTRATION (Home Org)	5459 WKFCE SVCS GA ELIG	100300 GENERAL	$4,164,918.00	$0.00	Mid-Year Budget Amendment	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	5022:INTRAFUND-TRANS-SERVICES	5101 ADMINISTRATION (Home Org)	5452 CALWKS/WTW/CL/CCC ELIG	100300 GENERAL	$215,551.00	$0.00	Mid-Year Budget Amendment	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	2479:OTHER SPECIAL DPMTAL EXP	5101 ADMINISTRATION (Home Org)	5610 SLINGSHOT	100300 GENERAL	$2.00	$0.00	Mid-Year Budget Amendment	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	2310:NON CNTY PROF SPCLZD SVCS	5101 ADMINISTRATION (Home Org)	5610 SLINGSHOT	100300 GENERAL	$0.00	$779,419.00	Mid-Year Budget Amendment	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	2310:NON CNTY PROF SPCLZD SVCS	5101 ADMINISTRATION (Home Org)	5497 WKFCE SVCS HOLDING	100300 GENERAL	$0.00	$200,000.00	Mid-Year Budget Amendment	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	2310:NON CNTY PROF SPCLZD SVCS	5101 ADMINISTRATION (Home Org)	5140 COMMUNITY CONNECT	100300 GENERAL	$0.00	$3,414,391.00	Mid-Year Budget Amendment	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org

Period	*Ledger Account/Summary	Home Organization	*Cost Center	*Fund	Debit Amount	Credit Amount	Memo	Exceptions
FY 2025-26 Year (FY 2025-26 Operating Budget)	2132:MINOR COMPUTER EQUIPMENT	5101 ADMINISTRATION (Home Org)	5123 EHS IT SYS NON-CALWIN	100300 GENERAL	$0.00	$250,000.00		Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	4951:OFFICE EQUIP & FURNITURE	5101 ADMINISTRATION (Home Org)	5123 EHS IT SYS NON-CALWIN	100300 GENERAL	$250,000.00	$0.00		Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	3311:FEDERAL AID	5101 ADMINISTRATION (Home Org)	5422 WFRC DEV REFUGEE ASSIST	100300 GENERAL	$400,000.00	$0.00		Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	3311:FEDERAL AID	5101 ADMINISTRATION (Home Org)	5421 TANF CASH ASSISTANCE	100300 GENERAL	$0.00	$400,000.00		Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	2310:NON CNTY PROF SPCLZD SVCS	5101 ADMINISTRATION (Home Org)	1499 COST ALLOCATION PLAN COST	100300 GENERAL	$13,339.00	$0.00	Mid-Year Budget Amendment	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org

BDA-25-00089_10.29.2025.xlsx

File Name BDA-25-00089_10.29.2025.xlsx
Content Type application/vnd.openxmlformats-officedocument.spreadsheetml.sheet
Updated By Steven Thysell
Upload Date 12/11/2025 02:00:02 PM
Comment

079 - Budget Monthly Monitoring Report - Measure X 12.15.25.xlsx

File Name 079 - Budget Monthly Monitoring Report - Measure X 12.15.25.xlsx
Content Type application/vnd.openxmlformats-officedocument.spreadsheetml.sheet
Updated By Steven Thysell
Upload Date 12/23/2025 02:51:38 PM
Comment

Budget Amendment BDA-25-00156.xlsx

File Name Budget Amendment BDA-25-00156.xlsx
Content Type application/vnd.openxmlformats-officedocument.spreadsheetml.sheet
Updated By Steven Thysell
Upload Date 01/02/2026 02:45:20 PM

Comment

Process History

Process	Step	Status	Completed On	Due Date	Person (Up to 5)	All Persons	Comment
Budget Amendment Event	Budget Amendment Event	Step Completed	12/05/2025 10:05:10 AM	12/06/2025	Steven Thysell	1	
Budget Amendment Event	Review Budget Amendment	Not Required		12/06/2025		0	
Budget Amendment Event	Approval by Department Approver – Budget Amendment	Sent Back	12/08/2025 01:48:49 PM		Erik Brown (Department Approver – Budget Amendment)	1	Send Back Reason from Erik Brown: Add attachment
Budget Amendment Event	Budget Amendment Event	Submitted	12/08/2025 01:55:04 PM	12/06/2025	Steven Thysell	1	
Budget Amendment Event	Review Budget Amendment	Not Required		12/06/2025		0	
Budget Amendment Event	Approval by Department Approver – Budget Amendment	Sent Back	12/11/2025 11:47:52 AM		Erik Brown (Department Approver – Budget Amendment)	1	Send Back Reason from Erik Brown: Sorry - please add the $200K for ECE Navigators to this (from WFS to WDB)
Budget Amendment Event	Budget Amendment Event	Submitted	12/11/2025 02:00:03 PM	12/06/2025	Steven Thysell	1	
Budget Amendment Event	Review Budget Amendment	Not Required		12/06/2025		0	
Budget Amendment Event	Approval by Department Approver – Budget Amendment	Sent Back	12/12/2025 01:52:19 PM		Erik Brown (Department Approver – Budget Amendment)	1	Send Back Reason from Erik Brown: Please fix the memo on the debit side to state both Food Security and ECE Navigators
Budget Amendment Event	Budget Amendment Event	Submitted	12/15/2025 08:00:12 AM	12/06/2025	Steven Thysell	1	
Budget Amendment Event	Review Budget Amendment	Not Required		12/06/2025		0	
Budget Amendment Event	Approval by Department Approver – Budget Amendment	Sent Back	12/23/2025 10:28:13 AM		Erik Brown (Department Approver – Budget Amendment)	1	Send Back Reason from Erik Brown: More revisions. I'll send you an email
Budget Amendment Event	Budget Amendment Event	Submitted	12/23/2025 02:51:39 PM	12/06/2025	Steven Thysell	1	
Budget Amendment Event	Review Budget Amendment	Not Required		12/06/2025		0	

Process	Step	Status	Completed On	Due Date	Person (Up to 5)	All Persons	Comment
Budget Amendment Event	Approval by Department Approver – Budget Amendment	Sent Back	12/24/2025 09:02:40 AM		Erik Brown (Department Approver – Budget Amendment)	1	Send Back Reason from Erik Brown: The $250K for 5123 is backwards. Please correct
Budget Amendment Event	Budget Amendment Event	Submitted	12/29/2025 08:19:13 AM	12/06/2025	Steven Thysell	1	
Budget Amendment Event	Review Budget Amendment	Not Required		12/06/2025		0	
Budget Amendment Event	Approval by Department Approver – Budget Amendment	Sent Back	01/02/2026 01:36:18 PM		Erik Brown (Department Approver – Budget Amendment)	1	Send Back Reason from Erik Brown: See email dated 1/2/26 for correction
Budget Amendment Event	Budget Amendment Event	Submitted	01/02/2026 02:45:35 PM	12/06/2025	Steven Thysell	1	
Budget Amendment Event	Review Budget Amendment	Not Required		12/06/2025		0	
Budget Amendment Event	Approval by Department Approver – Budget Amendment	Approved	01/02/2026 04:01:07 PM		Erik Brown (Department Approver – Budget Amendment)	1	
Budget Amendment Event	Review Budget Amendment	Approvers Added	01/05/2026 10:22:12 AM	12/06/2025	Yesenia Campos (Budget Specialist (Auditor Office))	1	
Budget Amendment Event	Review Budget Amendment	Approved	01/05/2026 10:22:12 AM	12/06/2025	Yesenia Campos (Budget Specialist (Auditor Office))	1	
Budget Amendment Event	Review Budget Amendment	Approved	01/05/2026 12:30:15 PM		Laura Strobel	1	
Budget Amendment Event	Review Budget Amendment	Awaiting Action		12/06/2025	Analiza Pinlac (Budget Manager)	2	
					Peter Karumbi (Budget Manager)		

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-260 **Agenda Date:** 1/20/2026 **Agenda #:** C.26.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: Contract # 20-512-51 Child Abuse Prevention Council of Contra Costa County

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Employment and Human Services Director, or designee, to execute a contract amendment with Child Abuse Prevention Council of Contra Costa County, to increase the payment limit by $84,525 to a new payment limit not to exceed $1,771,630 to provide additional Parenting Peers for clients of the Children and Family Services Bureau with no change to term July 1, 2025, through June 30, 2026.

FISCAL IMPACT:

$84,525 is funded by 100% County General Fund (Measure X), all of which is budgeted in FY 25-26.

BACKGROUND:

On June 10, 2025, the Board of Supervisors approved a one-time, $200,000 Measure X appropriation for the Employment and Human Services Department (EHSD) to provide additional Parenting Peer Support (25-2303). This amendment utilizes $84,525 of the Measure X funding by adding two Parent Partners, with stipends, to the Child Abuse Prevention Council of Contra Costa County (CAPC) contract for FY25-26. The remaining Measure X funds will be budgeted to the FY26-27 CAPC Contract to continue to fund the two additional Parent Partners and will also cover administrative expenses. The Parent Partners will focus on preventive measures to support at-risk families, promote family stability, and implement strategies that keep children safe with their families whenever possible. By drawing on lived experience and peer support models, the Parent Partners will help families access resources, build resilience, and navigate challenges, aligning with the goal of reducing entry into the foster care system.

The Board of Supervisors recently approved prior contracts for Parenting Peer Support with CAPC on June 14, 2025 (25-2544), for FY25-26; June 25, 2024 (24-1859), for FY24-25; and May 23, 2023 (C.32), for FY23-24.

CHILDREN'S IMPACT STATEMENT:

This Contract supports all of Contra Costa County's community outcomes of the Children's Report Card: (1) "Children Ready for and Succeeding in School"; (2) "Children and Youth Healthy and Preparing for Productive Adulthood"; (3) "Families that are Economically Self-Sufficient"; (4) "Families that are Safe, Stable and

Nurturing"; and (5) "Communities that are Safe and Provide a High Quality of Life for Children and Families".

CONSEQUENCE OF NEGATIVE ACTION:

County will not provide valuable services to prevent child abuse.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-261 **Agenda Date:** 1/20/2026 **Agenda #:** C.27.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: Contract # 20-643-1 renewal with Wayfinder Family Services

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Employment and Human Services Director, or designee, to execute a contract with Wayfinder Family Services, a non-profit corporation, in an amount not to exceed $229,500 to provide adoption and guardianship educational liaison support services for the period January 1, 2026, through December 31, 2027.

FISCAL IMPACT:

50% State, 50% Federal of which 24% will be budgeted in FY 25-26, 50% will be budgeted in FY26-27 and 26% will be budgeted in FY27-28.

BACKGROUND:

In October 2024, Wayfinder Family Services was awarded a Contract resulting from Request for Information 775 to provide adoption and guardianship educational liaison services to adoptive youth, youth in adoptive placement, youth under guardianship, and their caregivers in Contra Costa County. The original Contract was for 12 months in an amount of $86,625 for the period January 1, 2025, to December 31, 2025. The Contract is being renewed for the two-year period, January 1, 2026, to December 31, 2027, for an amount not to exceed $229,500. In addition to being a two-year renewal, the Contract service levels are being expanded with additional services hours. Wayfinder's services will address the special needs of adoptive and guardianship families and children and will provide specialized educational liaison services that improve educational opportunities and accomplishments for youth adopted through the Employment and Human Services Department and youth for whom legal guardianship has been established by Contra Costa County.

CONSEQUENCE OF NEGATIVE ACTION:

County will not provide valuable services to address needs of adoptive and guardianship families and children.

CHILDREN'S IMPACT STATEMENT:

This Contract supports all five of Contra Costa County's community outcomes of the Children's Report Card:

(1) "Children Ready for and Succeeding in School"; (2) "Children and Youth Healthy and Preparing for Productive Adulthood"; (3) "Families that are Economically Self-Sufficient"; (4) "Families that are Safe, Stable and Nurturing"; and (5) "Communities that are Safe and Provide a High Quality of Life for Children and Families".

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-262 **Agenda Date:** 1/20/2026 **Agenda #:** C.28.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: Contract 20-740-0 Pacific Clinics for Differential Response Program Case Management Services in East Contra Costa County

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Employment and Human Services Director, or designee, to execute a contract with Pacific Clinics in an amount not to exceed $1,011,666 to provide Differential Response Path 2 Case Management services for families at risk of abuse or neglect in East Contra Costa County for the period January 1, 2026, through December 31, 2027.

FISCAL IMPACT:

100% State funds, 25% of which is budgeted in FY 25-26, 50% will be budgeted in FY 26-27, and 25% will be budgeted in FY 27-28.

BACKGROUND:

The purpose of the Differential Response Path 2 Case Management Program is to provide early intervention in the lives of families who have had a report of abuse or neglect. The Differential Response Program works with community-based and/or faith-based organizations to provide case management and home visiting services to high-risk families to address the issues that brought the family to the attention of Children and Family Services (CFS). Additionally, this Contract includes a pilot for a community pathway to differential response services in East Contra Costa County, which will allow families who are at risk of coming to the attention of CFS to access differential response services with the goal of ultimately preventing CFS involvement.

In June of 2025, the Employment and Human Services Department (EHSD), CFS, issued Request for Proposal (RFP) 1223 for Differential Response Path 2 and After Care Services for three regions in Contra Costa County: East, Central, and West. Three providers responded to RFP 1223 and three were chosen, one provider for each region. Pacific Clinics was awarded and selected to provide services for the East region.

CONSEQUENCE OF NEGATIVE ACTION:

The County will not be able to continue to provide Differential Response Path 2 services to families in East Contra Costa County, which will strengthen the community and decrease the risk of children and their families

entering the child welfare systems.

CHILDREN'S IMPACT STATEMENT:

This Contract supports all five of Contra Costa County's community outcomes of the Children's Report Card: (1) "Children Ready for and Succeeding in School"; (2) "Children and Youth Healthy and Preparing for Productive Adulthood"; (3) "Families that are Economically Self-Sufficient"; (4) "Families that are Safe, Stable and Nurturing"; and (5) "Communities that are Safe and Provide a High Quality of Life for Children and Families."

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-263 **Agenda Date:** 1/20/2026 **Agenda #:** C.29.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: 38-128-0 Purchase Order with Pitney Bowes Global Financial Services LLC

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Purchasing Agent, or designee, to execute on behalf of the Employment and Human Services Department, a purchase order and related agreement with Pitney Bowes Global Financial Services LLC, in an amount not to exceed $4,500 for continued mailing essentials for the period December 1, 2025, through March 29, 2027.

FISCAL IMPACT:

61% State, 39% Federal, of which $1,969 is budgeted for FY 25/26, and $2,531 is budgeted for FY 26-27

BACKGROUND:

The Employment and Human Services Department (EHSD) has used Pitney Bowes Global Financial Services LLC for more than ten years to provide mailing services. These services are essential in communicating with families seeking childcare and energy assistance programs through the Community Service Bureau. Services include the distribution of childcare agreements, resources, and energy assistance agreements, ensuring that clients receive the support they need in a timely and efficient manner.

Pitney Bowes's Term Agreement includes a limitation of liability that caps liability, including any liability of their suppliers, to the fees paid by the County for applicable equipment of services. EHSD is seeking a new purchase order to continue services with Pitney Bowes Global Financial Services LLC for a term that will end on March 29, 2027.

Approval of this staff report will enable continued use of Pitney Bowes Global Financial Services LLC for mailing essentials necessary for the Community Service Bureau's childcare and energy assistance programs.

CHILDREN'S IMPACT STATEMENT:

This Purchase Order supports three of the community outcomes established in the Children's Report Card: 1) "Children Ready for and Succeeding in School"; 3) "Families that are Economically Self-sufficient"; and 4) Families that are Safe, Stable, and nurturing" by offering comprehensive services, including high quality early

childhood education, nutrition, and health services to low-income children throughout Contra Costa County.

CONSEQUENCE OF NEGATIVE ACTION:

The County will be limited in its ability to lease equipment and provide mailing essentials to the community.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-264 **Agenda Date:** 1/20/2026 **Agenda #:** C.30.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: Contract 20-737-0 Rackspace U.S., Inc.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Purchasing Agent, or designee, to execute on behalf of the Employment and Human Services Director, a purchase order with Rackspace U.S., Inc., in an amount not to exceed $6,524.64, for the purpose of purchasing a Cisco ASA Firewall, subject to the terms of Rackspace's Master Services Agreement, for the period May 1, 2025, through April 30, 2028.

FISCAL IMPACT:

54% Federal, 38% State, 8% County General Fund all of which is budgeted for FY 25/26.

BACKGROUND:

The Employment and Human Services Department (EHSD) needs to purchase Cisco ASA Firewall services from Rackspace to ensure that our sensitive information always remains protected. Firewall Cisco ASA will enable cybersecurity protocols, including threat detection, prevention, and data encryption.

This purchase order ensures our website, EHSD.ORG, is effectively protected against cyber threats. Rackspace's Master Services Agreement includes an indemnification provision from the County to Rackspace for claims based on the County's use of the firewall. The Master Services Agreement also includes a limitation of liability capping liability at the amount of fees paid in the 12 months prior to the claim arising. This vendor was selected per procurement requirements outlined in Administrative Bulletin 600.3.

CHILDREN'S IMPACT STATEMENT:

This purchase order supports all five of the community outcomes established in the Children's Report Card: (1) "Children Ready for and Succeeding in School"; (2) "Children and Youth Healthy and Preparing for Productive Adulthood"; (3)"Families that are Economically Self-Sufficient"; (4) "Families that are Safe, Stable and Nurturing"; and (5) "Communities that are Safe and Provide a High Quality of Life for Children and Families," by supporting staff working directly with families and children.

CONSEQUENCE OF NEGATIVE ACTION:

The County will be at risk in maintaining data security and regulatory compliance.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-265 **Agenda Date:** 1/20/2026 **Agenda #:** C.31.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: # 38-130-0 Elior, Inc. dba TRIO Community Meals, LLC Meal Services

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Employment and Human Services Director, or designee, to terminate, effective January 31, 2026, an existing contract with Ordo Inc. and execute a contract with Elior, Inc. dba TRIO Community Meals, LLC in an amount not to exceed $1,152,598, to provide vended meal and snack services to the County's Early Childhood Education programs for the term February 1, 2026, through January 31, 2027.

FISCAL IMPACT:

51% State, 49% Federal, which is budgeted in FY 25-26 and will be budgeted in FY 26-27.

BACKGROUND:

The Employment and Human Services Department (EHSD) is seeking to enter into a contract with Elior, Inc. dba TRIO Community Meals, LLC to provide daily nutritional meals for children aged 0-5 in the County's Early Childhood Education programs. This contract aligns with the Head Start Performance Standards and the Child and Adult Care Food Program (CACFP), which require programs to provide nutritional meals and snacks to enrolled children to support their growth, development and learning.

In April 2025, EHSD issued a Request for Proposal (RFP) 1222 to identify qualified agencies with experience in providing vended meal services for children aged 0-5. Ordo Inc., was initially awarded a contract for $1,146,366 for the term August 1, 2025, through June 30, 2026. Due to complaints of service and quality of meals, EHSD seeks to terminate the contract (38-124-0) with Ordo, Inc., effective January 31, 2026, and subsequentially award the next qualified respondent to RFP 1222, Elior, Inc. dba TRIO Community Meals.

Elior, Inc. dba TRIO Community Meals, LLC was selected for an initial contract term of February 1, 2026, to January 31, 2027, with the option to renew the contract for up to four (4) additional one-year terms based on satisfactory performance, availability of funding, and need of service.

For several years, EHSD has managed daily nutritional meal provision through its central kitchen operations. This contract enables the County to continue employing staff for daily meal deliveries to its thirteen (13) early

childhood education centers.

CONSEQUENCE OF NEGATIVE ACTION:

Should the proposed action not be approved by the Board of Supervisors, the County will be unable to comply with the Head Start Program Performance Standards and CACFP requirements.

CHILDREN'S IMPACT STATEMENT:

This Contract supports all five of the community outcomes established in the Children's Report Card: (1) "Children Ready for and Succeeding in School"; (2) "Children and Youth Healthy and Preparing for Productive Adulthood"; (3)"Families that are Economically Self-Sufficient"; (4) "Families that are Safe, Stable and Nurturing"; and (5) "Communities that are Safe and Provide a High Quality of Life for Children and Families," by supporting staff working directly with families and children.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-266 **Agenda Date:** 1/20/2026 **Agenda #:** C.32.

To: Board of Supervisors

From: Marla Stuart, Employment and Human Services Director

Report Title: Economic Opportunity Council Advisory Body Annual Report

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ACCEPT the 2025 Annual Report of the Economic Opportunity Council (EOC) Advisory Board for the Period of November 1, 2024, through October 31, 2025, as recommended by the Employment and Human Services Director.

FISCAL IMPACT:
There is no fiscal impact.

BACKGROUND:
On January 7, 2020, the Board of Supervisors adopted Resolution No. 2020/1, which requires that each regular and ongoing board, commission, or committee annually report to the Board of Supervisors on its activities, accomplishments, membership attendance, required training, certification programs, and proposed work plan or objectives for the following year.

The attached report was approved by the Economic Opportunity Council (EOC) at its December 16, 2025, regular business meeting.

CONSEQUENCE OF NEGATIVE ACTION:
The EOC Advisory Board would be out of compliance with Resolution No. 2020/1.

ADVISORY BODY ANNUAL REPORT

Advisory Body Name: Economic Opportunity Council

Advisory Body Meeting Time/Location: Second Thursday of each month at 6pm/1470 Civic Court, Concord

Chair (during the reporting period): Desire Medlen

Staff Person (during the reporting period): Christina Castle-Barber

Reporting Period: November 2024--October 2025

I. Activities

(estimated response length: 1/2 page)

Describe the activities for the past year including areas of study, work, special events, collaborations, etc.

The EOC have been actively involved in the community with examples as follows:
Ajit Kaushal - Public Sector/Carlson - 4th of July Parade committee in Concord, Concord Police Chief 's Advisory Committee member, California Community Action Partnership member ACT And Legislation Outreach committees, and Todos Santos Business Association Board of Directors member.
Buffie Lafayette: Volunteer Chaplain at Santa Rita Jail and West County Jail; hosts Tent of Meetings in surrounding cities where food, clothes, shoes, coats, and prayers are given away and free concerts in the parks in various cities.
Nikki Lopez: Provided senior care and caregiver advocacy through Caring Haven and Caregiver OneCall, which included dementia training for families, expanding respite partnerships, and supporting 24/7 caregiver support hot-line, member of Rotary and distributes homeless care kits in Antioch; recognition includes Entrepreneur of the Year from the Renaissance Entrepreneurship Center, an honoree in Marquis Who's Who, an International Impact Book Award, and a Women's History Month recognition from Supervisor Shanelle Scales Preston.

II. Accomplishments

(estimated response length: 1/2 page)

Describe the accomplishments for the past year, particularly in reference to your work plan and objectives.

In addition to the accomplishments included in our 2022-2027 Strategic Plan (See attachment 1), the EOC achieved the following accomplishments:
1) Held 5 public hearing to inform the 2026-27 Community Action Plan as follows:
o March 4, 2025 at GRIP in Richmond from 11:30 am to 12:30 pm.
o March 11, 2025 at Loaves and Fishes in Martinez from 4 to 5 pm.
o March 19, 2025 at Head Start Policy Council in Pleasant Hill from 6-6:20 pm.
o March 27, 2025 at St. Vincent de Paul in Pittsburg from 12:30-1:30 pm.
o May 26, 2025 on Zoom from 5 to 6 pm.
2) Attended Legislative Day at the state capitol on April 2-3 and advocated for three bills that were part of the Board of Supervisor's legislative platform in personal meetings with all Contra Costa County elective representatives:
o SB 411 (Senator Sasha Renee Perez) which expands EBT or SNAP benefits to eligible students during prolonged school closures.
o AB 249 (Assemblymember Ramos) which would help youth facing homelessness by ensuring Continuums of Care have youth-specific procedures and housing inventory.
o AB 722 (Assemblymember Avila Farias) which would help recently incarcerated people exit homelessness and remain stably housed by establishing the Reentry Housing and Workforce Development Program.

III. Attendance/Representation (estimated response length: 1/4 page)

Describe your membership in terms of seat vacancies, diversity, level of participation, and frequency of achieving a quorum at meetings.

There has been one chronic vacancy that is was18 months old for the District 1 Public Sector Seat for Supervisor Gioia. This was a finding and we currently have a corrective action plan in place with the state to fill this vacancy. A new representative was approved by the Board of Supervisors on November 18, 2025. We also have two vacancies in alternate seats, which are not counted as vacancies by the state. Our EOC continues to reflect the diversity of the county and all members are actively engaged and participate fully. We have achieved quorum at every business meeting during this reporting period.

IV. Training/Certification (estimated response length: 1/4 page)

Describe any training that was provided or conducted, and any certifications received, either as a requirement or done on an elective basis by members. NOTE: Please forward copies of any training certifications to the Clerk of the Board.

All required county advisory body training has been completed by all board members and these records have been forwarded to the Clerk of the Board. In addition to this training, the EOC received training by ROMA certified trainer Lucy Hernandez on Board Governance and Ethics on 2/18/25 and on Strategic Planning on 3/6/25. Select board members also attended the CalCAPA State Association annual conference 11/3-6/25 and the National Community Action Partnership National Conference 8/26/29/25 and received a variety of training on topics such as board engagement, organizational standards, community partnership, budget, and current legislation.

V. Proposed Work Plan/Objectives for Next Year (estimated response length: 1/2 page)

Describe the advisory body's workplan, including specific objectives to be achieved in the upcoming year.

In addition to the work of our 2022-2027 Strategic Plan (see attachment 1 for 2025 updates), the EOC will focus on the following activities in the coming year:
1) Complete overhaul of the Economic Opportunity Council ByLaws with assistance from County Counsel by June 2026.
2) Execute new two-year contracts by March 2026 with awardees of RFP 1227.
3) Develop video to be presented to the Board of Supervisors in honor of Community Action Month in May 2026.
4) Develop new 5-year Strategic Plan for 2027-2031 by December 2026.
5) Convene a Roundtable Event - topic to be determined.
6) Monitor all subcontractors and validate all corrective action plans.

Attachement 1

CONTRA COSTA COUNTY COMMUNITY ACTION PROGRAM
STRATEGIC PLAN 2022-2027
UPDATES TO ECONOMIC OPPORTUNITY COUNCIL – 10-10-24
UPDATES TO ECONOMIC OPPORTUNITY COUNCIL – 8-14-25

1. AGENCY LEVEL GOAL

Rooted in economic and environmental fairness, build capacity for and deeper connections and knowledge sharing amongst Economic Opportunity Council members, subcontractors, and community, promoting leadership development and interconnected collaboration.

Strategies:

- Engage staff, Economic Opportunity Council and subcontractors in exploring and learning about our interconnectedness to better understand it together and fully integrate it into our service delivery models so that our services are grounded in fairness, respect, and justice.
    - 60th Anniversary Roundtable held on May 9, 2024 included updates and client stories that showed integration into service delivery models.
    - Will hold Subcontrator Roundtable "Stronger Together" on October 9, 2025.
- Transition to a two-year grant cycle for CSBG subcontractors to allow for deeper work and relationship-building resulting in greater outcomes.
    - Complete: This was done with the 2024—2025 contracts.
- Align the work of the Contra Costa County Community Action Agency with an increased number of community partners to aid in furthering the work outlined in the Community Action Plan.
    - In 2024 the work of our agency has been shared with other community partners at broad based coalitions such as: FESP (Family Economic Security Partnership), Ensuring Opportunity, Homelessness Action Coalition, and several town hall meetings held by county legislators.
    - In 2025, we continue to align our work with the coalitions noted above and met with Congressman DeSalnier to share our plan and outcomes on August 27, 2025 in a Roundtable discussion facilitated by CalCAPA.
- Fully utilize the Community Action Virtual Onboarding (CAVO) eCourse system to train staff and board members, with an emphasis on leadership development for low-income sector representatives.
    - Staff will be presenting a recommendation to the Fiscal Committee for the 2025 CSBG budget to include CAVO with Roshunda Ward as project manager.
    - Will consider using any additional funding that comes in for this in 2025.
- Increase efficiency and transparency by sharing the Employment and Human Services Department's written policies and procedures as they relate to the work of the Community Action Agency so that we can hold ourselves and others accountable.
    - Required Advisory Body training and supplemental training on RFI scoring, Site Monitoring, and use of social media have been shared.
    - New Remote Meeting policy shared.
    - New Advisory Body Required Trainings policy shared.

Alignment with National Community Action Goal: Communities where people with low incomes live are healthy and offer economic opportunity.

2. COMMUNITY LEVEL GOAL

Create living wage jobs through our subcontractors and the CSBG internship program, sharing best practices and increasing connections between them to have a bigger impact.

Strategies:

- Elevate best practices and promote best practices, invite speakers, and increase connections with the subcontractors and student interns at the Roundtable Events hosted by the EOC.
    - Four speakers were selected for the 2024 Subcontractor Roundtable to share lived experiences with poverty and how Community Action Programs help them. They were:
        - Desire Medlen, Economic Opportunity Council Low Income Sector
        - Myhanh Lopes, Opportunity Junction, Administrative Careers Training Graduate
        - Sandra Locke, Rising Sun Center for Opportunity, Opportunity Build Program Graduate
        - Guadalupe Ristenza, St. Vincent de Paul, Workforce Development Program Graduate
- Create an alumni program comprised of Student Intern graduates and leverage their experiences to empower and encourage current student interns.
    - Complete: Student interns are linked with graduates that are now employed by CSB in a buddy system upon hire. In addition, the current program coordinator is a former Student Intern.
- Integrate the work of Contra Costa County and the City of Richmond Workforce Development programs with that of the Contra Costa County Community Action Program in an effort to create more living wage jobs.
    - Complete: MOU signed by Marla Stuart in 2023, and Christina Castle-Barber sits on the committee.
- Educate ourselves about successful job training programs and share learnings to replicate them in the community.
    - Will work on this in 2025
    - Will host a convening in 2026
- Invite labor, libraries, and other entities that offer volunteer or paid internship and apprenticeship positions that involve skill building and lead to attainment of entry level jobs leading to living wages.
    - Will work on this in 2025
    - Will host a convening in 2026.

Alignment with National Community Action Goal: People with low incomes are engaged and active in building opportunities in communities.

3. INDIVIDUAL/FAMILY LEVEL GOAL

Acknowledge gaps, meet people where they are, and advocate for compassionate solutions to provide the basic needs for the most vulnerable individuals and families in Contra Costa County.

Strategies:

- Increase advocacy efforts by engaging the EOC and community partners in opportunities to contact legislators on a regular basis regarding policy issues that impact the work of Community Action and the low-income community.
    - EOC members remain engaged in town hall meetings, one-on-one meetings with legislators, and, in May 2024, visited Sacramento for CalCAPAs Legislative Conference and Capitol visit.
    - EOC was well represented at CalCAPA Advocacy Day in April 2025. All seven Contra Costa County Legislators were contacted via visits to the Swing Building or on the lawn of the Capitol Building. Advocated for three bills.
- Identify gaps by conducting listening sessions with the low-income community and community partners and actively seek solutions to ensure the well-being of individuals and families.
    - Site monitoring includes a listening session with each subcontractor on what their needs and opportunities are and how the agency and EOC can align. The Subcontractor Roundtable in May also including opportunities for clients and agencies to share. Plans are in progress for a minimum of 5 listening sessions in early 2025 to inform the Community Action Plan.
    - Site monitoring and five public hearings held in 2025 yielded excellent information to identify gaps and address them with the 2026-2027 funding awards. RFP to be issued in August 2025.
- Increase knowledge of and gain a better understanding of systems changes and use this knowledge to help individuals and families navigate these changes through educational campaigns and appropriate methods of communication.
    - EOC Chair Zeimer training Head Start Policy Council members on how to register to vote, CSB educated the community about the new regulation allowing anyone who receives CalFresh to be automatically income-eligible for head start services through a mailing and social media campaign.
    - Staff and some EOC members attended immigration training available in the community. CSBG staff attended webinars on new executive orders to ensure that programs funded by the federal government were following all requirements as instructed by funding agency.
- Keep abreast of funding coming into the county and advocate for its use to address the gaps identified.
    - EOC members have been active on Measure X committees and have attended public hearings and town halls to address gaps as identified in the Community Action Plan.
    - Measure X funds received by Measure X to expand mental health services to Head Start and Early Head Start program children, families and staff.

Alignment with National Community Action Goal: Individuals and families with low incomes are stable and achieve economic security.

Attachment 1

CONTRA COSTA COUNTY COMMUNITY ACTION PROGRAM
STRATEGIC PLAN 2022-2027
UPDATES TO ECONOMIC OPPORTUNITY COUNCIL – 10-10-24
UPDATES TO ECONOMIC OPPORTUNITY COUNCIL – 8-14-25

1. AGENCY LEVEL GOAL

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Alignment with National Community Action Goal: Communities where people with low incomes live are healthy and offer economic opportunity.

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Alignment with National Community Action Goal: Individuals and families with low incomes are stable and achieve economic security.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-238 **Agenda Date:** 1/20/2026 **Agenda #:** C.33.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Purchase Order with Henry Schein, Inc.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Purchasing Agent, or designee, to execute on behalf of the Health Services Director, a one-time purchase order with Henry Schein, Inc. in an amount not to exceed $62,357, the Standard Terms of Sale and Supplemental Terms and Conditions for the purchase of DCI Edge Series 5 patient chairs and components for Contra Costa Regional Medical Center (CCRMC).

FISCAL IMPACT:
Approval of this action will result in a one-time expenditure of up to $62,357 and will be funded by Hospital Enterprise Fund I revenues.

BACKGROUND:
CCRMC currently has a dental chair and is no longer able to obtain replacement parts or perform repairs, as the original manufacturer is out of business. When the manufacturer ceased operations, they did not provide guidance or a statement regarding infection control protocols for the existing chairs. As a result, staff are required to flush the water lines weekly using a bleach and water solution, a process that is time-consuming, potentially hazardous to employees, and corrosive to the equipment. Therefore, new chairs are necessary to ensure safe and efficient operations for the mobile dental clinics at CCRMC.

Using the informal bid process, CCRMC received quotes from DCI Edge, Benco Dental, and Henry Schein, Inc. The proposed replacement chairs from Henry Schein, Inc. are the same model recently purchased by the Ambulatory department, and the hospital's infection control managers have established approved protocols for maintaining the water lines on these units. The DCI Edge Series 5 is a line of dental operatory equipment designed to enhance clinical efficiency, patient comfort, and ergonomic flexibility. It includes dental chairs, delivery systems, and LED operator lights. The Series 5 LED operatory lights provide advanced illumination with no-touch activation, adjustable light patterns, and a 3rd-axis head rotation for adaptable lighting during procedures.

Henry Schein's Standard Terms of Sale include a limitation of liability provision in which CCRMC agrees to look solely to the manufacturer for any claims arising from loss, injury, damage, or death related to the use or sale of the products. Additionally, Henry Schein shall not be liable to CCRMC for any indirect, incidental, punitive, special, or consequential damages, including but not limited to lost profits or loss of goodwill, arising from or relating to any breach of this agreement or any common law duty, whether or not caused by the

negligence of Henry Schein or its affiliates, regardless of notice of the possibility of such damages.

Approval of this action is essential to ensure CCRMC has the necessary equipment and resources to maintain operational efficiency, uphold patient safety, and comply with current clinical standards.

CONSEQUENCE OF NEGATIVE ACTION:
If this action is not approved, CCRMC will face operational delays, increased risks for patient and staff safety, and challenges in maintaining compliance with required clinical standards.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-239 **Agenda Date:** 1/20/2026 **Agenda #:** C.34.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract Amendment #74-475-148(6) with Ava Gonzales, LMFT (dba Gonzales Family Counseling)

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract Amendment #74-475-148(6) with Ava Gonzales, LMFT (dba Gonzales Family Counseling), a general partnership, effective January 1, 2026, to amend Contract #74-475-148(4), to increase the payment limit by $90,000 from $120,000 to a new payment limit of $210,000 for additional Medi-Cal specialty mental health services to members in Central Contra Costa County, with no change in the term ending June 30, 2026.

FISCAL IMPACT:
Approval of this Contract Amendment will result in additional annual expenditures of up to $90,000 and will be funded by 30% Federal Medi-Cal, 30% State Mental Health Realignment funds, and 40% Contra Costa Health Plan Enterprise Fund II. (No rate increase)

BACKGROUND:
This Contract meets the social needs of County's population by providing Medi-Cal specialty mental health services for members aged four (4) and over in Central Contra Costa County. Services include but are not limited to treatment of depression, anxiety, post-traumatic stress disorder/trauma, attention deficit hyperactivity disorder, family therapy, and patients involved in the juvenile justice system. This Contractor has been providing these services as part of the Department's Behavioral Health Services Network since June 2021.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Welfare and Institutions Code § 5775 et seq.; Welfare and Institutions Code §§ 14680-14685; and California Code of Regulations (CCR), Title 9 § 1810.100 et seq. This Contract was approved by Health Services Personnel to ensure there is no conflict with labor relations. The Behavioral Health's Quality Management, Utilization Management and Contract Monitor staff meet on a regular basis to ensure monitoring and performance measures in the Contract are upheld. Per Administrative Bulletin 600.3, the Department has posted a continuous Request for Qualifications and maintains a current qualified list of vendors at all times.

In June 2024, the Purchasing Services Manager executed Contract #74-475-148(4) with Ava Gonzales, LMFT (dba Gonzales Family Counseling), in an amount not to exceed $120,000 for the provision of Medi-Cal specialty mental health services, for the period July 1, 2024 through June 30, 2026.

Approval of Contract Amendment #74-475-148(6) will allow the Contractor to provide additional Medi-Cal specialty mental health services through June 30, 2026.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract Amendment is not approved, the Contract will not have sufficient funds to pay Contractor and members will not have access to Contractor's additional Medi-Cal specialty mental health services, which could result in increased wait times for services.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-240 **Agenda Date:** 1/20/2026 **Agenda #:** C.35.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract #27-963-7 with Genesis Healthcare Partners, P.C.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract #27-963-7 with Genesis Healthcare Partners, P.C., a corporation, in an amount not to exceed $2,000,000, to provide gastroenterology, anesthesiology, and pathology services to Contra Costa Health Plan (CCHP) Members and County recipients, for the period January 1, 2026 through December 31, 2027.

FISCAL IMPACT:
Approval of this Contract will result in contractual service expenditures of up to $2,000,000 over a two-year period and will be funded 100% by CCHP Enterprise Fund II revenues.

BACKGROUND:
CCHP has an obligation to provide certain gastroenterology, anesthesiology, and pathology services to its members under the terms of their Individual and Group Health Plan membership contracts with the County. This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Health and Safety Code § 1451. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. This Contractor has been a part of the CCHP Provider Network providing these services and fostering a deep understanding of the CCHP organizations mission, values, and long-term objectives since January 1, 2015.

Contractor currently cooperates with and participates in CCHP's Quality Management Program which consists of quality improvement activities to improve the quality of care and services and member experience. Cooperation includes collection and evaluation of performance measurement data and participation in the organization's clinical and service measure Quality Improvement Programs. Per Administrative Bulletin 600.3 CCHP Physician Services are exempt from solicitation requirements.

On January 9, 2024, the Board of Supervisors approved Contract #27-963-6 with Genesis Healthcare Partners, P.C., in an amount not to exceed $900,000, for the provision of gastroenterology, anesthesiology and pathology services for CCHP members and County recipients, for the period January 1, 2024 through December 31, 2025.

Approval of Contract #27-963-7 will allow the Contractor to continue providing gastroenterology, anesthesiology, and pathology services to CCHP members and County recipients through December 31, 2027.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved, certain gastroenterology, anesthesiology, and pathology services for CCHP members under the terms of their Individual and Group Health Plan membership contracts with the County will not be provided and may cause a delay in services to CCHP members.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-241 **Agenda Date:** 1/20/2026 **Agenda #:** C.36.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract Amendment #77-174-3 with Vivekanand Jain, M.D.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract Amendment #77-174-3 with Vivekanand Jain, M.D., an individual, effective January 1, 2026, to amend Contract #77-174-2, to include Dual Eligible Special Needs Plan (D-SNP) requirements and obligations, authorizing the Contractor to provide specialized care to beneficiaries who are dually eligible for Medicare and Medi-Cal and offer care coordination and wrap-around services, with no change in the original payment limit of $375,000 and with no change in the term ending August 31, 2026.

FISCAL IMPACT:
Approval of this Contract Amendment will not impact the payment limit of $375,000 and is funded 100% by CCHP Enterprise Fund II revenues.

BACKGROUND:
CCHP has an obligation to provide primary care physician (PCP) services for its members under the terms of their Individual and Group Health Plan membership contracts with the County. This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Health and Safety Code § 1451. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. Contractor cooperates with and participates in CCHP's Quality Management Program which consists of quality improvement activities to improve the quality of care and services and member experience. Cooperation includes collection and evaluation of performance measurement data and participation in the organization's clinical and service measure Quality Improvement Programs. Per Administrative Bulletin 600.3 CCHP Physician services are exempt from solicitation requirements.

On June 13, 2023, the Board of Supervisors executed Contract #77-174-2 with Vivekanand Jain, M.D., in an amount not to exceed $375,000, to provide PCP services to Contra Costa Health Plan members and County recipients for the period September 1, 2023 through August 31, 2026.

Approval of Contract Amendment #77-174-3 will allow Contractor to provide D-SNP specialized care to beneficiaries who are dually eligible for Medicare and Medi-Cal through August 31, 2026.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract Amendment is not approved, CCHP will not be compliant with Center for Medicare and

Medicaid Services (CMS) Network Adequacy regulatory requirements.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-242 **Agenda Date:** 1/20/2026 **Agenda #:** C.37.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Food and Transportation Vouchers for Low-Income Residents Living with HIV & AIDS

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Purchasing Agent, or designee, to purchase on behalf of the Health Services Director, up to 20 Safeway gift cards each with a $200 value and 20 Chevron gift cards each with a $200 value, plus applicable shipping and fees up to $250, for a total amount not to exceed $8,250 for low-income clients served by the HIV/STI Program for the period from February 1, 2026 through June 30, 2026.

FISCAL IMPACT:
The $8,250 expenditure will be funded by the Housing Opportunities for People Living with AIDS (HOPWA) grant during Fiscal Year 2025-26. There will be no impact to the County General Fund.

BACKGROUND:
The HIV Program within Contra Costa Public Health was awarded a Housing Opportunities for People Living with AIDS (HOPWA) grant from July 1, 2021, through June 30, 2026. The annual budget is approximately $1M. These funds are intended for county households with annual incomes below the federal poverty line, living with HIV or AIDS, who are either at risk of becoming or are already unhoused. The grant includes food as well as travel provisions. All vouchers are distributed based on need and eligibility as outlined by Housing and Urban Development (HUD). The HIV/STI Program will distribute these food and gas vouchers between February 1, 2026 and June 30, 2026.

CONSEQUENCE OF NEGATIVE ACTION:
If this action is not approved, HIV Program clients living below the poverty line may be food unstable as well as unable travel to vital medical appointments and support services.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-243 **Agenda Date:** 1/20/2026 **Agenda #:** C.38.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract #26-681-10 with Mark Kogan, M.D.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of County Contract #26-681-10 with Mark Kogan, M.D., an individual, in an amount not to exceed $610,000, to provide gastroenterology services at Contra Costa Regional Medical Center (CCRMC) and Contra Costa Health Centers, for the period January 1, 2026 through December 31, 2028.

FISCAL IMPACT:
This Contract will result in contractual service expenditures of up to $610,000 over a three-year period and will be funded 100% by Hospital Enterprise Fund I revenues.

BACKGROUND:
Due to the limited number of specialty providers available within the community, CCRMC and Contra Costa Health Centers rely on contractors to provide necessary specialty health services to its patients. Contractor's gastroenterology services will include clinic coverage, consultation, training, medical procedures, and on-call coverage. CCRMC has contracted with Mark Kogan, M.D., for gastroenterology services since January 2011.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Health and Safety Code § 1451. This Contract was approved by Health Services Personnel to ensure there is no conflict with labor relations. CCRMC's Quality Management, Utilization Management and Contract Monitor Staff meet on a regular basis to ensure monitoring and performance measures in the Contract are upheld. Per Administrative Bulletin 600.3, CCRMC Physician services are exempt from Solicitation requirements.

On January 10, 2023, the Board of Supervisors approved Contract #26-681-9, with Mark Kogan, M.D., in an amount not to exceed $330,000, for the provision of gastroenterology services at CCRMC and Contra Costa Health Centers for the period January 1, 2023 through December 31, 2025.

Approval of Contract #26-681-10 will allow the Contractor to continue providing gastroenterology services at CCRMC and Contra Costa Health Centers through December 31, 2028.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved, the necessary specialty gastroenterology services needed for patient care will

not be available or will create increased wait times due to the limited number of specialty providers available within the community.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-244 **Agenda Date:** 1/20/2026 **Agenda #:** C.39.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract #76-696-3 with GE Precision Healthcare, LLC

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract #76-696-3 with GE Precision Healthcare, LLC, a limited liability company, in an amount not to exceed $259,000 to provide preventive maintenance and repair services to Trophon medical instrument sterilizing equipment located throughout Contra Costa County for the period December 24, 2025 through December 31, 2030

FISCAL IMPACT:
Approval of this Contract will result in annual budgeted expenditures of up to $259,000 over a five-year period and will be funded 100% by Hospital Enterprise Fund I revenues.

BACKGROUND:
Contra Costa Regional Medical Center (CCRMC) has been contracting with GE Precision Healthcare LLC, since August 19, 2020 to provide preventive maintenance and repair services to Trophon medical instrument sterilizing equipment located throughout Contra Costa County. Trophon sterilizers are used to sterilize medical instruments all over the County. Sterilization is crucial to keep instruments clean and protect patients from infection. This Contractor was approved by the Public Works Department's Purchasing Division on June 18, 2025.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000 This Contract was approved by Health Services Personnel to ensure there is no conflict with labor relations. CCRMC's Quality Management, Utilization Management and Contract Monitor Staff meet on a regular basis to ensure monitoring and performance measures in the Contract are upheld. This Contractor was approved by the Public Works Department's Purchasing Division on June 18, 2025.

On January 19, 2021, the Board of Supervisors approved Contract #76-696 with GE Precision Healthcare LLC, in an amount not to exceed $122,000, for the provision of preventive maintenance and repair services to Trophon medical instrument sterilizing equipment located throughout Contra Costa County for the period August 19, 2020 through August 18, 2025. This contract contained mutual indemnification.

On July 18, 2023, the Board of Supervisors approved Contract Amendment #76-696-1, effective July 1, 2023, to increase the payment limit by $100,000 to a new payment limit of $222,000 and to extend the term from

August 18, 2025 to December 23, 2025 to continue providing maintenance and repair services.

On January 9, 2024, the Board of Supervisors approved Contract Amendment #76-696-2, effective September 1, 2023, to increase the payment limit by $37,000 to a new payment limit of $259,000 for additional maintenance and repair services with no change in the term ending December 23, 2025.

Approval of Contract #76-696-3 will allow the Contractor to continue providing preventive maintenance and repair services through December 31, 2030. This contract is late due to extensive language review and negotiations between County Counsel, the Division and Contractor.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved, some medical facilities located within the County will not have access to Contractor's sterilization services, crucial to keep instruments clean and protect patients from infection.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-245 **Agenda Date:** 1/20/2026 **Agenda #:** C.40.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract #77-125-6 with Pantogran LLC (dba Center for Autism and Related Disorders LLC)

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract #77-125-6 with Pantogran LLC (dba Center for Autism and Related Disorders LLC), a limited liability company, in an amount not to exceed $6,000,000, to provide Behavioral Health Treatment (BHT) including Applied Behavioral Analysis (ABA) services for Contra Costa Health Plan (CCHP) members and County recipients for the period January 1, 2026 through December 31, 2027.

FISCAL IMPACT:
Approval of this Contract will result in contractual service expenditures of up to $6,000,000 over a two-year period and will be funded 100% by CCHP Enterprise Fund II revenues.

BACKGROUND:
CCHP has an obligation to provide certain BHT and ABA services including but not limited to; thorough reviews and assessments of an individual's development and behavior using national, evidence-based practice standards, and treatment plans to improve the functioning of CCHP members with pervasive development disorder or autism under the terms of their Individual and Group Health Plan membership contracts with the County. This Contractor has been a part of the CCHP Provider Network providing these services and fostering a deep understanding of the CCHP organization's mission, values, and long-term objectives since October 1, 2017.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Health and Safety Code § 1451. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. Contractor currently cooperates with and participates in CCHP's Quality Management Program which consists of quality improvement activities to improve the quality of care and services and member experience. Cooperation includes collection and evaluation of performance measurement data and participation in the organization's clinical and service measure Quality Improvement Programs. These contracted services were determined to be exempt from Administrative Bulletin 600.3 solicitation requirements by the Public Works Department's Purchasing Division.

On Jan 9, 2024, the Board of Supervisors approved Contract #77-125-5 with Pantogran LLC (dba Center for Autism and Related Disorders LLC), in an amount not to exceed $5,000,000, for the provision of BHT including ABA services for the period January 1, 2024 through December 31, 2025.

Approval of Contract #77-125-6, will allow the Contractor to continue to provide BHT including ABA services for CCHP members and County recipients through December 31, 2027.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved certain specialized BHT including ABA health care services for CCHP members under the terms of their Individual and Group Health Plan membership contracts with the County will not be provided and may cause a delay in services to CCHP members.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-246 **Agenda Date:** 1/20/2026 **Agenda #:** C.41.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract Amendment #74-723-2 with A Place to Call Home

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract Amendment #74-723-2 with A Place to Call Home, a non-profit corporation, effective September 1, 2025, to amend Contract #74-723-1, to increase the payment limit by $33,820, from $190,612 to a new payment limit of $224,432, for additional transitional housing services for homeless adults with serious behavioral conditions and/or Opioid Use Disorder and co-occurring Substance Use Disorder (SUD), with no change in the term ending June 30, 2026.

FISCAL IMPACT:
Approval of this Contract Amendment will result in additional expenditures of up to $33,820 funded 100% by Behavioral Health Bridge to Housing (BHBH) funds. (No rate increase)

BACKGROUND:
The BHBH program is an initiative of the California Department of Health Care Services to operate housing settings to address the immediate housing needs of people experiencing homelessness with serious behavioral health conditions, including mental illness and/or substance use disorder. The primary focus of the BHBH Program is to help people experiencing homelessness who have serious behavioral health conditions that prevent them from accessing help and moving out of homelessness.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. The Behavioral Health's Quality Management, Utilization Management and Contract Monitor Staff meet on a regular basis to ensure monitoring and performance measures in the Contract are upheld. Per Administrative Bulletin 600.3, the Department has posted a continuous Request for Qualifications and maintains a current qualified list of vendors at all times.

In August 2025, the Purchasing Services Manager executed Contract #74-723-1 with A Place to Call Home, in an amount not to exceed $190,612, for the provision of transitional housing services for homeless adults with serious behavioral conditions and/or Opioid Use Disorder and co-occurring SUD, for the period July 1, 2025 through June 30, 2026.

Approval of Contract Amendment #76-832-2 will allow the Contractor to provide additional transitional

housing services through June 30, 2026. The delay of this Contract Amendment was due to the additional BHBH funding not being available at the time of contract negotiations.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract Amendment is not approved, homeless adults with serious behavioral conditions and/or Opioid Use Disorder and co-occurring SUD will not have access to the additional transitional housing services needed to provide them with an opportunity to achieve sobriety and become self-sufficient.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-247 **Agenda Date:** 1/20/2026 **Agenda #:** C.42.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract #23-667-3 with Jorge Pena Consulting LLC

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County contract #23-667-3 with Jorge Pena Consulting LLC, a limited liability company, in an amount not to exceed $666,750, to provide consultation, system planning, and project management services for County's Health Services Department's Patient Accounting and Information Technology Unit, for the period January 1, 2026 through December 31, 2027.

FISCAL IMPACT:
Approval of this Contract will result in contractual expenditures of up to $666,750 over a two-year period and will be funded 100% by Hospital Enterprise Fund I revenues.

BACKGROUND:
This Contract meets the needs of the County by providing integral expertise to the Patient Accounting and Information Technology Units. Contractor has in-depth knowledge of the Behavioral Health Services Division (BHSD)'s billing processes including the legacy systems as well as the current systems being used by BHSD. In addition, Contractor has years of experience with Short-Doyle Medi-Cal claiming requirements and State reporting requirements and has been a resource to BHSD for State required transactions. Contractor was involved with the migration from InSyst (PSP) to ShareCare and Epic and SmartCare and has historical knowledge of the County's needs and processes.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000. This contract was approved by Health Services Personnel to ensure there is no conflict with labor relations. The Patient Accounting and Information Technology Unit's Contract Monitoring staff meet on a regular basis to ensure monitoring of performance measures set forth in the contract are upheld. This Contractor was approved by the Public Works Department's Purchasing Division on August 27, 2025.

On November 7, 2023, the Board of Supervisors approved contract #23-667-2 with Jorge Pena Consulting LLC, in the amount of $635,000, for the provision of consultation, technical support, training, system planning, and project management regarding the Department's information systems, including the Behavioral Health billing system and Contra Costa Health Plan's Utilization Review and Hospital billing system for the period January 1, 2024 through December 31, 2025.

Approval of Contract #23-667-3 will allow the Contractor to continue to provide consultation and technical support to the County's Health Services Department's Patient Accounting and Information Technology Unit through December 31, 2027. This Contract includes a limitation of liability provision limiting the Contractor's liability to an amount equal to the total amount paid to Contractor under the work order giving rise to a claim.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved, the County will not have access to the Contractor's expertise in data analytics consulting and technical assistance needed to support the Health Services Department's Patient Accounting and Information Technology Units.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-248 **Agenda Date:** 1/20/2026 **Agenda #:** C.43.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract #77-421-3 with Telehealth Specialty Medical Group, PC

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract #77-421-3 with Telehealth Specialty Medical Group, PC, a corporation, (formally known as Telemedicine Group, P.C. (dba Telemed2u)), in an amount not to exceed $4,500,000, to provide behavioral health and other medical specialty telehealth services for Contra Costa Health Plan (CCHP) members and County recipients for the period January 1, 2026 through December 31, 2028.

FISCAL IMPACT:
Approval of this Contract will result in contractual service expenditures of up to $4,500,000 over a three-year period and will be funded 100% by CCHP Enterprise Fund II revenues.

BACKGROUND:
CCHP has an obligation to provide certain specialized behavioral health and other medical specialty telehealth services including but not limited to: cardiology, dermatology, dietary/nutrition, endocrinology, gastroenterology, gynecology, hepatology, infection disease, nephrology, neurology, orthopedics, otolaryngology, pulmonary, rheumatology, and urology for its members under the terms of their Individual and Group Health Plan membership contracts with the County. Services for behavioral health and medical psychiatric telehealth services include electronic video and communication technologies to facilitate outpatient therapy services including diagnosis, consultation, treatment, medication management, education, and care management services for CCHP members. This Contractor has been a part of the CCHP Provider Network providing these services and fostering a deep understanding of the CCHP organizations mission, values, and long-term objectives since January 1, 2022.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Health and Safety Code § 1451. Health Services Personnel approved this contract to ensure no conflicts with labor relations. Contractor currently cooperates with and participates in CCHP's Quality Management Program which consists of quality improvement activities to improve the quality of care and services and member experience. Cooperation includes collection and evaluation of performance measurement data and participation in the organization's clinical and service measure Quality Improvement Programs. Per Administrative Bulletin 600.3, CCHP Physician services are exempt from solicitation requirements.

On December 6, 2022, the Board of Supervisors approved Contract #77-421-1 with Telemedicine Group, P.C. (dba Telemed2u), in an amount not to exceed $1,800,000, for the provision of behavioral health and other medical specialty telehealth services for CCHP members and County recipients, for the period January 1, 2023 through December 31, 2025.

On February 4, 2025, the Board of Supervisors approved County Contract Amendment #77-421-2 with Telemedicine Group, P.C. (dba Telemed2u), effective February 1, 2025, to increase the payment limit by $1,500,000 to a new payment limit of $3,300,000, for additional behavioral health and other medical specialty telehealth services with no change in the term.

Approval of Contract #77-421-3 will allow the Contractor to continue to provide behavioral health and other medical specialty telehealth services under their new business name through December 31, 2028.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved, certain specialized behavioral telehealth services for CCHP members under the terms of their Individual and Group Health Plan membership contracts with the county will not be provided which may extend wait time for patients.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-249 **Agenda Date:** 1/20/2026 **Agenda #:** C.44.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract Amendment #74-475-86(11) with Allied Medical and Consultation Services, P.C.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract Amendment #74-475-86(11) with Allied Medical and Consultation Services, P.C., a corporation, effective January 1, 2026, to amend Contract #74-475-86(10), to increase the payment limit by $450,000, from $900,000 to a new payment limit of $1,350,000 for additional Medi-Cal specialty mental health services to members in East Contra Costa County, with no change in the term ending June 30, 2026.

FISCAL IMPACT:
Approval of this Contract Amendment will result in additional annual expenditures of up to $450,000 and will be funded by 30% Federal Medi-Cal, 30% State Mental Health Realignment funds, and 40% Contra Costa Health Plan Enterprise Fund II. (No rate increase)

BACKGROUND:
This Contract meets the social needs of County's population by providing Medi-Cal specialty mental health services for members of all ages in East Contra Costa County by providing assessment, testing, therapy and medication monitoring for treatment of anxiety, bipolar, depression, grief/loss, personality disorders, substance related disorders, and sexual and gender identity disorders. This Contractor has been providing these services as part of the Department's Behavioral Health Services Network since 2018.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Welfare and Institutions Code § 5775 et seq.; Welfare and Institutions Code §§ 14680-14685; and California Code of Regulations (CCR), Title 9 § 1810.100 et seq. This Contract was approved by Health Services Personnel to ensure there is no conflict with labor relations. The Behavioral Health's Quality Management, Utilization Management and Contract Monitor staff meet on a regular basis to ensure monitoring and performance measures in the Contract are upheld. Per Administrative Bulletin 600.3 the Department has posted a continuous Request for Qualifications and maintains a current qualified list of vendors at all times.

On July 8, 2025, the Board of Supervisors approved Contract #74-475-86(10) with Allied Medical and Consultation Services, P.C., in an amount not to exceed $900,000 for the provision of Medi-Cal specialty mental health services, for the period July 1, 2025 through June 30, 2026.

Approval of Contract Amendment #74-475-86(11) will allow the Contractor to provide additional Medi-Cal

specialty mental health services through June 30, 2026.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract Amendment is not approved, the Contract will not have sufficient funds to pay Contractor and members will not have access to Contractor's additional Medi-Cal specialty mental health services, which could result in increased wait times for services.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-250 **Agenda Date:** 1/20/2026 **Agenda #:** C.45.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract Amendment #76-849-2 with Usha Murphy, M.D. Inc

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract Amendment #76-849-2 with Usha Murphy, M.D. Inc, a professional corporation, effective January 1, 2026, to amend Contract #76-849, to increase the payment limit by $300,000, from $1,900,000 to a new payment limit of $2,200,000, to provide additional radiology services for Contra Costa Regional Medical Center (CCRMC) and Contra Costa Health Center patients, with no change in the term ending December 31, 2026.

FISCAL IMPACT:
Approval of this Contract Amendment will result in additional expenditures of up to $300,000 funded 100% by Hospital Enterprise Fund I. (No rate increase)

BACKGROUND:
Due to the limited number of specialty providers available within the community, CCRMC and Health Centers rely on Contractors to provide necessary radiology specialty health services to their patients. Contractor has provided radiology services, including but not limited to: clinic coverage, consultation, and on-call coverage for CCRMC since January 2024. This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; and Health and Safety Code § 1451. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. CCRMC's Quality Management, Utilization Management and Contract Monitor Staff meet on a regular basis to ensure monitoring and performance measures in the contract are upheld. Per Administrative Bulletin 600.3, CCRMC Physician services are exempt from Solicitation requirements.

On January 16, 2024, the Board of Supervisors approved Contract #76-849 with Usha Murphy, M.D., in an amount not to exceed $1,900,000, for the provision of radiology services for CCRMC and Contra Costa Health Center patients, for the period January 1, 2024 through December 31, 2026.

Approval of Contract Amendment #76-849-2 will allow the Contractor to provide additional radiology services at CCRMC and Contra Costa Health Centers through December 31, 2026.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract Amendment is not approved, certain specialized radiology services for CCRMC and Contra

Costa Health Center patients will not be provided and may cause a delay.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-251 **Agenda Date:** 1/20/2026 **Agenda #:** C.46.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract 72-274 with The HIV Education and Prevention Project of Alameda (HEPPAC)

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract #72-274 with The HIV Education and Prevention Project of Alameda (HEPPAC), a non-profit corporation, in an amount not to exceed $206,404, to provide sexually transmitted infection (STI), human immunodeficiency virus (HIV) and hepatitis C virus (HCV) testing and linkage to treatment services for Contra Costa County residents, for the period July 1, 2025 through June 30, 2026.

FISCAL IMPACT:
Approval of this Contract will result in an annual expenditure of up to $206,404 and will be funded as budgeted by the department, 100% California Department of Public Health (CDPH) grant funds.

BACKGROUND:
State STI/HIV Prevention and Collaboration grant allocations are intended for the implementation of Public Health activities related to monitoring, prevention, testing, linkage to treatment and retention in care activities for the most vulnerable and underserved individuals living with, or at high risk for, STI's. Contractor is the Bay Area's largest harm reduction services organization. In 2012, HEPPAC contracted with Contra Costa Health (CCH) after participating in a competitive process for designated County harm reduction funds to operate harm reduction services. Contractor remains the only County-supported harm reduction services provider. Contractor launched their State Supplemental Program (SSP) services in 1992 in Alameda County and still operates harm reduction services. Contractor has provided services to marginalized communities in Contra Costa County for the past twelve (12) years. The harm reduction services to be provided include, but are not limited to, a syringe exchange, STI, HIV, HCV rapid testing, education and support. HEPPAC has established and sustained a strong relationship with their existing participants. This new Contract will allow the Contractor to provide these services while fostering a deep understanding of Public Health's mission, values, and long-term objectives starting July 1, 2025.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. Contractor will cooperate and participate in the County's Quality Management Program which consists of quality improvement activities to improve the quality of care, services and member experience. Cooperation includes collection and evaluation of performance measurement data and participation in the organization's clinical and service measure Quality Improvement Programs. Following a Request for Proposal

(RFP), this Contract was awarded to The HIV Education and Prevention Project of Alameda by Public Works for July 1, 2025.

Approval of new Contract #72-274 will allow the Contractor to provide STI, HIV and HVC testing and linkage to treatment services through June 30, 2026. This contract is being processed late due to contract language negotiations that needed to take place after completion of the RFP process.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved, certain STI, HIV and HCV testing and linkage to treatment services for CCH will not be provided and may cause a delay in services to residents.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-252 **Agenda Date:** 1/20/2026 **Agenda #:** C.47.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Grant Agreement #78-105 with Advocates for Human Potential, Inc.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute, on behalf of the County, Project Funding Agreement #78-105 with Advocates for Human Potential, Inc., and any related certification documents as required by the grant, to pay County an amount not to exceed $16,584,692 for the development of the Sherman Recovery Center, which will be located on the County-owned property located at 2025 Sherman Road in Pleasant Hill; and AUTHORIZE the Public Works Director, or designee, to execute a regulatory agreement and declaration of restrictions, and any property related transaction documents, as required by the grant, all subject to final approval by the County Administrator and approval as to form by County Counsel.

FISCAL IMPACT:
Approval of this Funding Agreement will result in payment to the County of up to $16,584,692 in funding from the State Department of Health Care Services through their administrator, Advocates for Human Potential, Inc. County match of up to $1,106,423 is required and funded 75% ($835,000) by property equity funds and 25% ($271,423) by Mental Health Services Act (MHSA) funds.

BACKGROUND:
In March of 2024, California voters approved Proposition 1, a two-bill package amending the Mental Health Services Act (Senate Bill 326) and the Behavioral Health Bond Infrastructure Act of 2024 (Assembly Bill 531) to develop and expand an array of community behavioral health treatment and residential facilities through a competitive grant program administered by the Department of Health Care Services (DHCS) with up to $4.4 billion dollars available statewide known as the Behavioral Health Continuum Infrastructure Program (BHCIP). On November 12, 2024, the Board of Supervisors approved the Behavioral Health Services Division's request to apply for several projects including the Sheman Recovery Center project. In response to the County's application, the County has been awarded up to $16,584,692 in grant funds for the construction of the Sherman Recovery Center, a sixteen (16)-bed residential facility designated as a Social Rehabilitation Facility for the County. The services to be provided at the recovery center include twenty-four (24)-hour support and intensive therapeutic services for adults struggling with mental health disorders, substance use issues, or co-occurring conditions.

To receive the grant funds, the County is required to enter into Project Funding Agreement #78-105 (Agreement) with Advocates for Human Potential, Inc. (AHP), which is the grant administrator for DHCS for

the Agreement. Under the terms of the Agreement, the County:

- Must develop construction plans and specifications, approved by AHP, and provide proof of a construction contract with a General Contractor.
- Is responsible for any cost overages and must return any excess funds upon construction completion.
- Must maintain an ongoing updated project budget.
- Must allow a Regulatory Agreement and Declaration of Restrictions to be recorded against the portion of the County-owned property that will be the site of the recovery center, restricting the use of the site for 30 years.
- Must provide a Phase I environmental study.
- Must indemnify both AHP and DHCS.

Approval of the Agreement will allow the County to receive funds for the construction of the Sherman Recovery Center. The term of the Project Funding Agreement begins upon execution of the Agreement and continues through June 30, 2030, by which time the project funds must be expended, and the recovery center must be open and operational. This Agreement includes an indemnification provision requiring the County to indemnify, defend and hold harmless AHP and the State for any claims arising out of County's performance under the Agreement, and for any claims and/or liabilities arising out the County's failure to maintain the contractually required insurance policies, including Builder's Risk Insurance.

CONSEQUENCE OF NEGATIVE ACTION:
If this Grant Agreement is not approved the County will not receive this funding to support the development and construction of the Sherman Recovery Center.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-253 **Agenda Date:** 1/20/2026 **Agenda #:** C.48.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract # 77-491-3 with Ability Psychological Services, P.C.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County, Contract #77-491-3 with Ability Psychological Services, P.C., a corporation, in an amount not to exceed $600,000, to provide Comprehensive Diagnostic Evaluations (CDE) services for Contra Costa Health Plan (CCHP) members and County recipients for the period November 1, 2025 through October 31, 2028.

FISCAL IMPACT:
Approval of this Contract will result in contractual service expenditures of up to $600,000 over a three-year period and will be funded 100% by Contra Costa Health Plan Enterprise Fund II revenues.

BACKGROUND:
CCHP has an obligation to provide certain specialized CDE services for its members under the terms of their Individual and Group Health Plan membership contracts with the county. This Contractor has been a part of the CCHP Provider Network providing CDE services and fostering a deep understanding of the CCHP organization's mission, values, and long-term objectives since October 1, 2022.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Health and Safety Code § 1451. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. Contractor currently cooperates with and participates in CCHP's Quality Management Program which consists of quality improvement activities to improve the quality of care and services and member experience. Cooperation includes collection and evaluation of performance measurement data and participation in the organization's clinical and service measure Quality Improvement Programs. These contracted services were determined to be exempt from Administrative Bulletin 600.3 solicitation requirements by the Public Works Department's Purchasing Division.

On October 24, 2023, the Board of Supervisors approved Contract #77-491-2 with Ability Psychological Services, P.C., a corporation, in an amount not to exceed $400,000, to provide CDE services for CCHP members, for the period November 1, 2023 through October 31, 2025.

Approval of Contract #77-491-3 will allow the Contractor to continue to provide CDE services for CCHP members and County recipients through October 31, 2028. This Contract is delayed due to the Division not receiving the required contract documents from the Contractor in a timely manner.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved, certain specialized CDE services for CCHP members under the terms of their Individual and Group Health Plan membership contracts with the County will not be provided and services may be delayed.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-254 **Agenda Date:** 1/20/2026 **Agenda #:** C.49.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract #76-722-3 with David Basco, D.C. (dba Bay Area Spine Care Office)

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract #76-722-3 with David Basco, D.C. (dba Bay Area Spine Care Office), a sole proprietor, in an amount not to exceed $272,000, to provide chiropractic services at Contra Costa Regional Medical Center (CCRMC) and Contra Costa Health Centers, for the period February 1, 2026 through January 31, 2029.

FISCAL IMPACT:
Approval of this Contract will result in contractual service expenditures of up to $272,000 over a three-year period and will be funded 100% by Hospital Enterprise Fund I revenues.

BACKGROUND:
The County has an obligation to provide certain specialized chiropractic services at CCRMC and Contra Costa Health Centers. This Contractor has been providing these services for the County and fostering a deep understanding of the CCRMC organizations mission, values, and long-term objectives since February 1, 2021.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; Health and Safety Code § 1451. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. Contractor currently cooperates with and participates in CCRMC's Quality Assurance Program which consists of quality improvement activities such as assisting with the completion of CCRMC's annual performance review. Per Administrative Bulletin 600.3, CCRMC Physician services are exempt from Solicitation requirements.

In February 2024, the County Administrator approved and the Purchasing Services Manager executed Contract #76-722-3 with David Basco, D.C. (dba Bay Area Spine Care Office), in an amount not to exceed $170,000, for the provision of chiropractic services for CCRMC and Contra Costa Health Centers for the period February 1, 2024 through January 31, 2026.

Approval of Contract #76-722-3 will allow the Contractor to continue to provide chiropractic services for CCRMC and Contra Costa Health Centers through January 31, 2029.

CONSEQUENCE OF NEGATIVE ACTION:
If this Contract is not approved, certain specialized chiropractic services for CCRMC needed for patient care

will not be available or will create increased wait times due to the limited number of specialty providers available within the community.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-255 **Agenda Date:** 1/20/2026 **Agenda #:** C.50.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Contract #26-777-10 with Stephen B. Arnold, M.D.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Contract #26-777-10 with Stephen B. Arnold, M.D., an individual, in an amount not to exceed $1,736,000, to provide cardiology services for Contra Costa Regional Medical Center (CCRMC) and Contra Costa Health Center patients, for the period March 1, 2026 through February 28, 2029.

FISCAL IMPACT:
Approval of this Contract will result in contractual service expenditures of up to $1,736,000 over a three-year period and will be funded 100% by Hospital Enterprise Fund I revenues.

BACKGROUND:
Due to the limited number of specialty providers available within the community, CCRMC and Contra Costa Health Centers rely on contractors to provide necessary specialty health services to its patients. This Contractor has been providing these services at CCRMC and Health Centers fostering a deep understanding of the County's organizations, mission, values, and long-term objectives since September 2014.

This Contract is entered into under and subject to the following legal authorities: California Government Code §§ 26227 and 31000; and Health and Safety Code § 1451. Health Services Personnel approved this Contract to ensure no conflicts with labor relations. CCRMC's Quality Management, Utilization Management and Contract Monitor Staff meet on a regular basis to ensure monitoring and performance measures in the contract are upheld. Per Administrative Bulletin 600.3, CCRMC Physician services are exempt from Solicitation requirements.

On March 21, 2023, the Board of Supervisors approved Contract #26-777-9 with Stephen B. Arnold, M.D., in an amount not to exceed $1,600,000 to provide cardiology services, including consultation, training, medical and surgical procedures for CCRMC and Contra Costa Health Center patients for the period from March 1, 2023 through February 28, 2026.

Approval of Contract #26-777-10 will allow the Contractor to continue to provide cardiology services through February 28, 2029.

CONSEQUENCE OF NEGATIVE ACTION:

If this Contract is not approved, the necessary specialty cardiology services needed for patient care will not be available or will create increased wait times due to the limited number of specialty providers available within the community.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-256 **Agenda Date:** 1/20/2026 **Agenda #:** C.51.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Agreement #28-855-5 with the California Department of Public Health, Office of AIDS

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Agreement #28-855-5 (State #25-10474) with the California Department of Public Health (CDPH), Office of AIDS, to pay the County a fee based on client usage for the County's Pre-Exposure Prophylaxis (PrEP) Assistance Program and Drug Assistance Program (ADAP) site enrollment services for the period January 1, 2026 through December 31, 2029.

FISCAL IMPACT:
County will be paid a fee for services based on current ADAP client enrollment. There is no County match required.

BACKGROUND:
Access to AIDS drug therapies is credited with prolonging lives and reducing health care costs associated with HIV and AIDS. Medications are costly and necessary for life. The ADAP program ensures that eligible individuals have access to those medications free of charge or for a minimum charge. Eligibility determination is a critical function to ensure that people with AIDS and HIV can access these therapies. This ADAP site agreement allows the County to continue providing these services in Contra Costa County. Enrollment in ADAP saves the Health Services Department millions of dollars in necessary AIDS Drug therapies.

On July 18, 2023, the Board of Supervisors approved Agreement #28-855-4 with the California Department of Public Health, Office of AIDS for the PrEP Assistance Program and ADAP site enrollment services for the period from July 1, 2023 through June 30, 2027.

Approval of Agreement #28-855-5 will provide additional support for enrollment services for the PrEP Assistance Program and ADAP at additional locations throughout the County through December 31, 2029. This Agreement includes a provision requiring the County to indemnify and hold harmless the State for any claims arising out of the County's performance under the Agreement.

CONSEQUENCE OF NEGATIVE ACTION:
If this Agreement is not approved, the County will not be able to provide PrEp Assistance Program and ADAP enrollment services to eligible County residents which will reduce the negative health impacts of AIDS.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-257 **Agenda Date:** 1/20/2026 **Agenda #:** C.52.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Rescind Prior Board Action Pertaining to an Agreement with California Mental Health Services Authority (CalMHSA)

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
RESCIND Board action of April 22, 2024 (C.56), which pertained to a contract with the California Mental Health Services Authority (CalMHSA); and APPROVE and AUTHORIZE the Health Services Director, or designee, to execute on behalf of the County Agreement #78-056 with the CalMHSA, to pay the County in an amount not to exceed $24,000, for the Medi-Cal Peer Support Specialist Certification of the Service Provider Individualized Recovery Intensive Training (SPIRIT) Program for the period from January 1, 2025 through October 31, 2027.

FISCAL IMPACT:
CalMHSA will pay the County $1,600 for any individual which is awarded a scholarship and completes the SPIRIT Program. No County match is required.

BACKGROUND:
With the passing of Senate Bill 803 in 2020, peer providers in the behavioral health workforce may now become eligible to bill Medi-Cal for services provided to clients when completing a Medi-Cal Peer Support Specialist Program. The Health Services Department's Behavioral Health Services Division (BHSD) applied for its SPIRIT Program to become an approved Medi-Cal Peer Support Specialist Program in 2023. CalMHSA has been designated by the State Department of Health Care Services (DHCS) as the agency which approves training programs to become Medi-Cal Peer Support Specialist Programs. CalMHSA has reviewed and approved the BHSD'S SPIRIT Program to be a designated Medi-Cal Peer Support Specialist Program. BHSD hires graduates of its SPIRIT Program to fill the positions of Community Support Workers and Family Partners. Through execution of this agreement, individuals which successfully complete the SPIRIT Program and are hired by BHSD shall be certified Medi-Cal Peer Support Specialists, which will allow them to bill Medi-Cal for services provide to clients. Additionally, since the SPIRIT Program is approved Medi-Cal Peer Support Specialist Program individuals who are award a scholarship by DHCS and complete the SPIRIT Program will provide up to $1,600 in additional scholarship revenue for the County.

On April 22, 2024 (C.56) the Board of Supervisors approved Agreement #78-056 with CalMHSA, to pay County in an amount not to exceed $24,000 for the Medi-Cal Peer Support Specialist Certification Program for the period January 18, 2024 through January 17, 2026. However, since Board approval, CalMHSA revised the term dates due to CalMHSA prolonged review and the additional review from County's Chief Information

Security Officer.

Approval of this Board action will correct the term to January 1, 2025 through October 31, 2027 to reflect the term dates in the Agreement and the intent of both parties. This Agreement includes County agreeing to indemnify, defend, and hold CalMHSA harmless for any claims arising out of the County's performance under the Agreement.

CONSEQUENCE OF NEGATIVE ACTION:
If this Board action is not approved, the prior Board approval will not match the terms of the Agreement, and the SPIRIT Program will not receive Medi-Cal Peer Support Specialist Certification.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-258 **Agenda Date:** 1/20/2026 **Agenda #:** C.53.

To: Board of Supervisors

From: Dr. Grant Colfax, Health Services Director

Report Title: Grant Agreement #29-544-12 with U.S. Department of Housing and Urban Development

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
Ratify the Health Services Director, or designee's, January 7, 2026 execution of Grant Agreement #29 544-12 (CA1071L9T052412) with the U.S. Department of Housing and Urban Development (HUD), for McKinney-Vento Act funds, to pay County an amount not to exceed $922,939 for the County's Continuum of Care (CoC) Project providing housing and support services for homeless individuals, for the period from December 1, 2025 through November 30, 2026, as recommended by the Health Services Director.

FISCAL IMPACT:
Approval of this agreement will result in an amount not to exceed $922,939, payable to the County from HUD McKinney-Vento Act funds for County's CoC Project. A 25% County match of $230,735 is required.

BACKGROUND:
Through its Inter-jurisdictional Council on Homelessness (CoH), the CoC was awarded funds for CoC Planning. The CoC's planning needs and proposed activities include: 1) Evaluating the outcomes of CoC and ESG funded projects; 2) Preparing and submitting an application to HUD on behalf of the entire Continuum of Care membership; 3) Conducting a sheltered and unsheltered point-in-time count; and 4) Monitoring recipients and sub-recipients and enforcing compliance with CoC program requirements. The CoC's Executive Committee, with the CoC coordinator, will coordinate and implement the activities. This will improve the members' ability to comply with current and new Mckinney-Vento regulations related to their funding from HUD.

On March 25, 2025, the Board of Supervisors approved Grant Agreement #29-544-11 with HUD for County to receive funds in an amount not to exceed $841,352 for the provision of housing and support services for homeless individuals for the period February 1, 2025 through January 31, 2026.

Approval of Grant Agreement #29-544-12 will allow the County to continue to receive funding for the CoC Project through November 30, 2026. This Grant is late due to County not receiving the grant document from HUD until December 29, 2025.

CONSEQUENCE OF NEGATIVE ACTION:
If this Agreement is not ratified, County will not receive funding up to $922,939 to support the CoC Project and provide housing and support services for homeless individuals.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-301 **Agenda Date:** 1/20/2026 **Agenda #:** C.54.

To: Board of Supervisors

From: Esa Ehmen-Krause, County Probation Officer

Report Title: Add one (1.0) ASA II for AB109 administrative duties

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT Position Adjustment Resolution 26561 to add one (1.0) Administrative Services Assistant II (APVA) position at salary plan and grade ZB5 1475 ($7,095-$8,624) in the Probation Department; and

APPROVE Budget Amendment No. BDA-26-00001 to appropriate use of AB 109 Planning and Implementation funds in the amount of $65,160 to fund the new position for FY25-26 under salaries and benefits.

FISCAL IMPACT:
This additional position is expected to cost approximately $156,383 per fiscal year. It will initially be funded by AB109 Planning and Implementation dollars for FY25-26 and FY26-27. In FY 27-28 and on, it will be funded by AB109 on-going Community Correction Partnership dollars.

BACKGROUND:
In 2011, Governor Brown signed Assembly Bill 109 (AB 109), which realigned responsibility for certain lower-level offenders and adult parolees from the State of California to local jurisdictions. Under this realignment, individuals convicted of non-serious, non-violent, and non-sex offenses would serve their sentences in county jail rather than state prison, and local Probation Departments would be responsible for post-release supervision of these individuals, as well as certain other offenders released from state prison. This shift resulted in a reduction of approximately 25,000 inmates in California's state prison system.

AB 109 also established the Community Corrections Partnerships (CCPs) in each county, with the Chief Probation Officer designated by statute as the Chair. While Probation has fulfilled its statutory role in overseeing the CCP, the Contra Costa County Administrator's Office (CAO) has historically assumed many of the associated administrative functions. These duties include oversight of AB 109 funding, processing reimbursements to departments, scheduling CCP meetings, and preparing meeting agendas and minutes. Contra Costa County is unique in this arrangement, as most counties assign these administrative responsibilities directly to their Probation Departments.

The CAO now seeks to align county operations with statutory intent by transitioning these administrative

functions to the Probation Department. Probation has demonstrated a strong track record in effectively managing state funding to enhance the criminal justice system, expand evidence-based rehabilitation programs, and build sustainable infrastructure to support offender reentry and community safety.

To successfully assume these additional responsibilities, Probation is requesting the allocation of one Administrative Services Assistant II position. This position would assume the full range of administrative duties previously managed by the CAO, ensuring continuity, statutory compliance, and effective coordination of CCP operations.

The department is requesting this position add in current year to begin the recruitment process, which can take several months, to have a position fully ready for the transition period, which is tentatively slated for July 1, 2026.

CONSEQUENCE OF NEGATIVE ACTION:
If unapproved, the Department would not have the capacity to take on AB109 administrative duties.

PAR No. 26561

Contra Costa County
Position Adjustment Resolution (PAR) Form

This form is to be completed for midyear Position Adjustment Requests, for consideration outside the County's annual budget development process, per Administrative Bulletin No. 400 Section IV.C.

I. DEPARTMENT REQUEST

Agency and Dept Name: CCA30 Probation
Dept No(s). 0308 Org No(s). 3024
Action Type: Add Position(s)
Net FTE Change: 1.00
Proposed Effective Date: 02/01/2026

Action Requested:

ADOPT Position Adjustment Resolution 26561 to add one (1.0) Administrative Services Assistant II (APVA) in the Probation Department (100% State)

Use an additional sheet for further explanation or comments.

Fiscal Impact:
Cost is within Department's Budget: ☑ Yes ☐ No
Total One-Time Cost:
Total Annual Cost: $ 156,383.00
Total this FY: $ 65,159.00
Net County Cost: $ 0.00
NCC this FY: $ 0.00
Source of Funding: AB109 Planning and Implementation

Sarah Shkidt — (for) Department Head — 01/13/2026 — Date

II. COUNTY ADMINISTRATOR REVIEW

PAR No. 26561

Comments:
Released to HR for further study/review

Elizabeth Farrell — (for) County Administrator — 01/13/2026 — Date

III. HUMAN RESOURCES (HR) REVIEW/RECOMMENDATION

ADOPT Position Adjustment Resolution No. 26561 to add one Administrative Services Assistant II position in the Probation Department, and APPROVE Budget Amendment No. BDA-26-00001 for FY25-26 to appropriate use of AB 109 Planning and Implementation funds under salaries and benefits.

(for) Director of Human Resources: Chris Miller — Date: 01/13/2026

IV. COUNTY ADMINISTRATOR APPROVAL

Approve HR Department Recommendation(s): ☑ Yes ☐ No ☐ N/A

If No or N/A, CAO Recommendation(s):

BOS Approval Required: ☑ Yes ☐ No

Effective: ☑ Day following Board Approval ☐ Date: _____

Enid Mendoza — (for) County Administrator — 01/15/2026 — Date

V. BOARD OF SUPERVISORS ACTION

Adjustment Resolution: ☐ ADOPTED ☐ OTHER ACTION: _____

Monica Nino, Clerk of the Board of Supervisors and County Administrator

By: _____
Date: _____

PAR Form – 01/2025 rev.

View Budget Amendment: Budget Amendment: FY 2025-26 - Operating Budget on 01/13/2026 : BDA-26-00001

Company	Contra Costa County
Budget Template	Operating Budget : FY 2025-26 Operating Budget
Budget	FY 2025-26 Operating Budget
Organizing Dimension Type	
Amendment ID	BDA-26-00001
Amendment Date	01/13/2026
Description	Budget Amendment to add ASA II (APVA) S&B for AB109 Administrative Duties for February-June 2025
Amendment Type	Appropriation / Estimated Revenue Adjustment
Balanced Amendment	Yes
Entry Type	Mid-Year Adjustments
Status	In Progress

Budget Amendment Entries

Period	*Ledger Account/Summary	Home Organization	*Cost Center	*Fund	Debit Amount	Credit Amount	Memo	Exceptions
FY 2025-26 Year (FY 2025-26 Operating Budget)	1042:F.I.C.A.	3000 ADMINISTRATION (Home Org)	3024 PLANNING & IMPLEMENTATION	100300 GENERAL	$3,040.00	$0.00	To appropriate Fund Balance from AB109 Planning and Implementation (3024) for the S&B of ASA II for AB109	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	9990:APPROPRIATED FUND BAL	3000 ADMINISTRATION (Home Org)	3024 PLANNING & IMPLEMENTATION	100300 GENERAL	$0.00	$65,160.00	To appropriate Fund Balance from AB109 Planning and Implementation (3024) for the S&B of ASA II for AB109	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	1011:PERMANENT SALARIES	3000 ADMINISTRATION (Home Org)	3024 PLANNING & IMPLEMENTATION	100300 GENERAL	$40,965.00	$0.00	To appropriate Fund Balance from AB109 Planning and Implementation (3024) for the S&B of ASA II for AB109	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	1070:WORKERS COMPENSATION INS	3000 ADMINISTRATION (Home Org)	3024 PLANNING & IMPLEMENTATION	100300 GENERAL	$5,175.00	$0.00	To appropriate Fund Balance from AB109 Planning and Implementation (3024) for the S&B of ASA II for AB109	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	1063:UNEMPLOYMENT INSURANCE	3000 ADMINISTRATION (Home Org)	3024 PLANNING & IMPLEMENTATION	100300 GENERAL	$75.00	$0.00	To appropriate Fund Balance from AB109 Planning and Implementation (3024) for the S&B of ASA II for AB109	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org

View Budget Amendment: Budget Amendment: FY 2025-26 - Operating Budget on 01/13/2026 : BDA-26-00001

Period	*Ledger Account/Summary	Home Organization	*Cost Center	*Fund	Debit Amount	Credit Amount	Memo	Exceptions
FY 2025-26 Year (FY 2025-26 Operating Budget)	1060:EMPLOYEE GROUP INSURANCE	3000 ADMINISTRATION (Home Org)	3024 PLANNING & IMPLEMENTATION	100300 GENERAL	$7,300.00	$0.00	To appropriate Fund Balance from AB109 Planning and Implementation (3024) for the S&B of ASA II for AB109	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org
FY 2025-26 Year (FY 2025-26 Operating Budget)	1044:RETIREMENT EXPENSE	3000 ADMINISTRATION (Home Org)	3024 PLANNING & IMPLEMENTATION	100300 GENERAL	$8,605.00	$0.00	To appropriate Fund Balance from AB109 Planning and Implementation (3024) for the S&B of ASA II for AB109	Warning : - Home Org on Budget Line Not Equal Initiator's Home Org

Process History

Process	Step	Status	Completed On	Due Date	Person (Up to 5)	All Persons	Comment
Budget Amendment Event	Budget Amendment Event	Step Completed	01/13/2026 11:11:35 AM	01/14/2026	Christabel De Dios	1	
Budget Amendment Event	Review Budget Amendment	Not Required		01/14/2026		0	
Budget Amendment Event	Approval by Department Approver – Budget Amendment	Awaiting Action			Esa Ehmen-Krause (Department Approver – Budget Amendment)	2	
					Sarah Shkidt (Department Approver – Budget Amendment)		

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-285 **Agenda Date:** 1/20/2026 **Agenda #:** C.55.

To: Board of Supervisors

From: Marc Shorr, Information Technology Director

Report Title: Purchase Order with AT&T

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Purchasing Agent, on behalf of the Chief Information Officer, to execute a purchase order with AT&T Enterprises LLC. in an amount not to exceed $497,000 for the purchase of Cisco routers and accessories.

FISCAL IMPACT:

The cost of this equipment and accessories is included in the Department's FY 25-26 IT Projects funding for Wide Area "Network Equipment Upgrades" Project. 100% General Fund.

BACKGROUND:

The Department of Information Technology (DoIT) Wide Area Network (WAN) Team is modernizing network equipment throughout the County. As part of this effort, the WAN Team proposes to purchase Cisco 8400 Secure Routers through the authorized third-party reseller AT&T.

The Cisco 8400 Secure Router delivers high-throughput performance suitable for large-scale network environments. Its scalable architecture allows capacity to expand as demand increases, reducing the need for frequent hardware replacement and ensuring the network can support both current and future operational needs. The combination of performance, security, reliability, and operational efficiency makes the Cisco 8400 Secure Router an appropriate solution for supporting mission-critical network infrastructure.

This procurement is being made using FOCUS contract number 2021246.

CONSEQUENCE OF NEGATIVE ACTION:

Not upgrading the network routing infrastructure increases security exposure, operational risk, and long-term costs.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-286 **Agenda Date:** 1/20/2026 **Agenda #:** C.56.

To: Board of Supervisors

From: Marc Shorr, Information Technology Director

Report Title: Purchase Order with ePlus Technology

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Purchasing Agent, on behalf of the Chief Information Officer, to execute a purchase order with ePlus Technology, Inc, in an amount not to exceed $24,000 for support services from RSA for cyber security solutions, subject to the terms of RSA's End User License Agreement, for the period of January 1, 2026, through December 31, 2026.

FISCAL IMPACT:

The cost of this product is included in the Department's FY 25-26 budget. 100% User Departments.

BACKGROUND:

ePlus Technology, Inc. (ePlus) is a third-party reseller of RSA licenses. RSA is a cybersecurity company that provides products and services for digital risk management, identity and access management, fraud prevention, and security analytics. RSA offers technical support via phone, online support portals, and access to software updates and patches to help organizations troubleshoot issues, resolve technical challenges, and maintain the effective operation of their cybersecurity solutions.

The Department of Information Technology's Wide Area Network (WAN) staff uses RSA's support services to resolve trouble tickets and cases, address technical issues related to application support, and manage product upgrades. RSA also provides assistance with navigating its products and services.

RSA's End User License Agreement includes an indemnification clause requiring the County to indemnify RSA for all claims resulting from the County's use of the RSA product, as well as a limitation of liability that caps RSA's responsibility to the amount paid by the County during the twelve months preceding the dispute for the relevant product or services.

The department solicited three competitive quotes, and ePlus provided the lowest qualified bid; as a result, the procurement was awarded to ePlus.

CONSEQUENCE OF NEGATIVE ACTION:

If this purchase is not authorized, DoIT WAN staff will not have access to technical resources to address issues related to RSA products and services.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-287 **Agenda Date:** 1/20/2026 **Agenda #:** C.57.

To: Board of Supervisors

From: Alison McKee, County Librarian

Report Title: APPROVE and AUTHORIZE the County Librarian, or designee, to close the Pinole Library from Sunday March 1, 2026 through approximately Monday, January 31, 2027 for building renovations and reopen to the public on approximately Tuesday, February 2, 2027.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the County Librarian, or designee, to close the Pinole Library from Sunday March 1, 2026 through approximately Monday, February 1, 2027 for building renovations, and reopen to the public on approximately Tuesday, February 2, 2027.

FISCAL IMPACT:
Of the estimated construction cost $3,118,000, $1,519,267 (49%) will be funded through the California State Library Building Forward Grant (SB 129), $1,087,373 (35%) will be funded through Measure X and Library Funds, $511,360 (16%) will be funded through the Bay Area Air Quality Management District (BAAQMD) AB836 Clean Air Center Fund.

BACKGROUND:
On July 8, 2025, the Board authorized Public Works to award Quiring General LLC a construction contract for building renovations of the Pinole Library. Renovations will include upgrades of the heating, ventilation, and air conditioning (HVAC) system, roofing system, electrical system, and interior lighting.

CONSEQUENCE OF NEGATIVE ACTION:
The building renovations will not be able to proceed.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-225 **Agenda Date:** 1/20/2026 **Agenda #:** C.58.

To: Board of Supervisors

From: Esa Ehmen-Krause, County Probation Officer

Report Title: 100YE Mentorship and evidence-based trauma focused therapy

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the County Probation Officer, or designee, to execute a contract with 1Hundred Years Enterprise Foundation, in an amount not to exceed $403,953 for a mentorship and therapy program supporting Transition-Aged Youth (TAY) and youth in the Community Success Pathway (CSP) Program for the period January 1, 2026 through December 31, 2027.

FISCAL IMPACT:
This contract will be funded 57% by Assembly Bill 109 Local Innovation Funds and 43% by State Community Corrections Performance Incentive Funds (SB 678).

BACKGROUND:
1Hundred Years (1HYE), in partnership with UCSF, offers an innovative pilot program supporting Transition-Aged Youth (TAY) and youth in the Community Success Pathway (CSP) Program-a court-ordered initiative providing intensive supervision and community-based support. The program serves youth who are currently in-custody or recently released, combining credible mentorship with evidence-based, trauma-focused therapy.

Founded by three men with a combined 100 years of in-custody experience, 1HYE delivers culturally responsive youth development services aimed at reducing violence and recidivism. Core components include comprehensive case planning, wraparound mentoring, parenting guidance, and workforce development.

The program integrates lived-experience mentorship with trauma-informed clinical care. 1HYE mentors play a vital role in building trust and guiding youth and families through the reentry process, addressing high rates of trauma and Post Traumatic Stress Disorder among participants.

CONSEQUENCE OF NEGATIVE ACTION:
If unapproved, this would result in the loss of a critical, culturally responsive program for TAY and CSP participants who are at risks for untreated trauma, and system re-involvement

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-226 **Agenda Date:** 1/20/2026 **Agenda #:** C.59.

To: Board of Supervisors

From: Esa Ehmen-Krause, County Probation Officer

Report Title: BSCC JAG purchase - TruNarc

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the County Probation Officer, a purchase order, containing modified indemnification language, with Thermo Scientific Portable Analytical Instruments, Inc. in an amount not to exceed $130,514 for the purchase of drug testing equipment.

FISCAL IMPACT:
This expenditure will be 100% funded by The Board of State and Community Corrections (BSCC) U.S. Department of Justice Edward Byrne Memorial Justice Assistance Grant Program (JAG) fund.

BACKGROUND:
In August 2025, the Board of Supervisors approved the Office of the Sherriff's submission of a one-time grant in the amount of $897,915 with the Board of State and Community Corrections (BSCC) as the designated State Administering Agency for the U.S. Department of Justice Edward Byrne Memorial Justice Assistance Grant (JAG) Program. This authorized the Sheriff-Coroner, or designee, to apply for and accept grant funding on behalf of several law enforcement departments, including the Probation Department. The JAG program funds are to be used for the following: the JAG Equipment and Training Program, for support of countywide law enforcement programs, prosecution and court programs, prevention and education programs, drug treatment and enforcement programs, mental health programs and related law enforcement and corrections programs. The Probation Department wishes to use their allocated JAG funds towards a device that can scan for suspected controlled substances in a single, definitive test.

A purchase order with Thermo Scientific Portable Analytical Instruments, Inc. will allow the Department to utilize the TruNarc system. This system provides a safer way to test over 530 highest priority illicit and abused narcotics such as heroin, methamphetamine, and fentanyl in a single drug test. The substance is scanned directly through plastic or glass for most drug test samples to minimize contamination, reduce exposure, and preserve evidence. TruNarc is a hand-held system that can be utilized both in the field and in a custodial setting. Acquiring this technology allows for immediate identification of harmful substances, allowing for instant identification to ensure the safety of officers. Micro amounts of certain narcotics absorbed through skin, or accidentally ingested can cause immediate overdoses and deaths, and TruNarc will reduce the risk of exposure and increase the safety of officers. Additional benefits of TruNarc tests are that they do not require direct contact with most substances; they deliver clear, real-time results for presumptive evidence, and provide automated, tamper-proof records with scan results which include time-and-date stamps.

CONSEQUENCE OF NEGATIVE ACTION:
Disapproval of this purchase would significantly increase the risk to officer safety by requiring continued reliance on traditional field testing methods that involve direct contact with potentially lethal narcotics.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-227 **Agenda Date:** 1/20/2026 **Agenda #:** C.60.

To: Board of Supervisors

From: Esa Ehmen-Krause, County Probation Officer

Report Title: Purchase Order with Lexipol, LLC for LEFTA Subscription Service

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Purchasing Agent, on behalf of the County Probation Officer, to execute a purchase order with Lexipol, LLC in the amount of $22,696 for the annual purchase of the LEFTA Shield Suite subscription, to provide personnel record keeping services to the Probation Department for the period January 1, 2026 through December 31, 2026.

FISCAL IMPACT:
This software will be funded 100% by General Fund.

BACKGROUND:
LEFTA System's SHIELD Suite is a software application that used by Probation personnel and training staff to document employee evaluation; use-of-force incidents; field investigation reports; internal affairs investigations; complaints; vehicle incidents; and other events. Employee evaluations are submitted through LEFTA, which allows the Personnel Unit to maintain centralized records and access evaluation information as needed. The Training Unit uses LEFTA to monitor training compliance, track certifications, and manage HR-related documentation. The system is Criminal Justice Information Services (CJIS) compliant, ensuring the protection of private or sensitive information gathered by local, state, and federal law enforcement agencies. This purchase is subject to Lexipol, LLC Terms and Conditions, which includes an indemnity provision from the County to Lexipol, LLC and a limitation of liability.

CONSEQUENCE OF NEGATIVE ACTION:
If unapproved, the Probation Department's HR, personnel, and training staff will not have an operational, cohesive database to administer and track the required processes listed above.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-228 **Agenda Date:** 1/20/2026 **Agenda #:** C.61.

To: Board of Supervisors

From: Esa Ehmen-Krause, County Probation Officer

Report Title: Purchase Order with Guardian Alliance Technologies, Inc. for Backgrounds Investigation Software

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Purchasing Agent, on behalf of the County Probation Officer, to execute a purchase order with Guardian Alliance Technologies, Inc. in an amount not to exceed $9,938 for the annual purchase of a background investigations software, for the period January 1, 2026 through December 31, 2026.

FISCAL IMPACT:
This software will be funded 100% by General Funds.

BACKGROUND:
The Probation Department has used Guardian Alliance Technologies, Inc. to facilitate Commission on Peace Officer Standards and Training background investigations for prospective sworn employees in-house, creating a unit dedicated to completing these background investigations. The purpose of this has been two-fold: 1) to expedite the hiring process and 2) to comply with Fair Credit Reporting Act (FCRA), as codified in 15 U.S.C. Section 1681 *et seq.,* and the California Investigative Consumers Reporting Agencies Act (ICRAA), as codified in California Civil Code Sections 1786.10-1786.40. Using contracted services of an "investigative consumer reporting agency" (ICRA) to conduct investigations and prepare an "investigative consumer report" (which includes a background investigation report prepared for employment purposes on a law enforcement applicant) as opposed to conducting such investigations and preparing reports in-house without using an ICRA may result in compliance with FCRA and ICRAA to provide a copy of the report to the applicant.

Guardian Alliance was selected due to the ease of use of the software as well as a lower pricing model for the same features as a competitor. The software includes a "pre-screening" section wherein an applicant can submit a personal history statement and preliminary decisions regarding background screening can be made at no cost to the Department/County. Incorporating elements of pre-screening process as well as automated checks will increase the efficiency of background investigations, minimizing time and monies spent and increasing the hiring speed for qualified applicants.

This purchase is subject to Guardian Alliance Technologies' Terms of Service, which includes a limitation of liability.

CONSEQUENCE OF NEGATIVE ACTION:
If unapproved, the Probation Department will be unable to effectively complete background checks in a timely manner, thereby impacting recruitment and operations.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-12 **Agenda Date:** 1/20/2026 **Agenda #:** C.62.

To: **Board of Supervisors**

From: Ellen McDonnell, Public Defender

Report Title: California Office of the State Public Defender, Expanded Public Defense Services (Holistic Defense) Grant

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

ADOPT a Resolution, authorizing the Public Defender, or designee, to apply for and accept grant funding from the California Office of the State Public Defender (OSPD), Expanded Public Defense Services (Holistic Defense) Grant, in an amount not to exceed $849,635, and take related actions to support a 26-month holistic legal advocacy program.

FISCAL IMPACT:

If awarded, the County will receive funds in an amount not to exceed $849,635 from the California Office of the State Public Defender to implement a twenty-six (26) months holistic legal advocacy program. No County match is required and there will be no impact to the County General Fund.

BACKGROUND:

The Expanded Public (Holistic Defense) Grant from the California Office of the State Public Defender (OSPD) is designed to expand holistic defense in California. Holistic defense is a client-centered approach to public defense that addresses client needs beyond their immediate criminal case, including drivers into the criminal legal system and collateral consequences of legal system involvement. It generally relies on multi-disciplinary teams.

The Contra Costa Office of the Public Defender will launch a holistic legal advocacy program providing early intervention and support for people charged with or at risk for being charged with Proposition 36 felonies, the Prop 36 Holistic Defense Initiative (P36-HDI) will improve case outcomes, reduce systemic burdens, and mitigate racial disparities for Contra Costa Public Defender clients who have been arrested on Prop 36-eligible offenses and are charged with, or are at risk of being charged with, Prop 36 felonies. P36-HDI will serve at least 312 clients during the funded period at a cost of $2,721 each.

By providing multidisciplinary, pre-filing support to increase client stability, utilization of public healthcare, and access to public benefits, P36-HDI will reduce the rate of future felony filings and convictions, as compared to similarly situated people. It will be available to clients of CCPD and to people transferred to the

Alternate Defender Office or Conflicts Program, who have limited access to holistic representation.

CONSEQUENCE OF NEGATIVE ACTION:

If the actions are not taken, the County will be unable to receive the awarded OSPD grant funds to implement a holistic legal advocacy program.

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF CONTRA COSTA AUTHORIZING APPLICATION TO RECEIVE GRANT FUNDING

WHEREAS, the County of Contra Costa is seeking funds available through the California Office of the State Public Defender, Expanded Public Defense (Holistic Defense) Grant.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors: Authorize the Public Defender to execute for and on behalf of the County of Contra Costa, a political subdivision of the State of California, any action necessary for the purpose of obtaining financial assistance provided by the California Office of the State Public Defender, Expanded Public Defense (Holistic Defense) Grant.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-13 **Agenda Date:** 1/20/2026 **Agenda #:** C.63.

To: **Board of Supervisors**

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Approve and Authorize to fully close a portion of Edgecroft Road on January 26, 2026, from 8:30 a.m. through 4:00 p.m., for the purpose of overhead utility work, Kensington area.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT Resolution approving and authorizing the Public Works Director, or designee, to fully close a portion of Edgecroft Road, between 800 Coventry Road and 61 Edgecroft Road, on January 26, 2026, from 8:30 a.m. through 4:00 p.m., for the purpose of performing overhead utility work, Kensington area. (District I)

FISCAL IMPACT:
No fiscal impact.

BACKGROUND:
Due to the narrow road width of Edgecroft Road at the work site, Pacific Gas & Electric Company (PG&E) has requested the road closure to perform overhead work on an existing utility pole. There is insufficient road width to setup and operate boom trucks and safely maintain through traffic. Applicant shall follow guidelines set forth by the Public Works Department.

CONSEQUENCE OF NEGATIVE ACTION:
Applicant will be unable to close the road to complete planned overhead utility work.

c: Jocelyn LaRocque-Engineering Services, Marke Smith-Engineering Services, Devon Patel-Engineering Services, Bob Hendry-Engineering Services, Michelle Cordis-Maintenance, Kensington Police Department, and Kensington Fire Protection District

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF: Approving and Authorizing the Public Works Director, or designee, to fully close a portion of Edgecroft Road, between 800 Coventry Road and 61 Edgecroft Road, on January 26, 2026, from 8:30 a.m. through 4:00 p.m., for the purpose of performing overhead utility work, Kensington area. (District I)

RC25-51

NOW, THEREFORE, BE IT RESOLVED that permission is granted to Pacific Gas & Electric Company to fully close Edgecroft Road, between 800 Coventry Road and 61 Edgecroft Road, except for emergency traffic, local residents, US Postal Service and garbage trucks, on January 26, 2026, from 8:30 a.m. through 4:00 p.m., subject to the following conditions:

1. Traffic will be detoured via roads identified in a traffic control plan, reviewed by the Public Works Department. Emergency vehicles, residents within the construction area and essential services will be allowed access as required.

2. All signing to be in accordance with the California Manual on Uniform Traffic Control Devices.

3. Pacific Gas & Electric Company shall comply with the requirements of the Ordinance Code of Contra Costa County.

4. Provide the County with a Certificate of Insurance in the amount of $1,000,000.00 for Comprehensive General Public Liability which names the County as an additional insured prior to permit issuance.

5. Obtain approval for the closure from the Kensington Police Department, and the Kensington Fire Protection District.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-14 **Agenda Date:** 1/20/2026 **Agenda #:** C.64.

To: **Board of Supervisors**

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Approve and Authorize to fully close a portion of Los Altos Drive on January 27, 2026, from 7:30 a.m. through 5:30 p.m., for the purpose of replacing two utility poles, Kensington area.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT Resolution approving and authorizing the Public Works Director, or designee, to fully close a portion of Los Altos Drive, between 255 Los Altos Drive and 283 Los Altos Drive, on January 27, 2026, from 7:30 a.m. through 5:30 p.m., for the purpose of replacing two utility poles, Kensington area. (District I)

FISCAL IMPACT:
No fiscal impact.

BACKGROUND:
Due to the narrow road width of Los Altos Drive at the work site, Pacific Gas & Electric Company (PG&E) has requested the road closure to replace two existing utility poles. There is insufficient road width to setup and operate boom trucks and safely maintain through traffic. Applicant shall follow guidelines set forth by the Public Works Department.

CONSEQUENCE OF NEGATIVE ACTION:
Applicant will be unable to close the road to complete the planned utility pole replacements.

c: Jocelyn LaRocque-Engineering Services, Marke Smith-Engineering Services, Devon Patel-Engineering Services, Bob Hendry-Engineering Services, Michelle Cordis-Maintenance, Kensington Police Department, and Kensington Fire Protection District

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF: Approving and Authorizing the Public Works Director, or designee, to fully close a portion of Los Altos Drive, between 255 Los Altos Drive and 283 Los Altos Drive, on January 27, 2026, from 7:30 a.m. through 5:30 p.m., for the purpose of replacing two utility poles, Kensington area. (District I)

RC25-52

NOW, THEREFORE, BE IT RESOLVED that permission is granted to Pacific Gas & Electric Company to fully close Los Altos Drive, between 255 Los Altos Drive and 283 Los Altos Drive, except for emergency traffic, local residents, US Postal Service and garbage trucks, on January 27, 2026, from 7:30 a.m. through 5:30 p.m., subject to the following conditions:

1. Traffic will be detoured via roads identified in a traffic control plan, reviewed by the Public Works Department. Emergency vehicles, residents within the construction area and essential services will be allowed access as required.

2. All signing to be in accordance with the California Manual on Uniform Traffic Control Devices.

3. Pacific Gas & Electric Company shall comply with the requirements of the Ordinance Code of Contra Costa County.

4. Provide the County with a Certificate of Insurance in the amount of $1,000,000.00 for Comprehensive General Public Liability which names the County as an additional insured prior to permit issuance.

5. Obtain approval for the closure from the Kensington Police Department, and the Kensington Fire Protection District.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-15 **Agenda Date:** 1/20/2026 **Agenda #:** C.65.

To: **Board of Supervisors**

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Approve and Authorize to fully close a portion of Wellesley Avenue on January 26, 2026, from 8:30 a.m. through 3:00 p.m., for the purpose of replacing a utility pole, Kensington area.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT Resolution approving and authorizing the Public Works Director, or designee, to fully close a portion of Wellesley Avenue, between Arlington Avenue and Stanford Avenue, on January 26, 2026, from 8:30 a.m. through 3:00 p.m., for the purpose of replacing a utility pole, Kensington area. (District I)

FISCAL IMPACT:
No fiscal impact.

BACKGROUND:
Due to the narrow road width of Wellesley Avenue at the work site, Pacific Gas & Electric Company (PG&E) has requested the road closure to replace the existing utility pole. There is insufficient road width to setup and operate boom trucks and safely maintain through traffic. Applicant shall follow guidelines set forth by the Public Works Department.

CONSEQUENCE OF NEGATIVE ACTION:
Applicant will be unable to close the road to complete planned utility pole replacement.

c: Jocelyn LaRocque-Engineering Services, Marke Smith-Engineering Services, Devon Patel-Engineering Services, Bob Hendry-Engineering Services, Michelle Cordis-Maintenance, Kensington Police Department, and Kensington Fire Protection District

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF: Approving and Authorizing the Public Works Director, or designee, to fully close a portion of Wellesley Avenue, between Arlington Avenue and Stanford Avenue, on January 26, 2026, from 8:30 a.m. through 3:00 p.m., for the purpose of replacing a utility pole, Kensington area. (District I)

RC25-53

NOW, THEREFORE, BE IT RESOLVED that permission is granted to Pacific Gas & Electric Company to fully close Wellesley Avenue, between Arlington Avenue and Stanford Avenue, except for emergency traffic, local residents, US Postal Service and garbage trucks, on January 26, 2026, from 8:30 a.m. through 3:00 p.m., subject to the following conditions:

1. Traffic will be detoured via roads identified in a traffic control plan, reviewed by the Public Works Department. Emergency vehicles, residents within the construction area and essential services will be allowed access as required.

2. All signing to be in accordance with the California Manual on Uniform Traffic Control Devices.

3. Pacific Gas & Electric Company shall comply with the requirements of the Ordinance Code of Contra Costa County.

4. Provide the County with a Certificate of Insurance in the amount of $1,000,000.00 for Comprehensive General Public Liability which names the County as an additional insured prior to permit issuance.

5. Obtain approval for the closure from the Kensington Police Department, and the Kensington Fire Protection District.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-16 **Agenda Date:** 1/20/2026 **Agenda #:** C.66.

To: **Board of Directors**

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Accepting completion of landscape improvements for Subdivision Agreement (Right-of-Way Landscaping) for subdivision SD80-06013, (Phase II), Bethel Island area.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT Resolution accepting completion of landscape improvements for the Subdivision Agreement (Right-of-Way Landscaping) for subdivision SD80-06013 (Phase II), for a project being developed by SDC Delta Coves, LLC, as recommended by the Public Works Director, Bethel Island area. (District III)

FISCAL IMPACT:
100% Developer Fees.

BACKGROUND:
The developer has completed the landscape improvements per the Subdivision Agreement (Right-of-Way Landscaping), and in accordance with Title 9 of the County Ordinance Code.

CONSEQUENCE OF NEGATIVE ACTION:
The completion of improvements will not be accepted.

c: J. LaRocque-Engineering Services, A. Vazquez-Engineering Services, M. Smith-Engineering Services, M. Cordis-Maintenance, SDC Delta Coves, LLC, Lexon Insurance Company {Surety}

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF: Accepting completion of landscape improvements for a Subdivision Agreement (Right-of-Way Landscaping) for subdivision SD80-06013 (Phase II), for a project being developed by SDC Delta Coves, LLC, as recommended by the Public Works Director, Bethel Island area. (District III)

WHEREAS, these improvements are approximately located near Bethel Island Road and Gateway Road.

The Public Works Director has notified this Board that the Right-of-Way Landscaping Improvements for subdivision SD80-06013 (Phase II), have been completed as provided in the Subdivision Agreement (Right-of-Way Landscaping) with SDC Delta Coves, LLC, heretofore approved by this Board.

NOW, THEREFORE, BE IT RESOLVED that the landscape improvements have been COMPLETED as of January 20, 2026, thereby establishing the six-month terminal period for the filing of liens in case of action under said Subdivision Agreement (Right-of-Way Landscaping):

DATE OF AGREEMENT : January 23, 2018
NAME OF SURETY: Lexon Insurance Company

BE IT FURTHER RESOLVED the payment (labor and materials) surety for $1,660,400.00, Bond No. 1083541 issued by the above surety be RETAINED for the six month lien guarantee period until July 20, 2026, at which time the Board AUTHORIZES the release of said surety less the amount of any claims on file.

BE IT FURTHER RESOLVED that the Right-of-Way Landscaping improvements are ACCEPTED AS COMPLETE. Upon approval by the Board of Supervisors, the HOA, Delta Coves Maintenance Corporation, shall retain the landscape improvements for maintenance.

BE IT FURTHER RESOLVED that there is no warranty period required, and the Public Works Director is AUTHORIZED to refund the $33,200.00 cash security for performance (Auditor's Deposit Permit No. DP750965, dated December 7, 2017) plus interest in accordance with Government Code Section 53079, if appropriate, to SDC Delta Coves, LLC, pursuant to the requirements of the Ordinance Code; and the Subdivision Agreement (Right-of-Way Landscaping) and surety bond, Bond No. 1083541, dated October 23, 2017, are EXONERATED.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: RES 2026-17 **Agenda Date:** 1/20/2026 **Agenda #:** C.67.

To: **Board of Directors**

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Approve and Authorize to fully close a portion of Morgan Territory Road on January 21, 2026, from 10:00 a.m. through 11:00 a.m., for the purpose of transporting a mobile building, Livermore area.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
ADOPT Resolution approving and authorizing the Public Works Director, or designee, to fully close a portion of Morgan Territory Road, between 13151 Morgan Territory Road and 11077 Morgan Territory Road, on January 21, 2026, from 10:00 a.m. through 11:00 a.m., for the purpose of transporting a mobile building, Livermore area. (District III)

FISCAL IMPACT:
No fiscal impact.

BACKGROUND:
Due to the narrow road width of Morgan Territory Road, JMT Modular has requested the road closure to transport and unload a mobile building. The existing road width does not allow for safe passage of through traffic during this operation. Applicant shall follow the guidelines set forth by the Public Works Department.

CONSEQUENCE OF NEGATIVE ACTION:
Applicant will be unable to close the road to complete the transportation of the mobile building.

c: Jocelyn LaRocque-Engineering Services, Marke Smith-Engineering Services, Devon Patel-Engineering Services, Bob Hendry-Engineering Services, Michelle Cordis-Maintenance, the California Highway Patrol and Sheriff's Department

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

IN THE MATTER OF: Approving and authorizing the Public Works Director, or designee, to fully close a portion of Morgan Territory Road, between 13151 Morgan Territory Road and 11077 Morgan Territory Road, on January 21, 2026, from 10:00 a.m. through 11:00 a.m., for the purpose of transporting a mobile building, Livermore area. (District III)

RC25-54

NOW, THEREFORE, BE IT RESOLVED that permission is granted to JMT Modular to fully close Morgan Territory Road, between 13151 Morgan Territory Road and 11077 Morgan Territory Road, except for emergency traffic, local residents, US Postal Service and garbage trucks, on January 21, 2026, from 10:00 a.m. through 11:00 a.m., subject to the following conditions:

1. Traffic will be held for the full duration of the closure to allow for the transportation and unloading of the mobile building.

2. All signing to be in accordance with the California Manual on Uniform Traffic Control Devices.

3. JMT Modular shall comply with the requirements of the Ordinance Code of Contra Costa County.

4. Provide the County with a Certificate of Insurance in the amount of $1,000,000.00 for Comprehensive General Public Liability which names the County as an additional insured prior to permit issuance.

5. Obtain approval for the closure from the California Highway Patrol, Sheriff's Office and the Contra Costa Fire Protection District.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-229 **Agenda Date:** 1/20/2026 **Agenda #:** C.68.

To: Board of Supervisors

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Execute a contract amendment No. 2 with Francisco & Associates, Inc., to increase rates paid under the contract and extend the term through December 31, 2026, for continued on-call assessment engineering consulting services, Countywide.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment No. 2 with Francisco & Associates, Inc., to increase rates paid under the contract and extend the term through December 31, 2026, for continued on-call assessment engineering consulting services, Countywide. (100% Special Districts Funds)

FISCAL IMPACT:
100% Special Districts Funds.

BACKGROUND:
The Public Works Department facilitates the formation, annexation, and administration of assessment districts throughout the County. As part of this regular work, consultant services are required to assist staff with the provision of special technical assistance on an on-call basis. After a solicitation process, Francisco & Associates, Inc., was one of two firms selected to provide assessment engineering services. These services include the preparation of the annual Engineer's Report for the Countywide Lighting and Landscaping Districts (LL-2); the preparation of annual reports for County Service Areas (CSA), and Community Facilities Districts (CFD); the preparation of preliminary and final tax rolls, conducting feasibility, rate, and nexus studies; the preparation of documents for assessment district formation, proceedings, and annexations; and other assessment engineering services as needed.

On January 1, 2022, the Board of Supervisors approved a Consulting Services Agreement with Francisco & Associates, Inc. to provide on-call assessment engineering consulting services. Amendment No. 1, effective May 1, 2024, increased the total payment limit to $395,000, increased rates, and extended the term through December 31, 2025. This amendment No. 2 will increase the rates according to the terms of the contract, and extend the term through December 31, 2026, allowing the contractor to continue providing special technical assistance to ensure ongoing assessment engineering processes for special districts throughout the County.

CONSEQUENCE OF NEGATIVE ACTION:
Without the approval of the Board of Supervisors, this Consulting Services Agreement amendment would not be executed. This would delay assessment engineering processes for various special districts within the County,

interrupting funding and delivery of public services.

c: Jocelyn LaRocque-Engineering Services, Rochelle Johnson-Special Districts, Jeryck Acuña-Special Districts

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-230 **Agenda Date:** 1/20/2026 **Agenda #:** C.69.

To: Board of Supervisors

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Amendment No. 2 with Matrix HG, Inc., a California Corporation, Countywide.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Matrix HG, Inc., effective January 31, 2026, to increase the rates and extend the term through January 31, 2027, with no change to the payment limit, for on-call plumbing services at various County sites and facilities, Countywide.

FISCAL IMPACT:
Facilities Maintenance Budget. (No fiscal impact)

BACKGROUND:
The Public Works Department Facilities Services Division is responsible for the maintenance and repairs to plumbing systems at all County-owned facilities. Plumbing services include maintenance and repair services for sewage ejector tanks, septic tanks, grease traps, drainage systems, sewage systems, piped water systems, and other plumbing systems, as well as repair or replacement of plumbing fixtures, valves, flushometers, water lines, traps, and reciprocating pumps.

Government Code Section 25358 authorizes the County to contract for maintenance and upkeep of County facilities. Originally bid on BidSync #2206-574, Matrix HG, Inc. was the sole contractor awarded for these on-call plumbing services. The Public Works Department originally awarded a three (3) year contract for $4,000,000 with the term February 1, 2023 through January 31, 2026.

Amendment No. 1, effective June 1, 2025, amended the scope of services by adding a new paragraph to allow service agreements. Facilities Services is requesting Amendment No. 2 to be approved, increasing the rates and extending the term through January 31, 2027, with no change to the payment limit.

CONSEQUENCE OF NEGATIVE ACTION:
If this contract amendment is not approved, the contract with Matrix HG, Inc. will expire and their on-call plumbing services will not be available.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-231 **Agenda Date:** 1/20/2026 **Agenda #:** C.70.

To: Board of Supervisors

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Authorization to Execute Contract Amendment for Pre-Construction Services for Contra Costa Regional Medical Center Cafeteria Building Upgrades Project

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Truebeck Construction, Inc. to increase the payment limit by $3,000,000.00 to a new payment limit of $7,266,080.41 to provide additional pre-construction services for Contra Costa Regional Medical Center's Cafeteria Building Upgrade project.

FISCAL IMPACT:
The total project budget is currently estimated at approximately $117 million, funded primarily through Measure X ($80 M), with additional funding provided by the Hospital Enterprise Fund ($37 M). This total budget estimate will be finalized and presented to the Board for approval in conjunction with the Phase 2 construction contract.

BACKGROUND:
Regulatory Necessity (SB 1953 Compliance): The Contra Costa Regional Medical Center (CCRMC) is subject to the Alfred E. Alquist Hospital Facilities Seismic Safety Act (SB 1953). Under this law, all acute care hospital buildings must achieve SPC-5 (Structural Performance Category) and NPC-5 (Non-Structural Performance Category) compliance by January 1, 2030. This mandates that critical support services-specifically dietary operations-remain fully operational for 72 hours following a major seismic event. The existing cafeteria does not meet these standards, putting the hospital's operating license at risk.

Solicitation and Original Scope In December 2024, Public Works issued a Request for Proposals (RFP) to procure a Progressive Design-Build entity. During the solicitation process, consultation with Department of Health Care Access and Information (HCAI) and California Department of Public Health (CDPH) confirmed that upgrading the existing remote cafeteria is not a viable option as it will create a non-compliant condition.

Consequently, Public Works issued an addendum to the RFP revising the scope to a compliant solution: the construction of a new cafeteria building connected to the main hospital, requiring the demolition of the existing "Ward E" building. On March 25, 2025, the Board of Supervisors awarded the Phase 1 Pre-Construction contract to Truebeck Construction, Inc. (Truebeck) based on this revised scope.

Validation Findings: A primary benefit of the Progressive Design-Build delivery method is the Phase 1 Validation Period, where the contractor investigates site conditions and validates programming requirements before construction pricing is set. During this phase, two significant factors emerged that necessitate this amendment:

1. Scope Expansion (Right-Sizing): Extensive programming discussions with hospital administration, HCAI, and CDPH revealed that a single-story structure would be insufficient to house the required dietetic kitchen and staff support functions. To meet basic hospital operational needs, the building design was right-sized from a one-story structure to a three-story facility.

2. Ward E Relocation Complexity: The validation study confirmed that Ward E houses critical infrastructure essential to basic hospital operations that must be relocated prior to demolition or included within the new building. These include morgue operations, general storage, laundry/materials management, employee locker rooms, and critical data infrastructure.

Reason for Amendment This Amendment increases the pre-construction services contract by $3,000,000 to fund the expanded design and project management effort required for the larger three-story facility and the complex engineering of interim and permanent relocations for Ward E functions. This investment ensures that critical hospital operations-specifically the morgue and data system remain fully functional during construction.

Anticipated Timeline and Next Steps: Public Works anticipates finalizing negotiations for the Phase 2 Construction agreement in Q2 2026. The Department expects to return to the Board in the Second Quarter of 2026 to recommend the award of the Phase 2 Design-Build Contract and to request approval of the total project budget, contingent upon the successful negotiation of a Guaranteed Maximum Price (GMP).

CONSEQUENCE OF NEGATIVE ACTION:
Failure to approve this action would leave Public Works without adequate authority to execute the necessary contract changes required to meet State law. This delay would trigger non-compliance penalties against the County, potentially leading to:

1. Financial penalties assessed by the State;
2. Refusal by HCAI to issue future building permits; and
3. The potential closure of CCRMC's food service facilities, which could ultimately force the termination of general acute care services at the Medical Center.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-232 **Agenda Date:** 1/20/2026 **Agenda #:** C.71.

To: Board of Supervisors

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Amendment No. 2 with Syserco, Inc., a California Corporation, Countywide.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Syserco, Inc., effective January 31, 2026, to increase the payment limit by $1,000,000 to a new payment limit of $3,500,000, increase the rates, update the scope of services, and extend the term through January 31, 2027, for building automation maintenance and repair services at various County sites and facilities, Countywide.

FISCAL IMPACT:
Facilities Maintenance Budget. (100% General Fund)

BACKGROUND:
The Public Works Department Facilities Services Division is responsible for the operation, maintenance, and repair of all County facilities building automation systems. The County uses Alerton building automation systems to remotely control heating, ventilation, and air conditioning systems at various facilities throughout the County. Syserco, Inc. has been established as a sole source vendor for Alerton products.

Government Code Section 31000 authorizes the County to contract for services including the type of building automation system services that Syserco, Inc. provides. The Public Works Department originally awarded a three (3) year contract for $2,500,000 with the term February 1, 2023 through January 31, 2026.

Amendment No. 1, effective April 1, 2025, increased the rates according to the terms of the contract. Facilities Services is requesting Amendment No. 2 to be approved, increasing the payment limit by $1,000,000 to a new payment limit of $3,500,000, increasing the rates, updating the scope of services, and extending the term through January 31, 2027. The changes to the scope of services will include a reduction in operator support and coaching from fifty-two (52) days to twenty-six (26) days, the deletion of enhanced server software maintenance, and the addition of the facilityCARE platform and 75F Facilisight platform.

CONSEQUENCE OF NEGATIVE ACTION:
If this contract amendment is not approved, the contract with Syserco, Inc. will expire and their building automation maintenance and repair services will not be available.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-233 **Agenda Date:** 1/20/2026 **Agenda #:** C.72.

To: Board of Supervisors

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: Assignment and Assumption for Legislative Advocacy and Monitoring Service, Countywide

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Public Works Director or designee, to execute an Assignment and Assumption of Contract and Consent between Mark Watts Advocacy LLC and Dodd and Chaaban Strategies LLC effective January 1, 2026, for the legislative services contract entered into on January 1, 2022.

FISCAL IMPACT:
There is no fiscal impact to the Assignment and Assumption of Contract action. All costs for the contract will continue to be funded through the FY 25-26 and FY 26-27 local road funds. (100% Local Road Funds)

BACKGROUND:
Mark Watts Advocacy is the County's current legislative advocate in Sacramento for transportation related matters. He has been performing this service since 2005 and has developed strong relationships with state legislators and staff, as well as an in depth knowledge of the internal working of state government. Watts also provides similar services to the Contra Costa Transportation Authority (Authority) and helps coordinate our legislative activities with those of the Authority.
In a Press Release on December 18, 2025, former Senator Bill Dodd announced that veteran lobbyist and public policy strategist Mark Watts was joining Dodd and Chaaban Strategies LLC as Senior Advisor. Through this, Dodd and Chaaban Strategies LLC is acquiring all of Mark Watts Advocacy's clients so Mark Watts can continue to represent and provide services to them with additional resources.

CONSEQUENCE OF NEGATIVE ACTION:
If the Assignment and Assumption is not approved, Public Works will not have legislative monitoring and advocacy in Sacramento in 2026 and will be left at a great disadvantage in the areas of growth management, infrastructure finance, transportation finance, planning and zoning (including transportation planning), public works contracting, community development, energy restructuring and associated administrative issues related to state legislative, executive and regulatory agencies.

Contra Costa County
Standard Form L-11
Revised 2014

ASSIGNMENT (RELEASES ASSIGNOR)
(Purchase of Services – Long Form)

Number: F4550201
Fund/Org: 0676
Account: 2310
Other: Activity 6P4149

1. **Identification of Contract to Be Assigned.**
   Number: F4550201
   Effective Date: January 1, 2022
   Department: Public Works
   Subject: Legislative Services

   In accordance with Paragraph 13 (Subcontract and Assignment) of the General Conditions, and subject to the written approval of Contra Costa County, effective January 1, 2026 , Contract # F4550201 shall be assigned as set forth below. Said assignment shall release Mark Watts Advocacy LLC, a California Limited Liability Company, **from its obligation and liabilities under the contract.**

2. **Assignor's Obligation.** For valuable consideration, receipt of which is hereby acknowledged, I Mark Watts Advocacy LLC, of 1127 L Street, Suite 747 Sacramento, CA 95814 hereby assign
(Assignor) (Address)
to Dodd and Chaaban Stategies LLC of 1401 21st Street # 10945, Sacramento, CA 95811 all my rights under
(Assignee) (Address)
Contract# F4550201 effective on January 1, 2022 between myself and Contra Costa County.

ASSIGNOR

Name of business entity: Mark Watts Advocacy LLC By: _____ (Signature of individual or officer) _____ (Print name and title A, if applicable) DATE:	Name of business entity: Mark Watts Advocacy LLC By: _____ (Signature of individual or officer) _____ (Print name and title B, if applicable) DATE:

3. **Assignee's Obligation.** Assignee hereby agrees to accept all contract rights and obligations and to carry out the work set forth in Contract # F4550201. These signatures attest the Assignee's agreement hereto:

ASSIGNEE

Name of business entity: Dodd and Chaaban Stategies LLC By: _____ (Signature of individual or officer) _____ (Print name and title A, if applicable) DATE:	Name of business entity: Dodd and Chaaban Stategies LLC By: _____ (Signature of individual or officer) _____ (Print name and title B, if applicable) DATE:

Assignment Approved: County Administrator

By _____ _____
Designee (Signature) (Print name)

Note to Contractor: For corporations (profit or nonprofit) and limited liability companies, the contract must be signed by two officers. Signature A must be that of the chairman of the board, president, or vice-president; and Signature B must be that of the secretary, any assistant secretary, chief financial officer or any assistant treasurer (Civil Code Section 1190 and Corporations Code Section 313). All signatures must be acknowledged as set forth on Form L-2.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-234 **Agenda Date:** 1/20/2026 **Agenda #:** C.73.

To: Board of Directors

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: APPROVE the San Pablo Avenue Complete Streets/Bay Trail Gap Closure Project.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE the San Pablo Avenue Complete Steets/Bay Trail Gap Closure Project (Project) and AUTHORIZE the Public Works Director, or designee, to advertise the Project, Rodeo and Crockett areas. [County Project No. 0662-6R4163/Federal Project No. ATPL-5928(170), DCD-CP#25-26] (District V).

DETERMINE that this activity is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301(c) and 15303.

DIRECT the Director of Department of Conservation and Development (DCD), or designee, to cause a CEQA Notice of Exemption (NOE) to be filed with the County Clerk and State Clearinghouse, and

AUTHORIZE the Public Works Director, or designee, to arrange for payment of a $50 fee to the County Clerk for filing the NOE.

FISCAL IMPACT:
Estimated project cost: $22,133,574. 4% Community Project Funded Congressional Directed Spending (Federal Earmark), 48% Active Transportation Program State Funds, and 48% Local Road Funds.

BACKGROUND:
The project implements the 2017 Board-approved San Pablo Avenue Complete Streets Study, which established the need and feasibility to incorporate pedestrian and bike infrastructure along the San Pablo Avenue corridor between Pacific Avenue in unincorporated Rodeo and Pomona Street in unincorporated Crockett. The project proposes to restripe the vehicular travel lanes and construct approximately 13,700 linear feet of a separated shared use path between California Street and Pomona Street. Currently, there are not any existing pedestrian and bike infrastructure along this 3-mile segment of San Pablo Avenue.

The project also includes the construction of 650 linear feet of new Class II bike lanes between Rodeo Avenue and Parker Avenue. These new bike lanes will involve pavement widening and striping to allow for parallel parking, existing drainage inlet modification/relocation, and curb ramp construction. The project will construct approximately 1,050 linear feet of sidewalk along the north side of San Pablo Avenue between Parker Avenue and California Street. Intersection upgrades may include striping, pavement markings, traffic signal timing optimization, curb ramp construction/reconstruction, Rectangular Rapid-Flashing Beacon and Pedestrian

Hybrid Beacon installation, and concrete passageway (refuge island) modifications. Construction is anticipated to occur in 2027 and take approximately twelve months to complete.

The project consists of the minor alteration of existing pedestrian and bicycle facilities and construction of new pedestrian and bicycle facilities that do not create additional automobile lanes pursuant to Article 19, Sections 15301 and 15303 of the CEQA Guidelines.

CONSEQUENCE OF NEGATIVE ACTION:
Delay in approving the project will result in a delay of the design, construction, and may jeopardize funding. This project will serve the communities of Rodeo and Crockett as it incorporates non-vehicular modes of transportation along San Pablo Avenue

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk, County of Contra Costa

From: Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Project Title: San Pablo Avenue Complete Streets/Bay Trail Gap Closure, WO4163, CP#25-26

Project Applicant: Contra Costa County Public Works Dept., 255 Glacier Drive, Martinez CA 94553, (925) 313-2000, Contact: Alex Nattkemper, (925) 313-2364 alex.nattkemper@pw.cccounty.us

Project Location: Along San Pablo Avenue, from Pacific Avenue in unincorporated Rodeo to Pomona Street in unincorporated Crockett, Contra Costa County

Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553

Contact Person: Syd Sotoodeh (925) 655-2877 syd.sotoodeh@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: The purpose of this project is to improve San Pablo Avenue by converting it to a more accessible "Complete Street" for drivers, pedestrians, and bicyclists. Improvements will occur within the existing roadway between California Street in Rodeo and Pomona Street in Crockett. The roadway will be reconfigured from four vehicular travel lanes to three: one travel lane in each direction, and a center lane that will provide turning, merging, truck-climbing needs and a buffer median, depending on location. This change will create space to construct approximately 13,700 linear feet of a 10-foot-wide shared use path for pedestrians and bicyclists that is separated from vehicular traffic by a 3-foot-wide buffer and concrete barrier. Additionally, approximately 650 linear feet of new Class II bike lanes will be constructed between Rodeo Avenue and Parker Avenue. The new bike lanes will involve pavement widening and striping to allow for parallel parking, existing drainage inlet modification/relocation, and curb ramp construction. The project will construct approximately 1,050 linear feet of sidewalk along the north side of San Pablo Avenue between Parker Avenue and California Street. Intersection upgrades may include striping, pavement markings, traffic signal timing optimization, curb ramp construction/reconstruction, Rectangular Rapid-Flashing Beacon and Pedestrian Hybrid Beacon installation, and concrete passageway (refuge island) modifications. At least one Western Contra Costa Transit Authority (WestCAT) bus shelter may be relocated. A stormwater bioretention facility may be constructed at the San Pablo Avenue/Refinery Road intersection. Street lighting will be installed along the northern side of San Pablo Avenue between California Street and Pomona Street. An excavation depth of around seven feet is expected for the construction of street lighting foundations and relocation of existing utility or traffic signal poles. Otherwise, excavation of up to three feet is expected for other improvements. Utility relocations, temporary traffic control, and vegetation trimming and removal may be necessary to accommodate the project. Real Estate transactions, including right-of-way acquisition and easements may be needed. Construction is anticipated to start in the Fall of 2027 and last at least twelve months. While nighttime work may be needed to complete the project, work on weekends is not anticipated. Applicable best management practices will be implemented for water pollution control such as storm drain inlet protection.

Name of Public Agency Approving Project: Contra Costa County

Exempt Status:

☐ Ministerial Project (Sec. 21080[b][1]; 15268)
☒ Categorical Exemption (Sec. 15301[c] and 15303)
☐ Declared Emergency (Sec. 21080[b][3]; 15269[a])
☐ General Rule of Applicability (Sec. 15061[b][3])
☐ Emergency Project (Sec. 21080[b][4]; 15269[b][c])
☐ Other Statutory Exemption (Sec.)

Reasons why project is exempt: The project consists of the minor alteration of existing pedestrian and bicycle facilities and construction of new pedestrian and bicycle facilities that do not create additional automobile lanes pursuant to Article 19, Sections 15301 and 15303 of the CEQA Guidelines.

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syd Sotoodeh Title: Senior Planner Date: Jan. 2, 2026

Contra Costa County Department of Conservation and Development

☒ Signed by Lead Agency ☐ Signed by Applicant

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

_____ _____

Signature Title

Applicant

Public Works Department
255 Glacier Drive
Martinez, CA 94553
Attn: Alex Nattkemper
Environmental Services Division
Phone: (925) 313-2364

Department of Fish and Wildlife Fees Due

☐ De Minimis Finding - $0
☒ County Clerk - $50
☐ Conservation and Development - $25

Total Due: _____ Receipt #: _____

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-235 **Agenda Date:** 1/20/2026 **Agenda #:** C.74.

To: The Contra Costa County Flood Control and Water Conservation District Board of Supervisors

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: APPROVE Second Amendment to License Agreement and Joint Use Agreement with East Bay Regional Park District, to expand Iron Horse Trail, Martinez area.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
Acting as the governing body of the Contra Costa County Flood Control and Water Conservation District ("Flood Control"), APPROVE and AUTHORIZE the Chief Engineer, or designee, to execute, on behalf of Flood Control, a Second Amendment to License Agreement ("Amendment") and Joint Use Agreement ("JUA") with East Bay Regional Park District (EBRPD), expanding the Iron Horse Trail ("Trail"), north into Martinez area, pursuant to Government Code Section 25526.6 and Section 31 of the Contra Costa County Flood Control and Water Conservation Act.

DETERMINE that the Amendment and Joint Use of the Flood Control's existing Drainage Easement on a portion of APN 159-250-019, owned by Gonsalves and Santucci, is in the public interest, and will not substantially conflict or interfere with the use of the Gonsalves & Santucci property (APN 159-250-019-1) Property by Flood Control.

DETERMINE that the activity is not subject to the California Environmental Quality Act (CEQA) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment pursuant to Article 5, Section 15061(b)(3) of the CEQA Guidelines.

DIRECT the Director of Department of Conservation and Development (DCD), or designee, to cause a CEQA Notice of Exemption (NOE) to be filed with the County Clerk and State Clearinghouse, and

AUTHORIZE the Public Works Director, or designee, to arrange for payment of a $50 fee to the County Clerk for filing the NOE.

FISCAL IMPACT:
No fiscal impact.

BACKGROUND:
East Bay Regional Park District ("EBRPD") and Contra Costa County Flood Control and Water Conservation District ("Flood Control") added the approximately 4-mile section along Walnut Creek to the Iron Horse Trail ("Trail") in 1995, through a License Agreement. That agreement was amended in 1996 and extended by letter in 2021. It is valid until March 4, 2046.

The Second Amendment to License Agreement is necessary for EBRPD to extend the Trail north of Concord along the Walnut Creek Channel. EBRPD's 2013 Master Plan then identified the Walnut Creek Channel between March Drive and the EBRPD's Waterbird Regional Shoreline as an ideal area for expansion of the Trail. Accordingly, EBRPD staff have participated in the stakeholder advisory committee formed by Flood Control to determine the appropriate alignment of the Iron Horse Trail within.

The Joint Use Agreement is needed for EBRPD to plan, construct, maintain and operate a roughly 1750-foot-long section of Iron Horse Trail along the top of the new levee that Flood Control is planning as part of the Lower Walnut Creek Restoration South Reach 2025 Levee Reconnection project. Flood Control has recorded a drainage easement (Contra Costa County DOC-2021-0060242) over this eastern portion of the Gonsalves & Santucci property at APN 159-250-019 and EBRPD would like to add a segment of the Iron Horse Trail extension within this drainage easement.

The activity (issuance of amended License Agreement and Joint Use Agreement) is not subject to CEQA as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment pursuant to Article 5, Section 15061(b)(3) of the CEQA Guidelines. The EBRPD will be responsible for CEQA and applicable regulatory agency permits for the construction and maintenance of the trail extension. (CEQA CP#25-28)

CONSEQUENCE OF NEGATIVE ACTION:
Flood Control will be unable to amend the license agreement or enter into the JUA giving East Bay Regional Park District permissions needed to extend the Iron Horse Trail on its desired path

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk, County of Contra Costa

From: Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Project Title: License Agreement, East Bay Regional Park District, Iron Horse Trail Extension Project # WO8315, CP#: 25-28

Project Applicant: Contra Costa County Flood Control District, 255 Glacier Drive, Martinez CA 94553 (925) 313-2000, Contact: Claudia Gemberling, (925) 313-2192 claudia.gemberling@pw.cccounty.us

Project Location: Flood Control District levee along Walnut Creek and Grayson Creek from Marsh Drive to Pacheco Creek, Concord, and within the Flood Control District's existing Drainage Easement on private property APN 159-250-019-1

Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553

Contact Person: Syd Sotoodeh (925) 655-2877 syd.sotoodeh@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: The Contra Costa County Flood Control District will amend an existing 1995 License Agreement with the East Bay Regional Park District (EBRPD) to add five segments (non-continuous) on Flood Control District-owned property to extend the existing EBRPD Iron Horse Trail along the levee on the west side of Walnut and Grayson Creeks to allow the construction of a 12-foot-wide asphalt trail with 4-foot shoulders on each side and routine maintenance of the trail extension. The segments are as follows:

1. Marsh Drive to Imhoff Drive
2. Imhoff Drive to Grayson Creek Channel
3. Grayson Creek Channel to the Burlington Northern and Santa Fe (BNSF) Railroad right-of-way
4. BNSF Railroad right-of-way to the eastern boundary of the Gonsalves & Santucci Property
5. Northern boundary of the Gonsalves & Santucci property west and south along Pacheco Creek approximately 630 ft south of the boundary of the State-owned parcel (APN 380-030-033).

Additionally, the Flood Control District will amend the 1995 License Agreement to issue third-party encroachment permits for the Iron Horse Trail. This would ease liability concerns and enhance trail safety, facilities protection, and public notifications regarding trail closures.

The Flood Control District will also enter into a Joint Use Agreement with EBRPD for a planned 1,750-foot-long sixth extension of the Iron Horse Trail along the District's future levee in Gonsalves & Santucci property (APN 159-250-019-1), integrating the trail into the District's existing Drainage Easement.

This Notice of Exemption only covers the License Agreement amendment and Joint Use Agreement between the Flood Control District and EBRPD. The EBRPD will be responsible for CEQA and applicable regulatory agency permits for the construction and maintenance of the trail extension.

Name of Public Agency Approving Project: Contra Costa County

Exempt Status:

☐ Ministerial Project (Sec. 21080[b][1]; 15268)
☐ Declared Emergency (Sec. 21080[b][3]; 15269[a])
☐ Emergency Project (Sec. 21080[b][4]; 15269[b][c])
☐ Categorical Exemption (Sec.)
☒ General Rule of Applicability (Sec. 15061[b][3])
☐ Other Statutory Exemption (Sec.)

Reasons why project is exempt: The activity is not subject to CEQA as it can be seen with certainty that there is no possibility that the activity in question (issuance of amended License Agreement and Joint Use Agreement) may have a significant effect on the environment pursuant to Article 5, Section 15061(b)(3) of the CEQA Guidelines.

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syd Sotoodeh Title: Senior Planner Date: Aug. 20, 2025

Contra Costa County Department of Conservation and Development

☒ Signed by Lead Agency ☐ Signed by Applicant

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

_____ _____

Signature Title

Applicant

Contra Costa County Flood Control District
255 Glacier Drive
Martinez, CA 94553
Attn: Claudia Gemberling
Environmental Services Division
Phone: (925) 313-2192

Department of Fish and Wildlife Fees Due

☐ De Minimis Finding - $0
☒ County Clerk - $50
☐ Conservation and Development - $25

Total Due: _____ Receipt #: _____

SECOND AMENDMENT TO LICENSE AGREEMENT

IRON HORSE REGIONAL TRAIL

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND EAST BAY REGIONAL PARK DISTRICT

This Second Amendment to License Agreement ("Second Amendment of 2025") is entered into and effective as of January 20th, 2026, ("Effective Date"), by and between Contra Costa County Flood Control and Water Conservation District, a flood control district organized under the laws of the State of California, ("Licensor") and the East Bay Regional Park District, a California special district, ("Licensee") to amend the *Iron Horse Regional Trail Walnut Creek Extension License Agreement,* dated June 6th, 1995 (the "*License Agreement*"), and as previously amended. Licensor and Licensee are sometimes individually referred to herein as a "Party," and collectively as "Parties."

WHEREAS, Licensor owns certain real property along the Walnut Creek and Pacheco Creek channels as depicted in Exhibit "A" (the "Property") attached hereto and made a part hereof; and

WHEREAS, Licensee operates the Iron Horse Regional Trail ("Trail"), a two-county interurban recreational and commuter trail open to pedestrians, cyclists, and equestrians; and

WHEREAS, on June 6th, 1995, Parties entered into the *License Agreement* to provide for construction, reconstruction, maintenance, removal, and use of the Trail along the Walnut Creek Channel from Monument Boulevard to the Clayton Valley Drain for the passage of pedestrians, equestrians, and bicycles only, together with the necessary appurtenances thereto, as more particularly set forth in the *License Agreement*; and

WHEREAS, on April 3, 1996, pursuant to the terms of the *License Agreement*, Licensor and Licensee amended the *License Agreement*, by extending the license premises from the Clayton Valley Drain north to Marsh Creek Drive ("First Amendment of 1996"); and

WHEREAS, on March 23, 2021, pursuant to the terms of the *License Agreement*, Licensor and Licensee extended the term of the amended *License Agreement* for an additional 25 years, terminating on March 3, 2044 (Letter Agreement of 2021"); and

WHEREAS, Licensee plans to permit, design, construct, and operate an extension of the Iron Horse Regional Trail from its current terminus at Marsh Drive north to Licensee's Waterbird Regional Preserve; and

WHEREAS, Licensee wishes to locate the Iron Horse Regional Trail extension upon existing and currently planned levees owned by Licensor along the Walnut Creek, Grayson Creek, and Pacheco Creek channels; and

WHEREAS, Licensor and Licensee desire to enter into this Second Amendment to modify Licensee's area of responsibility under the *License Agreement*, as previously amended, by adding five segments on the Property, as described herein and shown on the attached Exhibit "B."

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the Parties hereby agree to amend the *License Agreement,* as previously amended, as follows:

A. Licensed Premises:
The last paragraph of Section 1 (Definitions) is deleted in its entirety and replaced with:

"As used in this License, the "Trail" shall refer to a 20-foot-wide corridor located on the most westerly bank from the former Southern Pacific Transportation Company corridor to Concord Avenue and the most easterly Bank from Concord Avenue to Marsh Drive of the property, thence from 1) Marsh Drive down to the Walnut Creek Channel and then north along the west bank of the Walnut Creek Channel upon the existing levee to Imhoff Drive, 2) from Imhoff Drive north along the west bank of the Walnut Creek Channel upon the new levee and over the Grayson Creek Channel, 3) from the Grayson Creek Channel north along the west bank upon the new levee to the BNSF Railroad Right-of-Way, 4) from the BNSF Railroad Right-of-Way north along the west bank of the Walnut Creek Channel upon the new levee to the eastern boundary of the Gonsalves & Santucci Inc. property identified as APN #159-250-019, and 5) from the northern boundary of the 40.55-acre Gonsalves & Santucci Inc Property southwest along the south and east bank of the Pacheco Creek Channel upon the existing levee to the northern boundary of the 0.04-acre State of California property identified as APN #380-030-033, and continuing from the southern boundary of that same State of California property in a southeasterly direction along the existing levee for approximately 750 linear feet and then crossing the Pacheco Creek channel and terminating at the eastern boundary of the 55.10-acre South Parcel Management LLC property identified as APN #380-030-044-8; all illustrated in "Exhibit B" attached, which may include, subject to Licensor's approval and inspection as provided in Section 10, an asphalt or concrete path, shoulder, equestrian trail, signs, drainage facilities, barrier fencing or walls, landscaping and bridges."

B. Maintenance and Litter:
The following sentence shall be amended to the end of Section 7 (Maintenance and Litter):

"Licensee's trail maintenance, litter pick-up, and weed abatement responsibilities shall commence upon completion of Trail construction and opening of the Trail to public use."

C. Approval and Inspection of Work:
The first sentence of the third paragraph of Section 10 (Approval and Inspection of Work) shall be amended as follows:

"It is understood that this License does not include the land under Diamond Blvd., Willow Pass Road, and State Highway 242, Concord Ave., and Imhoff Drive (Public Streets)."

D. Patrol:
Section 14 (Patrol) is replaced with the following:

"Unless closure is needed for repair, maintenance, or other requirements, the Trail will be open during the hours of operation in effect under Licensee's Ordinance No. 38. Licensee may post signs in accordance with Licensee's operational standards, and as set forth by Ordinance No. 38. Licensee will provide public safety patrol to the Trail to the same extent it provides its other

recreational facilities or parklands, subject to availability, and without guarantee of safety or security of the Premises.

Licensee's patrol for unauthorized use and public safety responsibilities shall commence upon completion of Trail construction and opening of the Trail to public use."

E. Encroachment Permits:
Section 25 (Encroachment Permits) is replaced with the following:

"Licensor maintains the right to grant permits, easements, licenses, and leases to third parties for use of the Property. Licensee shall have the right to issue its own permits for uses that pertain to trail use across the Licensed Premises. Any work to be conducted by third parties which requires access to, or impacts on, the Trail will require the permittees to also obtain and pay for an encroachment permit (also called "Temporary Park Access Permit") from the Licensee, so that Licensee may evaluate and manage impacts to its Trail, manage the safety of Trail users, and assess appropriate fees for use of the Trail. Licensor shall advise permittees to contact Licensee to apply for a Temporary Park Access Permit."

E. Effect: Except as modified by the First Amendment of 1996, Letter Agreement of 2021, and this Second Amendment of 2025, the *License Agreement* of June 6, 1995 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment, in duplicate the day and year first written above.

Contra Costa County Flood Control and Water Conservation District

By: _____
Warren Lai, Chief Engineer

Recommended for approval:

By:_____
Angela Bell, Supervising Real Property Agent

Approved as to Form:

_____
Thomas L. Geiger, County Counsel

By:_____
Michael George, Deputy County Counsel

East Bay Regional Park District

By: _____
Max Korten, Acting General Manager

Approved as to Form:

_____
Jason Rosenberg, Assistant General Counsel

East Bay Regional Park District
Healthy Parks Healthy People

Exhibit A: Iron Horse Regional Trail

CCCFCWCD Properties

Feet
0 1,000

cKaskey | irho_TrailExt | Date: 12/4/2025

East Bay Regional Park District
Healthy Parks Healthy People

Exhibit B: Iron Horse Regional Trail

Section 1- Marsh Drive to Imhoff Drive

Feet
0 300

cKaskey | irho_TrailExt | Date: 12/4/2025

East Bay Regional Park District
Healthy Parks Healthy People

Exhibit B: Iron Horse Regional Trail

Section 2- Imhoff Drive over Grayson Creek Channel

0 300 Feet

cKaskey | irho_TrailExt | Date: 12/4/2025

East Bay Regional Park District
Healthy Parks Healthy People

Exhibit B: Iron Horse Regional Trail

Section 3- Grayson Creek Channel to BNSF Railroad Right-of-Way

Feet
0 400

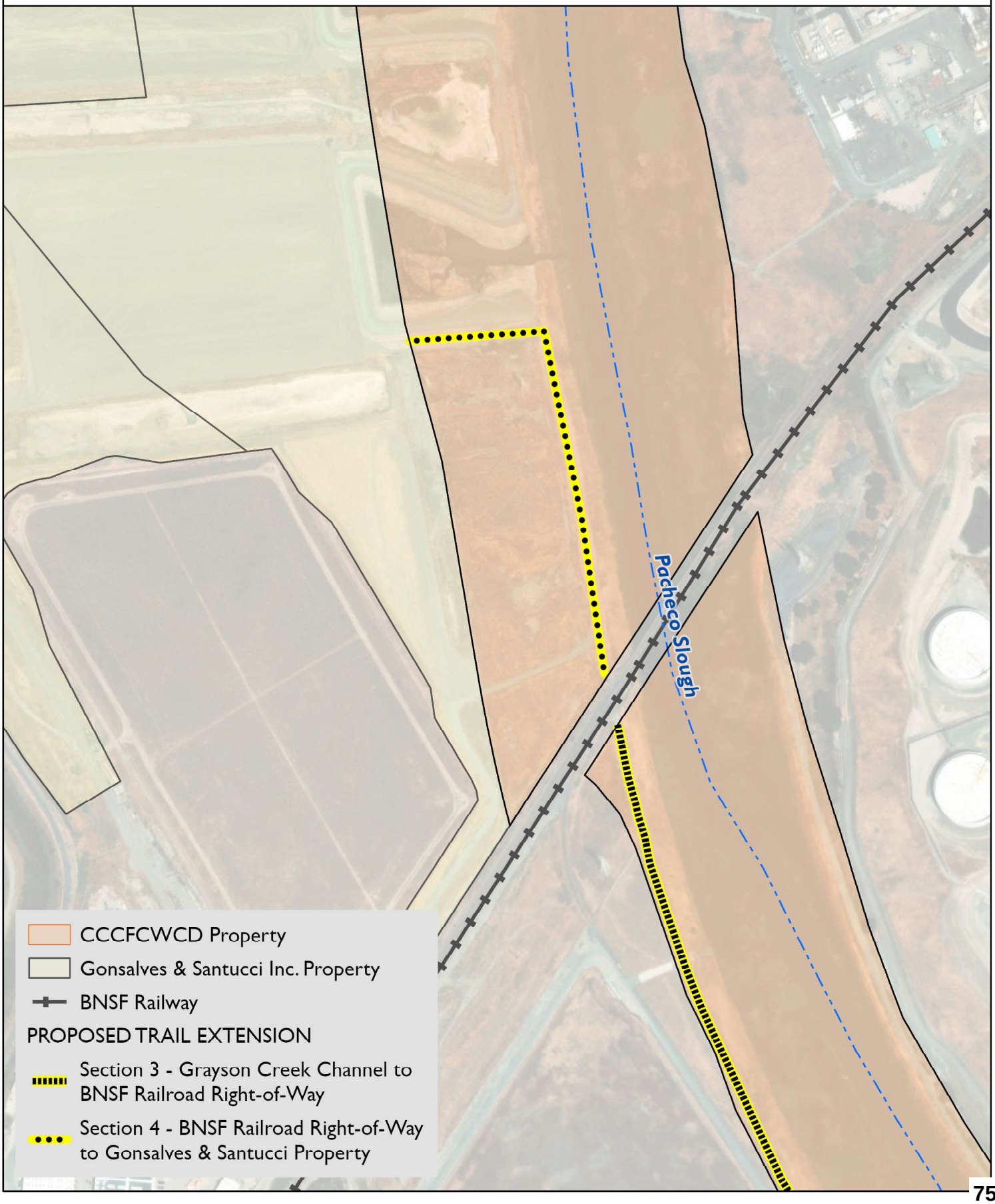
cKaskey | irho_TrailExt | Date: 12/4/2025

East Bay Regional Park District
Healthy Parks Healthy People

Exhibit B: Iron Horse Regional Trail

Section 4- BNSF Railroad Right-of-Way to Gonsalves & Santucci Inc. Property

Feet
0 200



cKaskey | irho_TrailExt | Date: 12/4/2025

East Bay Regional Park District
Healthy Parks Healthy People

Exhibit B: Iron Horse Regional Trail

Section 5: From Gonsalves & Santucci Inc. Property along Pacheco Creek Channel

Feet
0 250

cKaskey | irho_TrailExt | Date: 12/4/2025

East Bay
Regional Park District

EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 - 12 - 225
DECEMBER 2, 2025

AUTHORIZATION TO AMEND THE EXISTING LICENSE AGREEMENT AND TO EXECUTE A NEW JOINT USE AGREEMENT WITH CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO FACILITATE FUTURE TRAIL CONSTRUCTION: IRON HORSE TRAIL

WHEREAS, the Iron Horse Regional Trail is a popular two-county interurban recreation trail used by pedestrians, joggers, and cyclists for recreation and commuting. The 32-mile-long trail is mostly developed within the former Southern Pacific Railroad right-of-way. North of Monument Boulevard in Concord, however, the trail runs along Walnut Creek on levees owned and operated by Flood Control; and

WHEREAS, the trail currently terminates at Marsh Drive in Concord, and the Park District's 2013 Master Plan envisioned an extension of the Iron Horse Trail from Marsh Drive to Waterbird Regional Preserve, and the Park District and Flood Control previously collaborated on a feasibility study and determined that a trail running primarily along newly built Flood Control levees along Walnut and Pacheco creeks would be the preferred alternative; and

WHEREAS, as part of securing a permit from the San Francisco Bay Conservation and Development Commission for levee modification and habitat restoration projects within the Lower Walnut Creek Channel, Flood Control is required to provide new public access improvements along Walnut Creek, and the Park District is prepared to plan, design, construct and operate a new segment of the trail; and

WHEREAS, Park District and Flood Control staff have successfully negotiated and drafted a Second Amendment to License Agreement which would add roughly 2.5 linear miles of future trail to the trail license area; and

WHEREAS, a short portion of the planned trail extension is on private property owned by Gonsalves & Santucci and with its Resolution No. 2024-09-177, the Board of Directors authorized staff to accept a trail easement from the property owners; and

WHEREAS, said property owners stipulated that the Park District and Flood Control first execute an agreement regarding cooperative use of the overlapping trail and drainage easements prior to recordation of the donated trail easement; and

WHEREAS, Park District and Flood Control staff have successfully negotiated and drafted a Joint

Use Agreement for Iron Horse Trail Extension Over Flood Control Drainage Easement.

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes the execution of the Second Amendment to License Agreement and the Joint Use Agreement and the Joint Use Agreement for Iron Horse Trail Extension Over Flood Control Drainage Easement as presented to the Board on December 2, 2025; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director Waespi, seconded by Director Sanwong, and adopted December 2, 2025 by the following vote:

FOR: Luana España, Dennis Waespi, John Mercurio, Olivia Sanwong, Elizabeth Echols, and Lynda Deschambault

AGAINST: None
ABSTAIN: None
ABSENT: Colin Coffey

John Mercurio
Board President

Attested by Clerk of the Board Kelly Clancy

JOINT USE AGREEMENT

for

IRON HORSE TRAIL EXTENSION OVER FLOOD CONTROL DRAINAGE EASEMENT

EAST BAY REGIONAL PARK DISTRICT

AND

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

This AGREEMENT is made and entered into this _20th__ day of _January__, 2026 ("Effective Date") by and between the EAST BAY REGIONAL PARK DISTRICT, a California special district, hereinafter called "PARK DISTRICT," and the CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a flood control district organized under the laws of the state of California, hereinafter called "FLOOD CONTROL." PARK DISTRICT and FLOOD CONTROL are referred to collectively herein as the "Parties."

RECITALS

1. PARK DISTRICT operates the Iron Horse Regional Trail ("Trail"), an interurban recreational and commuter trail spanning Alameda and Contra Costa counties and open to pedestrians, cyclists, and equestrians.

2. FLOOD CONTROL owns real property along the Walnut Creek and Pacheco Creek channels and operates flood control channels, levees, and other related improvements.

3. On June 6th, 1995, the Parties entered into a license agreement to provide for construction, maintenance, and operation of the Trail along the Walnut Creek Channel from Monument Boulevard to the Clayton Valley Drain. That agreement was amended in 1996 and 2021 to expand the licensed premises and extend the term of the license to March 2044.

4. The Parties are in the process of amending that license agreement to facilitate an extension of the Trail in five sections, north from the Clayton Valley Drain along the Walnut Creek and Pacheco Creek channels towards the PARK DISTRICT's Waterbird Regional Park.

5. A sixth planned section of the Trail will cross a 40.55-acre private property (hereinafter referred to as the "Property") owned by Gonsalves & Santucci and identified as Contra Costa County Assessor's Parcel no. 159-250-019-1 and depicted in Exhibit A

6. FLOOD CONTROL acquired a Drainage Easement over a 5.04-acre portion of the Property from Gonsalves & Santucci, recorded with Contra Costa County on February 26, 2021 as Document # 2021-0060242. This easement provided FLOOD CONTROL with the rights to construct a new levee as part of their Lower Walnut Creek Restoration project. The Drainage Easement area is depicted and described in Exhibit C.

7. Gonsalves & Santucci and the PARK DISTRICT are negotiating a grant of a 20-foot-wide Trail Easement to the PARK DISTRICT, to be located within FLOOD CONTROL's Drainage Easement, and to feature a segment of the Trail built on top of FLOOD CONTROL's new levee (the "Shared Easement Area"). The Trail Easement Area is depicted in Exhibit A and described in Exhibit B.

8. FLOOD CONTROL and PARK DISTRICT desire to enter into this Joint Use Agreement to document mutually supportive objectives to restore the Lower Walnut Creek Channel and to provide public recreational access, outline respective rights and responsibilities, and commit to cooperative joint management and use of these two overlapping easements. This area of overlapping easements is depicted in Exhibit A, labeled "Joint Use Agreement Area", and is subject to the following terms of this agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the Parties hereby agree to as previously amended, as follows:

AGREEMENT

1. **Superiority of Rights**
   The Parties acknowledge that FLOOD CONTROL's Drainage Easement predates the proposed Trail Easement in favor of the PARK DISTRICT and therefore FLOOD CONTROL's purposes stated in their Drainage Easement are hereby recognized as superior to the PARK DISTRICT's trail easement purposes.

2. **Non-interference**
   Neither party may construct improvements nor store vehicles, equipment or materials which could impede or interfere with the full enjoyment of the other party's easement or adversely affect the other party's operations, without prior written consent from the other party.

3. **Maintenance and Patrol**
   The PARK DISTRICT will maintain, repair, operate, and patrol the Shared Easement Area to the same standards indicated in Sections 7 and 14 of the 1995 License Agreement, once the trail has been constructed and opened to the public.

4. **Damages and Repair**
   In the event that either party in the course of its operations, maintenance, repairs, construction or other work damages or destroys the second party's improvements or property within the Shared Easement Area, then the first party shall a) notify the second party in writing within five (5) business days of knowledge of such damage, b) devise plans to fully restore the affected improvements or property in coordination with the second party, and c) implement agreed-upon repairs or restoration to the affected area in a timely manner. The second party has the option to implement agreed-upon repairs upon their own easement parcel and improvements and subsequently invoice the first party, if the parties agree that this alternative is more expedient and appropriate.

5. Mutual Indemnification

To the maximum extent permitted by law, the PARK DISTRICT agrees to, and shall defend, indemnify and hold harmless FLOOD CONTROL and its officers, employees, contractors and agents ("FLOOD CONTROL Parties") from and against any or all loss, liability, expense, claim, cost, suits, and damages of every kind, nature and description, including reasonable attorney's fees, for or on account of damage to property or injury to persons arising from anything done or performed, or omitted to be done or performed, on the PARK DISTRICT's Trail Easement, except and to the extent resulting from any gross negligence or willful misconduct of FLOOD CONTROL or FLOOD CONTROL Parties.

To the maximum extent permitted by law, FLOOD CONTROL agrees to, and shall defend, indemnify and hold harmless the PARK DISTRICT and its officers, employees, contractors and agents ("PARK DISTRICT Parties") from and against any or all loss, liability, expense, claim, cost, suits, and damages of every kind, nature and description, including reasonable attorney's fees, for or on account of damage to property or injury to persons arising from anything done or performed, or omitted to be done or performed, on the FLOOD CONTROL Drainage Easement except to the extent caused by the gross negligence and willful misconduct of the PARK DISTRICT and PARK DISTRICT Parties.

6. Notices

All notices shall be given in writing addressed to the Parties as follows:

PARK DISTRICT
Becky Bremser
Division Lead of Land Acquisition
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605
bbremser@ebparks.org

CONTRA COSTA COUNTY
255 Glacier Drive
Martinez, CA 94553
Flood Control District Attn: Thao Nguyen
925.655.2197
Public Works Attn: Jessica Dillingham
925.655.3412

7. Resolution of Disputes

If a dispute arises between the parties relating to this License, the parties agree to resolve the dispute first by negotiation in good faith. If the dispute cannot be resolved by direct negotiation, the parties agree to mediate the dispute before initiating litigation or arbitration. All mediation and arbitration fees and costs must be paid equally, and each party shall bear its own attorneys' fees and costs in connection with such mediation and arbitration.

IN WITNESS WHEREOF, the parties hereto have executed this Joint Use Agreement effective as of the Effective Date.

Contra Costa County Flood Control and Water Conservation District

By: _____

Warren Lai, Chief Engineer

Recommended for approval:

By:_____
Angela Bell, Supervising Real Property Agent

Approved As To Form:

By:_____
Thomas L. Geiger, County Counsel

By:_____
Michael George, Deputy County Counsel

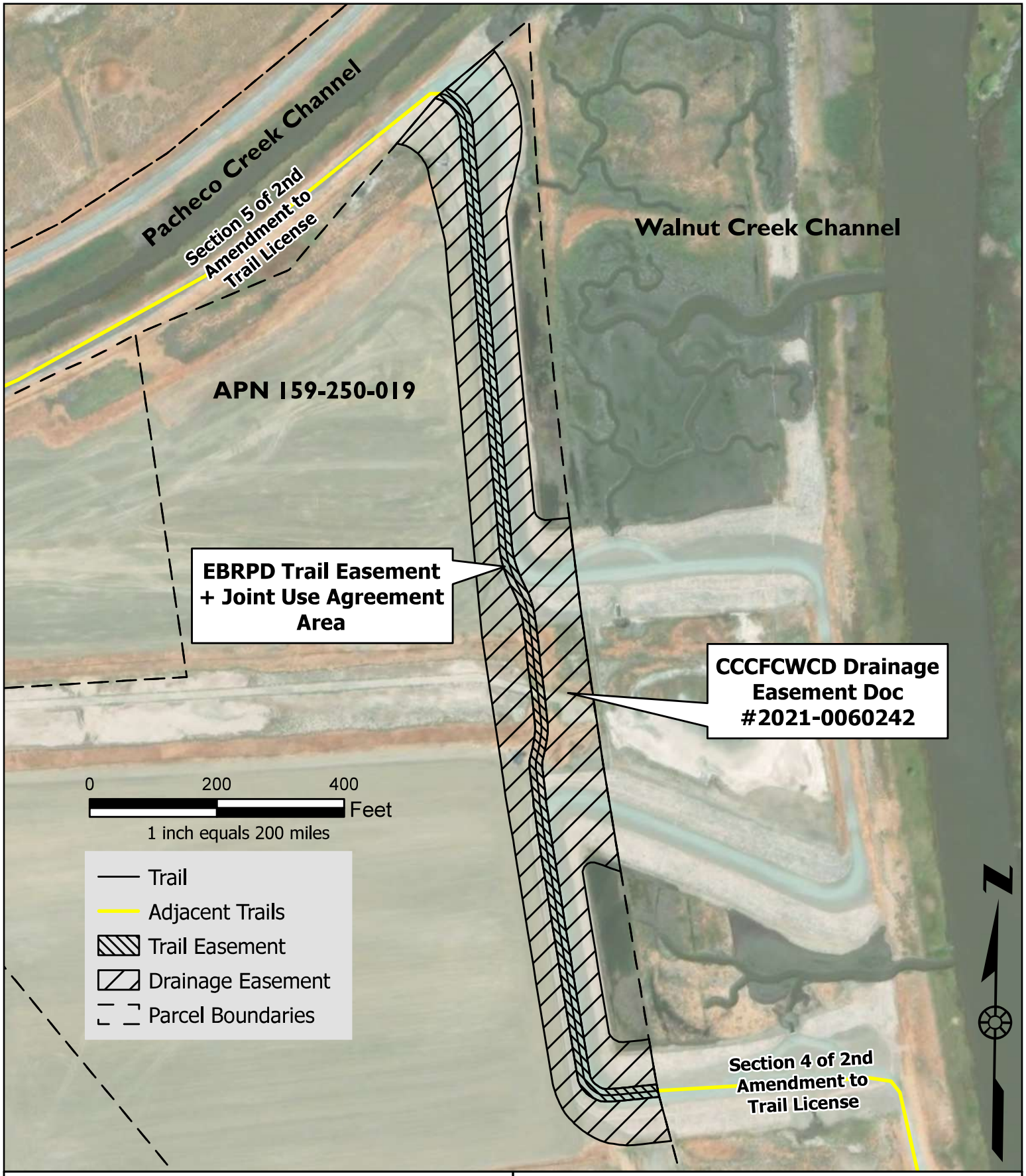
East Bay Regional Park District

By: _____

Max Korten, Acting General Manager

Approved as to Form:

_____
Jason Rosenberg, Assistant District Counsel



East Bay Regional Park District

Joint Use Agreement

EXHIBIT 'A'

Exhibit B: Trail Easement Legal Description

Real property located in an unincorporated area of the County of Contra Costa, State of California, being a portion of Section 15, Township 2 North, Range 2 West, Mount Diablo Base and Meridian, also being a portion of the property described as Parcel 2 in the Certificate of Compliance for Lot Line Adjustment LLA 01-0032, recorded March 6, 2003 in Recorder's Series Number 2003-0104328, Contra Costa County Records, described as follows:

An easement over and along the top surface of the levee lying within the lands described as "Drainage Easement FCPID 5249," in the Offer of Dedication – Drainage Purposes recorded February 26, 2021 as Document Number 2021-0060242, in the office of the County Recorder of Contra Costa County, being further described as follows:

A strip of land 20 feet in width, lying 10 feet on each side of the following described centerline: COMMENCING at the most northerly corner of said Parcel 2 (2003-0104328), thence along the north line of said Parcel 2, South 49°26'51" West a distance of 73.10 feet to the northeasterly corner of said Drainage Easement FCPID 5249; thence continuing along the northerly line of said Drainage Easement FCPID 5249 and said Parcel 2 (2003-0104328) South 49°26'51" West 106.18 feet to the TRUE POINT OF BEGINNING.

Thence leaving said northerly line of said Drainage Easement FCPID 5249 southeasterly along a non-tangent curve to the right, whose center bears South 18°17'01" West, with a radius of 55.00 feet, through a central angle of 66°29'26", an arc distance of 63.83 feet;
Thence South 05°13'34 East 659.46 feet;
Thence along a tangent curve to the left having a radius of 200.00 feet, through a central angle of 22°19'25", an arc distance of 77.92 feet;
Thence on a reverse curve to the right having a radius of 150.00 feet, through a central angle of

20°50’52”, an arc distance of 54.58 feet;

Thence South 06°42’07” East 150.00 feet;

Thence along a tangent curve to the right having a radius of 150 feet, through a central angle of 22°22’22”, an arc distance of 58.57 feet;

Thence along a reverse curve to the left having a radius of 75.00 feet, through a central angle of 22°38’14”, an arc distance of 29.63 feet;

Thence South 06°57’59” East 86.92 feet;

Thence South 09°04’06” East 394.39 feet;

Thence along a tangent curve to the left having a radius of 40.00 feet, through a central angle of 86°23’39”, an arc distance of 60.31 feet;

Thence North 84°32’15” East 73.91 feet more or less to a point on the easterly line of said Parcel 2 (2003-104328) and Drainage Easement FCPID 5249 (2021-0060242), said point being North 14°51’46” West 82.42 feet from the southeasterly corner of said Drainage Easement FCPID 5249.

The sidelines of this 20 foot easement shall be extended or shortened to terminate at the boundaries of said Drainage Easement FCPID 5249 (2021-0060242).

EXHIBIT C to Joint Use Agreement:

Drainage Easement

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$R0000264156$

Recorded at the request of:
Contra Costa County
Public Works Department
Return to:
Contra Costa County
Public Works Department
Records Section

CONTRA COSTA Co Recorder Office
DEBORAH COOPER, Clerk-Recorder
DOC - 2021-0060242
Friday, Feb 26, 2021 15:26:00

Area: Martinez
Road: Waterbird Way
Co. Road No.: 3882
Development No.: SD17-09459 & LP14-02046
APN: 159-250-019

Total Paid: No Fee
0000 - Public

Receipt#: 202100044094
193 / JCPC / 1-11

OFFER OF DEDICATION - DRAINAGE PURPOSES

GONSALVES & SANTUCCI, INC., the undersigned, being the present title owner(s) of record of the herein described parcel of land, does hereby make an irrevocable offer of dedication to CONTRA COSTA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, a political subdivision of the State of California, and its successors or assigns, of an easement for storm, flood and surface water drainage, including construction, access or maintenance of work, improvements and structures, whether covered or open, or the clearing of obstructions and vegetation, upon the real property situated in the County of Contra Costa, State of California, described in Exhibit "A" (written description) and shown on Exhibit "B" (plat map) attached hereto in support of the Lower Walnut Creek Restoration Project (the "Project").

To the extent permitted by law, and except as otherwise provided herein, the District shall indemnify, defend, and save harmless Grantor, its officers, employees, and agents from and against any and all costs, losses, damages, liabilities, expenses (including reasonable attorneys' fees and costs of defense), claims, and demands of whatever character, (collectively, "Liabilities") to the extent that the Liabilities arise from or are connected with the negligence or willful misconduct of the District, its officers, employees, contractors, or agents while occupying and using the Drainage Easement.

Grantor acknowledges: that the District's Project is a public project that will be constructed on public property owned by the District; that, under state law, any Project subcontractor's sole remedy for nonpayment would be to file a stop payment notice with the District; and that on publicly-owned projects located on public property, a mechanic's lien cannot be used to secure a payment obligation. However, if a District contractor, or a subcontractor, performing work on the Project records a mechanic's lien against property owned by the Grantor to seek to assert or secure a claim to payment on the District's Project, the District, at its expense, will be responsible for taking actions necessary to cause the lien to be released or expunged.

It is understood and agreed that CONTRA COSTA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT and its successors or assigns shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered parcel of land or any improvements thereon or therein, until such offer has been accepted by appropriate action of the Board of Supervisors, or of the local governing bodies of its successors or assigns.

The provisions hereof shall inure to the benefit of and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

For more information, see attached resolution that was approved by the BOS for this offer of dedication.

Not for Official Use : This copy has not been QUALITY ASSURED.

The undersigned executed this instrument on 1/5/21 (Date).

Consalve & Santucci, Inc.

(Name of owner as shown in title report)

(Signature) , VICE PRESIDENT
(Print Name & Title)
JOSEPH SOSTERIC, VICE PRESIDENT

(Signature) , General Counsel
(Print Name & Title)
MARIAH P. GARCIA, GENERAL COUNSEL

(See attached notary)

:mw
\\PW-DATA\grpdata\fldctl\Watershed Planning - Engineering\Zone 3B - Walnut San Ramon\Lower WC\Restoration 2013-\Partners\Conco\right of way\OF-9 - Drainage Purposes (002) - Conco.doc
Rev. January 5, 2021

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Drainage Easement
Gonsalves & Santucci Inc.
Portion of APN 159-250-019

EXHIBIT "A"

Real property located in an unincorporated area of the County of Contra Costa, State of California, being a portion of Section 15, Township 2 North, Range 2 West, Mount Diablo Meridian, also being a portion of the property described as Parcel 2 in the Certificate of Compliance for Lot Line Adjustment LLA 01-0032., recorded March 6, 2003 in Recorder's Series Number 2003-0104328, Contra Costa County records, described as follows:

Drainage Easement FCPID 5249

Commencing at the north corner of said Parcel 2 (2003-0104328); thence, along the north line of said Parcel 2, south 49°26'51" west for a distance of 73.10 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 211.00 feet and the center point of which bears south 52°35'29" west, said point being the Point of Beginning; thence leaving said north line of Parcel 2, along said curve through a central angle of 50°39'06" for an arc distance of 186.53 feet; thence south 13°14'35" west for a distance of 79.00 feet; thence south 5°16'01" east for a distance of 422.88 feet; thence south 5°03'01" east for a distance of 49.21 feet to the beginning of a tangent curve, concave to the northeast and having a radius of 18.00 feet; thence along said curve through a central angle of 90°00'00" for an arc distance of 28.27 feet; thence north 84°56'59" east for a distance of 36.72 feet to a point on the east line of said Parcel 2, and the beginning of a non-tangent curve, concave to the east, having a radius of 10,660.00 feet and the center point of which bears north 83°26'14" east; thence along said east line of Parcel 2 and along said curve through a central angle of 2°38'56" for an arc distance of 492.83 feet; thence continuing along said east line of Parcel 2, south 9°12'42" east for a distance of 70.03 feet; thence leaving said east line of Parcel 2, north 69°59'19" west for a distance of 41.99 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 15.00 feet; thence along said curve through a central angle of 119°09'24" for an arc distance of 31.20 feet; thence south 9°08'43" east for a distance of 249.81 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 22.00 feet; thence along said curve through a central angle of 86°23'03" for an arc distance of 33.17 feet; thence north 84°28'15" east for a distance of 38.75 feet to a point on said east line of Parcel 2; thence along said east line of Parcel 2 south 9°12'42" east for a distance of 66.54 feet; thence continuing along said east line of Parcel 2 south 14°51'46" east for a distance of 97.63 feet; thence leaving said east line of Parcel 2 south 83°53'54" west for a distance of 53.65 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 122.00 feet; thence along said curve through a central angle of 86°57'23" for an arc distance of 185.16 feet; thence north 9°08'43" west for a distance of 460.39 feet; thence

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north 8°12'54" west for a distance of 249.10 feet; thence north 5°15'07" west for a distance of 241.36 feet; thence north 5°16'01" west for a distance of 382.26 feet; thence north 13°54'59" west for a distance of 103.72 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 58.00 feet and the center point of which bears south 83°34'42" west; thence along said curve through a central angle of 75°07'05" for an arc distance of 76.04 feet to a point on said north line of Parcel 2; thence along said north line of Parcel 2 north 40°39'04" east for a distance of 92.72 feet; thence continuing along said north line of Parcel 2 north 49°26'51" east for a distance of 118.67 feet to the Point of Beginning.

Containing 219,703 square feet (5.044 acres), more or less

Exhibit "B", a plat is attached hereto, and by this reference, made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: _____

Licensed Land Surveyor
Contra Costa County Public Works Department

LICENSED LAND SURVEYOR
JAMES A. STEIN
L.S. 6571
STATE OF CALIFORNIA

Date: 11/23/2020

G:\Surveys\Legals\Exhibits2020\WO8285 Lower Walnut Crk Restoration\Drainage Easement Revised 11-23-20.docx
BD:JS 11/23/2020

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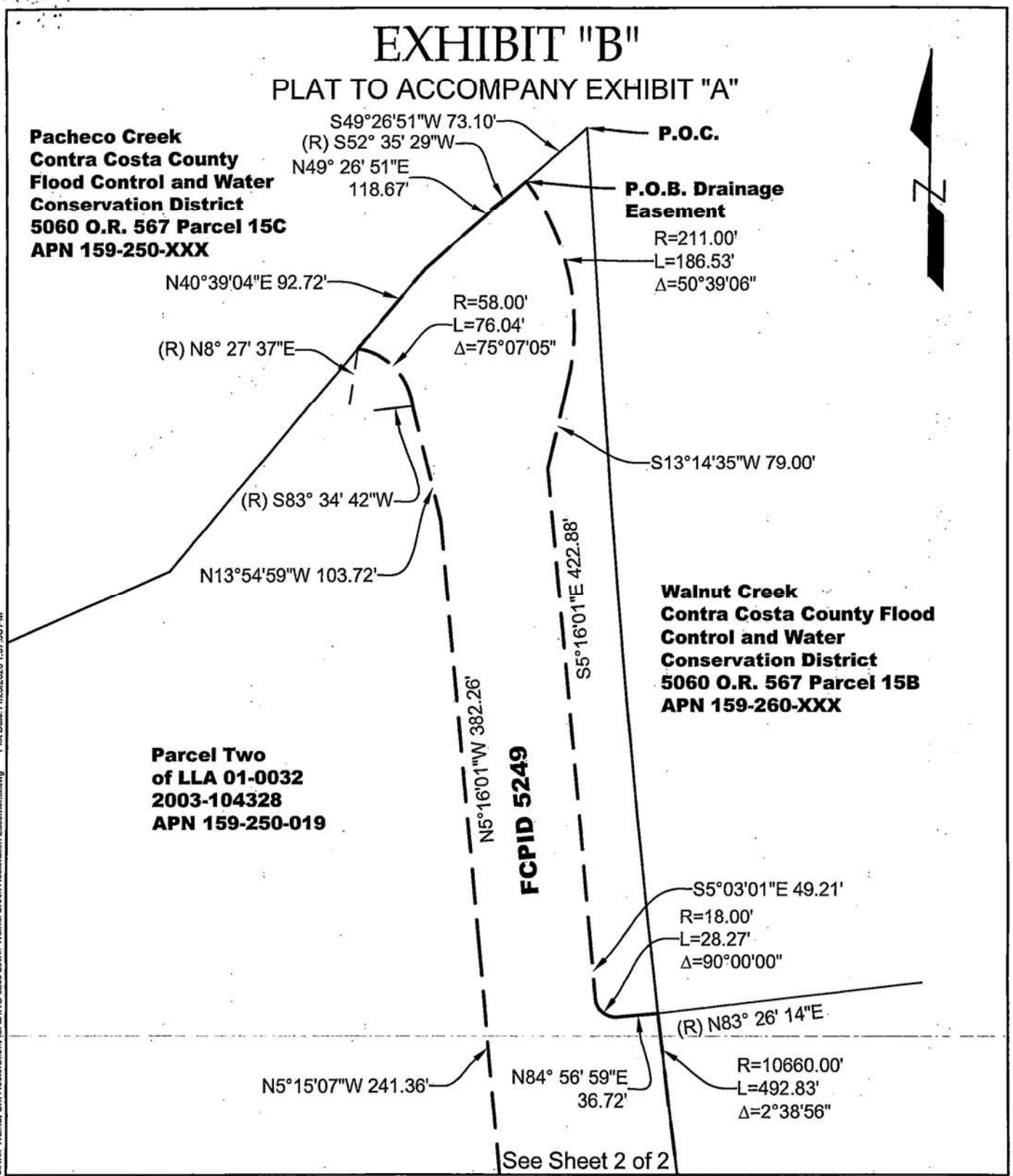
EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



Drainage Easement
FCPID 5249

Instr _____ Recorded _____

Series # _____

Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE:	1"=120'	DATE:	11/23/2020
DRAWN BY:	BD	DRAWING NO.	FA-20156
CHECKED BY:	JS		

File Path K:\surveys\Flood Control\WO8285 Lower Walnut Crk Restoration\ACAD\WO 8285 Lower Walnut Creek Restoration Easements.dwg Plot Date:11/23/2020 1:37:58 PM

CAD FILE: WO 8285 Lower Walnut Creek Restoration Easements.dwg **Page** 1 of 2

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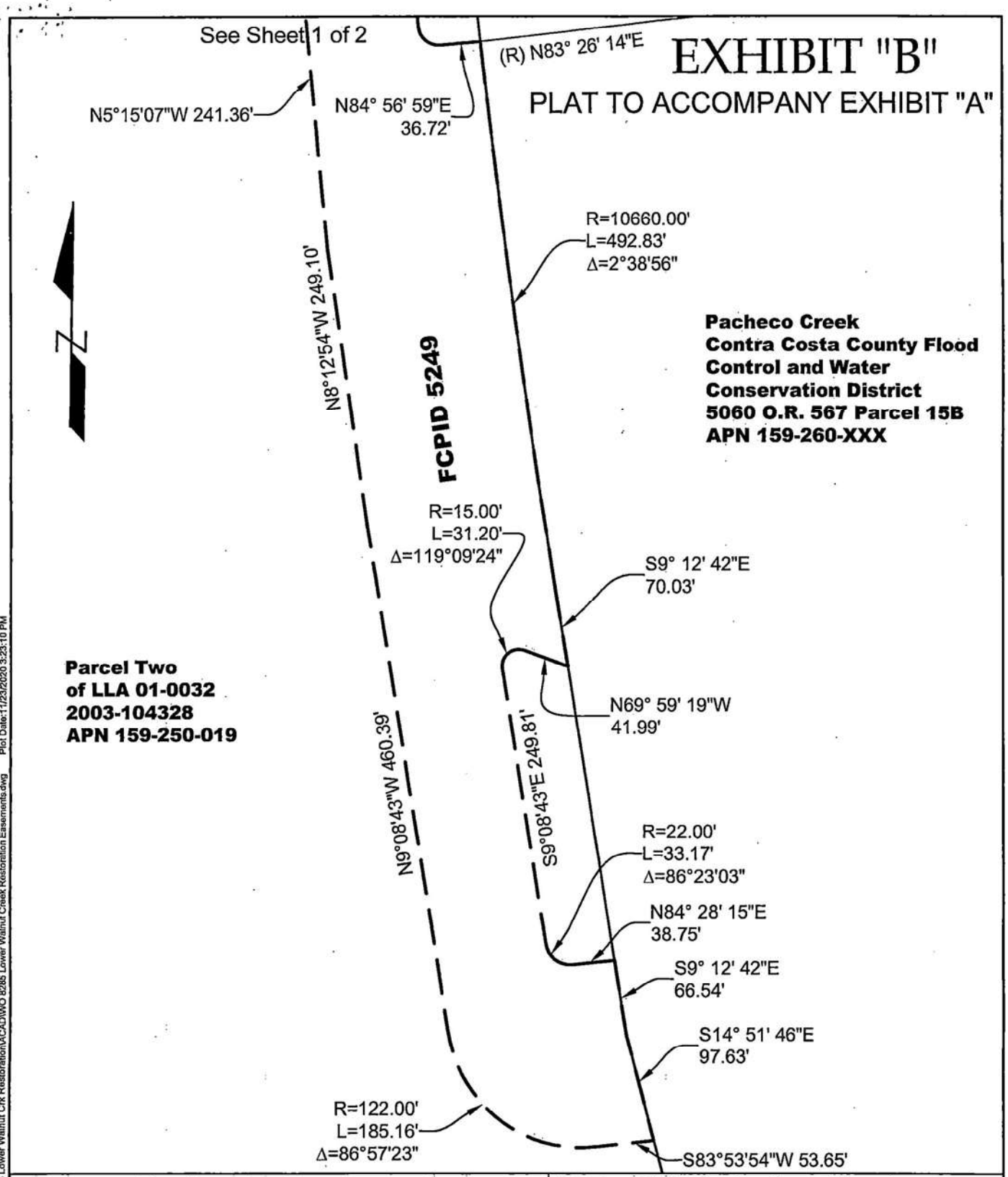

Drainage Easement
FCPID 5249

Instr _____ Recorded _____

Series # _____

Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE:	1"=120'	DATE:	11/23/2020
DRAWN BY:	BD	DRAWING NO.	FA-20156
CHECKED BY:	JS		

File Path K:\surveys\Flood Control\WO8285 Lower Walnut Crk Restoration\ACAD\WO 8285 Lower Walnut Creek Restoration Easements.dwg Plot Date:11/23/2020 3:23:10 PM

CAD FILE: WO 8285 Lower Walnut Creek Restoration Easements.dwg **Page** 2 of 2

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On January 5, 2021 (*Date*) before me, Cynthia Marie Lohman, Notary Public (*Here Insert Name and Title of the Officer*),

personally appeared Joseph Sosteric (*Name(s) of Signer(s)*),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CYNTHIA MARIE LOHMAN
Notary Public - California
Contra Costa County
Commission # 2331422
My Comm. Expires Aug 11, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cynthia Marie Lohman
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On January 5, 2021 (Date) before me, Cynthia Marie Lohman, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Mariah P. Garcia (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CYNTHIA MARIE LOHMAN
Notary Public - California
Contra Costa County
Commission # 2331422
My Comm. Expires Aug 11, 2024

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cynthia Marie Lohman
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Recorded at the request of: Clerk of the Board
Return To: Public Works Dept- Simone Saleh

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 02/02/2021 by the following vote:

AYE:	John Gioia, District I SupervisorCandace Andersen, District II SupervisorDiane Burgis, District III SupervisorKaren Mitchoff, District IV SupervisorFederal D. Glover, District V Supervisor
NO:	
ABSENT:	
ABSTAIN:	
RECUSE:	

Resolution No. 2021/33

IN THE MATTER OF accepting Offer of Dedication for Drainage Purposes for subdivision SD17-09459, for a project being developed by Gonsalves & Santucci, Inc., as recommended by the Chief Engineer, Flood Control and Water Conservation District, Martinez area. (District V)

NOW, THEREFORE, BE IT RESOLVED that the following instrument is hereby ACCEPTED:
INSTRUMENT: Offer of Dedication for Drainage Purposes
REFERENCE: 159-250-019
GRANTOR: Gonsalves & Santucci, Inc.
AREA: Martinez
DISTRICT: V

Contact: Randolf Sanders (925) 313-2111

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.
ATTESTED: February 2, 2021
Monica Nino, County Administrator and Clerk of the Board of Supervisors
By: Stacey M. Boyd, Deputy

cc: Larry Gossett- Engineering Services, Randolf Sanders- Engineering Services, Paul Detjens, Flood Control, Catherine Windham, Flood Control, Sean Tully-DCD Planning , Gonsalves & Santucci, Inc.

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C. 11

Contra Costa County

To: Board of Supervisors

From: Brian M. Balbas, Public Works Director/Chief Engineer

Date: February 2, 2021

Subject: Accept an Offer of Dedication for Drainage Purposes for subdivsion SD17-09459, Martinez area.

RECOMMENDATION(S):

Acting as the governing body of the Contra Costa County Flood Control and Water Conservation District, ADOPT Resolution No. 2021/33 accepting an offer of dedication for drainage purposes from Gonsalves & Santucci, Inc., in Assessor's Parcel No. 150-250-019 in connection with subdivision SD17-09459 conditions of approval, as recommended by the Chief Engineer, Martinez area.

FISCAL IMPACT:

No fiscal impact.

BACKGROUND:

The Offer of Dedication for Drainage Purposes is required per Condition of Approval No.64.

CONSEQUENCE OF NEGATIVE ACTION:

The Offer of Dedication for Drainage Purposes will not be recorded.

☑ APPROVE ☐ OTHER

☑ RECOMMENDATION OF CNTY ADMINISTRATOR ☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/02/2021** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

Contact: Randolf Sanders (925) 313-2111

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 2, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

cc: Larry Gossett- Engineering Services, Randolf Sanders- Engineering Services, Paul Detjens, Flood Control, Catherine Windham, Flood Control, Sean Tully-DCD Planning , Gonsalves & Santucci, Inc.

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ATTACHMENTS

Resolution No. 2021/33

Offer of Dedication - Drainage Purposes

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East Bay
Regional Park District

EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 - 12 - 225
DECEMBER 2, 2025

AUTHORIZATION TO AMEND THE EXISTING LICENSE AGREEMENT AND TO EXECUTE A NEW JOINT USE AGREEMENT WITH CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO FACILITATE FUTURE TRAIL CONSTRUCTION: IRON HORSE TRAIL

WHEREAS, the Iron Horse Regional Trail is a popular two-county interurban recreation trail used by pedestrians, joggers, and cyclists for recreation and commuting. The 32-mile-long trail is mostly developed within the former Southern Pacific Railroad right-of-way. North of Monument Boulevard in Concord, however, the trail runs along Walnut Creek on levees owned and operated by Flood Control; and

WHEREAS, the trail currently terminates at Marsh Drive in Concord, and the Park District's 2013 Master Plan envisioned an extension of the Iron Horse Trail from Marsh Drive to Waterbird Regional Preserve, and the Park District and Flood Control previously collaborated on a feasibility study and determined that a trail running primarily along newly built Flood Control levees along Walnut and Pacheco creeks would be the preferred alternative; and

WHEREAS, as part of securing a permit from the San Francisco Bay Conservation and Development Commission for levee modification and habitat restoration projects within the Lower Walnut Creek Channel, Flood Control is required to provide new public access improvements along Walnut Creek, and the Park District is prepared to plan, design, construct and operate a new segment of the trail; and

WHEREAS, Park District and Flood Control staff have successfully negotiated and drafted a Second Amendment to License Agreement which would add roughly 2.5 linear miles of future trail to the trail license area; and

WHEREAS, a short portion of the planned trail extension is on private property owned by Gonsalves & Santucci and with its Resolution No. 2024-09-177, the Board of Directors authorized staff to accept a trail easement from the property owners; and

WHEREAS, said property owners stipulated that the Park District and Flood Control first execute an agreement regarding cooperative use of the overlapping trail and drainage easements prior to recordation of the donated trail easement; and

WHEREAS, Park District and Flood Control staff have successfully negotiated and drafted a Joint

Use Agreement for Iron Horse Trail Extension Over Flood Control Drainage Easement.

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes the execution of the Second Amendment to License Agreement and the Joint Use Agreement and the Joint Use Agreement for Iron Horse Trail Extension Over Flood Control Drainage Easement as presented to the Board on December 2, 2025; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director Waespi, seconded by Director Sanwong, and adopted December 2, 2025 by the following vote:

FOR: Luana España, Dennis Waespi, John Mercurio, Olivia Sanwong, Elizabeth Echols, and Lynda Deschambault

AGAINST: None
ABSTAIN: None
ABSENT: Colin Coffey

John Mercurio
Board President

Attested by Clerk of the Board Kelly Clancy

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-236 **Agenda Date:** 1/20/2026 **Agenda #:** C.75.

To: Board of Supervisors

From: Warren Lai, Public Works Director/Chief Engineer

Report Title: RESCIND Traffic Resolution No. 1991/3451 and ADOPT Traffic Resolution No. 2026/4550 to establish speed limits on Pacheco Boulevard Martinez/Pacheco area. (No fiscal impact)

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
RESCIND Traffic Resolution No. 1991/3451 and ADOPT Traffic Resolution No. 2026/4550 to establish speed limits on Pacheco Boulevard (Road No. 3915C), as recommended by the Public Works Director, Martinez/Pacheco area. (District V)

FISCAL IMPACT:
No fiscal impact

BACKGROUND:
Pacheco Boulevard is designated as a minor arterial roadway by the Federal Highway Administration. Under this classification, any speed limit lower than the prima facie 65-mph limit must comply with the standards of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and California Vehicle Code (CVC) Section 22358. These requirements mandate the completion of an Engineering and Traffic Survey (E&TS) to determine an appropriate speed limit.
An E&TS was conducted on June 10, 2025, and July 1, 2025, following established traffic engineering practices, covering five segments of Pacheco Boulevard. Based on the findings, the Traffic Engineer recommends the following posted speed limits:

- 40 mph on Pacheco Boulevard from Potter Street easterly to Morello Avenue.
- 30 mph on Pacheco Boulevard from Morello Avenue easterly to Arthur Road.
- 35 mph on Pacheco Boulevard from Arthur Road southerly to the Martinez City Limit at Sunrise Drive.
- 35 mph on Pacheco Boulevard from approximately 250 feet south of Arnold Drive southerly to First Avenue North.
- 30 mph on Pacheco Boulevard from First Avenue North southerly to Second Avenue South near the Pleasant Hill City Limit.

The Board of Supervisors will rescind Traffic Resolution No. 1991/3451, which established previous speed limits on Pacheco Boulevard.

CONSEQUENCE OF NEGATIVE ACTION:
Law enforcement would not be able to enforce speed limits on Pacheco Boulevard.

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Traffic Resolution on January 20, 2026, by the following vote:

AYES:

NOES:

ABSENT:

TRAFFIC RESOLUTION NO. 2026/4550

ABSTAIN: Supervisorial District V

SUBJECT: Establish speed limits on Pacheco Boulevard (Road No. 3915C), Martinez/Pacheco area.

The Contra Costa County Board of Supervisors RESOLVES that:

On the basis of an Engineering and Traffic Survey and recommendations by the County Public Works Department's Transportation Engineering Division and pursuant to County Ordinance Code Sections 46-2.002 – 46-2.012, the following traffic regulation is established (and other action taken, as indicated):

Pursuant to Section 22358(a) and Section 627 of the California Vehicle Code, no vehicle shall travel in excess of 40 miles per hour on Pacheco Boulevard (Road No. 3915C), beginning at Potter Street (Road No. 3485AA) and extending easterly to Morello Avenue (City of Martinez Road), Martinez area;

THENCE, no vehicle shall travel in excess of 30 miles per hour on Pacheco Boulevard (Road No. 3915C), beginning at Morello Avenue (City of Martinez Road) and extending easterly to Arthur Road (Road No. 3681), Martinez area;

THENCE, no vehicle shall travel in excess of 35 miles per hour on Pacheco Boulevard (Road No. 3915C), beginning at Arthur Road (Road No. 3681) and extending southerly to the Martinez City Limit at Sunrise Drive, Martinez area;

THENCE, no vehicle shall travel in excess of 35 miles per hour on Pacheco Boulevard (Road No. 3915C), beginning approximately 250 feet south of the Arnold Drive (Martinez City Limit) and extending southerly to First Avenue North (Road No. 3975L), Pacheco area;

THENCE, no vehicle shall travel in excess of 30 miles per hour on Pacheco Boulevard (Road No. 3915C), beginning at First Avenue North (Road No. 3975L) and extending southerly to Second Avenue South (Road No. 3975D)/Pleasant Hill City Limit, Pacheco area.

Traffic Resolution 1991/3451, pertaining to speed limits on Pacheco Boulevard (Road No. 3915C) is hereby rescinded.

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MS:cp

Orig. Dept: Public Works (Traffic)
Contact: Monish Sen, 313-2187

cc: California Highway Patrol
Sheriff Department

I hereby certify that this is a true and correct Copy of an action taken and entered on the minutes of the Board of Supervisors
on the date shown.

ATTESTED:_____
Monica Nino, Clerk of the Board of Supervisors and County Administrator

TRAFFIC RESOLUTION NO. 2025/4550

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-280 **Agenda Date:** 1/20/2026 **Agenda #:** C.76.

To: Board of Supervisors

From: Karen Caoile, Director of Risk Management

Report Title: Contract with Contra Costa County Schools Insurance Group

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

APPROVE and AUTHORIZE the Director of Risk Management, or designee, to execute a contract amendment with Contra Costa County Schools Insurance Group to increase the payment limit by $250,000 to a new payment limit of $902,410 to continue performing medical billing reviews and extend the term through December 31, 2026.

FISCAL IMPACT:

100% funded by the Workers' Compensation Internal Service Fund.

BACKGROUND:

Contra Costa County Schools Insurance Group (CCCSIG) and Contra County Risk Management created a joint partnership public entity in 2003 so that CCCSIG could provide workers' compensation medical billing reviews for the Workers' Compensation Unit at a lower annual cost than other providers. The current contract payment limit is $652,410 and expires on December 31, 2025. This contract amendment and extension allow the County to continue receiving the same services while a request for proposals is conducted with County Purchasing and expected to conclude by September 2026.

CONSEQUENCE OF NEGATIVE ACTION:

The County would not be able to maintain compliance with the California Department of Industrial Relations.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-281 **Agenda Date:** 1/20/2026 **Agenda #:** C.77.

To: Board of Supervisors

From: Monica Nino, County Administrator

Report Title: Claims

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:

DENY claims filed by Erin Brigance; Michael Manasan; Jhon Greidy Escobar Rodriguez; Justin Russo; Jason Sherwood; Ma Elena Ortiz Angeles; A.S., a minor; C.F.O., a minor; D.S., a minor; G.F.O., a minor; Eddie Juarez; and Ali Mohamady. DENY late claim filed by Anthony Myers Sr. Conservator for Anthony Myers Jr.

FISCAL IMPACT:

No fiscal impact.

BACKGROUND:
Erin Brigance: Claim for unlawful termination in an amount to exceed $35,000.
Michael Manasan: Personal injury claim related to dangerous roadway condition in an amount to exceed $35,000.
Jhon Greidy Escobar Rodriguez: Personal injury claim related to vehicle accident in an amount to exceed $1,000,000.
Justin Russo: Civil rights claim for failure to protect while in custody in an undisclosed amount.
Jason Sherwood: Property claim for damage to vehicle in the amount of $1,000.
Ma Elena Ortiz Angeles: Personal injury claim related to vehicle accident in an amount to exceed $25,000.
A.S., a minor: Personal injury claim related to vehicle accident in an amount to exceed $25,000.
C.F.O., a minor: Personal injury claim related to vehicle accident in an amount to exceed $25,000.
D.S., a minor: Personal injury claim related to vehicle accident in an amount to exceed $25,000.
G.F.O., a minor: Personal injury claim related to vehicle accident in an amount to exceed $25,000.
Eddie Juarez: Property claim for damage to vehicle in the amount of $668.98.
Ali Mohamady: Personal injury claim related to assault at summer camp in the amount of $100,000,000.
Anthony Myers, Sr. Conservator for Anthony Myers, Jr.: Request that the Board of Supervisors accept a late claim.

CONSEQUENCE OF NEGATIVE ACTION:

Not acting on the claims could extend the claimants' time limits to file actions against the County.

1025 ESCOBAR STREET
MARTINEZ, CA 94553

CONTRA COSTA COUNTY

Staff Report

File #: 26-237 **Agenda Date:** 1/20/2026 **Agenda #:** C.78.

To: Board of Supervisors

From: David O. Livingston, Sheriff-Coroner

Report Title: Advanced Helicopter Services, Inc.

☒Recommendation of the County Administrator ☐ Recommendation of Board Committee

RECOMMENDATIONS:
APPROVE and AUTHORIZE the Sheriff-Coroner, or designee, to execute a contract with Advanced Helicopter Services, Inc., in an amount not to exceed $3,000,000 for helicopter maintenance services for the period February 1, 2026 through January 31, 2029.

FISCAL IMPACT:
Approval of this request will result in up to $3,000,000 in contractual service expenditures over a 3-year period and will be funded by 76% CSA P-6 Zone, 22% State Supplemental Law Enforcement Services Fund, and 2% User Agency fees.

BACKGROUND:
Advanced Helicopter Services, Inc., will provide maintenance services for the Sheriff's helicopters. The helicopter program is an integral element of effective law enforcement operations, providing enhanced patrol, surveillance, and search and rescue capabilities.

Continuation of the helicopter program hinges on the maintenance services provided under this contract. Costs associated with this contract are partially offset by revenue generated by neighboring jurisdictions contracting for helicopter services.

CONSEQUENCE OF NEGATIVE ACTION:
If the Board does not approve, the continuation of the helicopter program will be at risk without a maintenance agreement.

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SIDE LETTER
BETWEEN
Contra Costa County
and
Professional and Technical Engineers IFPTE, Local 21

This Side Letter is by and between Professional and Technical Engineers IFPTE, Local 21 ("Local 21") and Contra Costa County ("County"). Following approval by the Board of Supervisors, this Side Letter will be effective as of July 1, 2025.

This Side Letter amends the Memorandum of Understanding ("MOU") between the County and Local 21, (July 1, 2022 – June 30, 2026) by adding a new subsection to Section 42 – Special Benefits for Management Employees by Department or Class. The following portion of the MOU will be amended as follows:

SECTION 42 – SPECIAL BENEFITS FOR MANAGEMENT EMPLOYEES BY DEPARTMENT OR CLASS

[*Subsections 42.1 – 42.33 remain unchanged.*]

42.34 Victim Witness Canine Handler Differential. When an employee in the classification of Victim Witness Assistance Program Supervisor/Mass Victimization Advocate (2KHB) is assigned as a canine handler through the Victim Witness Assistance Grant, the incumbent will be eligible to receive a differential in the amount of $245.25 per month for the additional canine care duties performed outside of work hours. These duties include but are not limited to handling, caring, feeding, exercising, grooming, bathing, kennel cleaning, cleaning of vehicles, and ordinary transport to and from the veterinarian. This differential will cease if the grant is terminated or no longer funded to the level to support these duties.

Decisions to assign or unassign employees to Canine Handler duties are at the sole discretion of the Department Head or designee.

This Side Letter will remain in effect for the term of the current MOU between the County and Local 21 (July 1, 2022 – June 30, 2026). The terms of the Side Letter will be incorporated into the successor MOU unless otherwise negotiated by the parties. All other terms and conditions of the current MOU between the County and Local 21 remain unchanged by this Side Letter.

Date: 1/9/2026

Contra Costa County:
(Signature / Printed Name)

DocuSigned by: / Rebecca Cox

DocuSigned by: / Simon O'Connell

IFPTE, Local 21:
(Signature / Printed Name)

Signed by: / Quinton Silket

DocuSigned by: / Sean Stalbaum