



# Department of Conservation and Development

## County Planning Commission

Wednesday, December 10, 2025 – 6:30 P.M.

### STAFF REPORT

Agenda Item # \_\_\_\_\_

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<b>Project Title:</b>	Green Valley Road Single-Family Residential Rezone and Minor Subdivision
<b>County File(s):</b>	CDRZ23-03271 & CDMS23-00005
<b>Applicant:</b>	Benoit McVeigh, dk Engineering
<b>Owner:</b>	George M. Moore
<b>Zoning:</b>	A-2, General Agricultural District
<b>General Plan:</b>	SL, Single-Family Residential – Low Density (RL, Residential Low Density)
<b>Site Address/Location:</b>	1921 Green Valley Road, Alamo, CA (Assessor's Parcel Numbers: 194-070-015 and 194-070-018)
<b>California Environmental Quality Act (CEQA) Status:</b>	Mitigated Negative Declaration (MND), SCH #2025031276
<b>Project Planner:</b>	Syd Sotoodeh, Senior Planner; (925) 655-2877; <a href="mailto:syd.sotoodeh@dcd.cccounty.us">syd.sotoodeh@dcd.cccounty.us</a>
<b>Staff Recommendation:</b>	Approve (See Section II for Full Recommendation)

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### **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 County 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.

<b>R-40 Zoning Standard</b>		<b>Proposed Parcel A</b>	<b>Proposed Parcel B</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, or 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](http://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 doveled 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	( )	( )	( )	( )

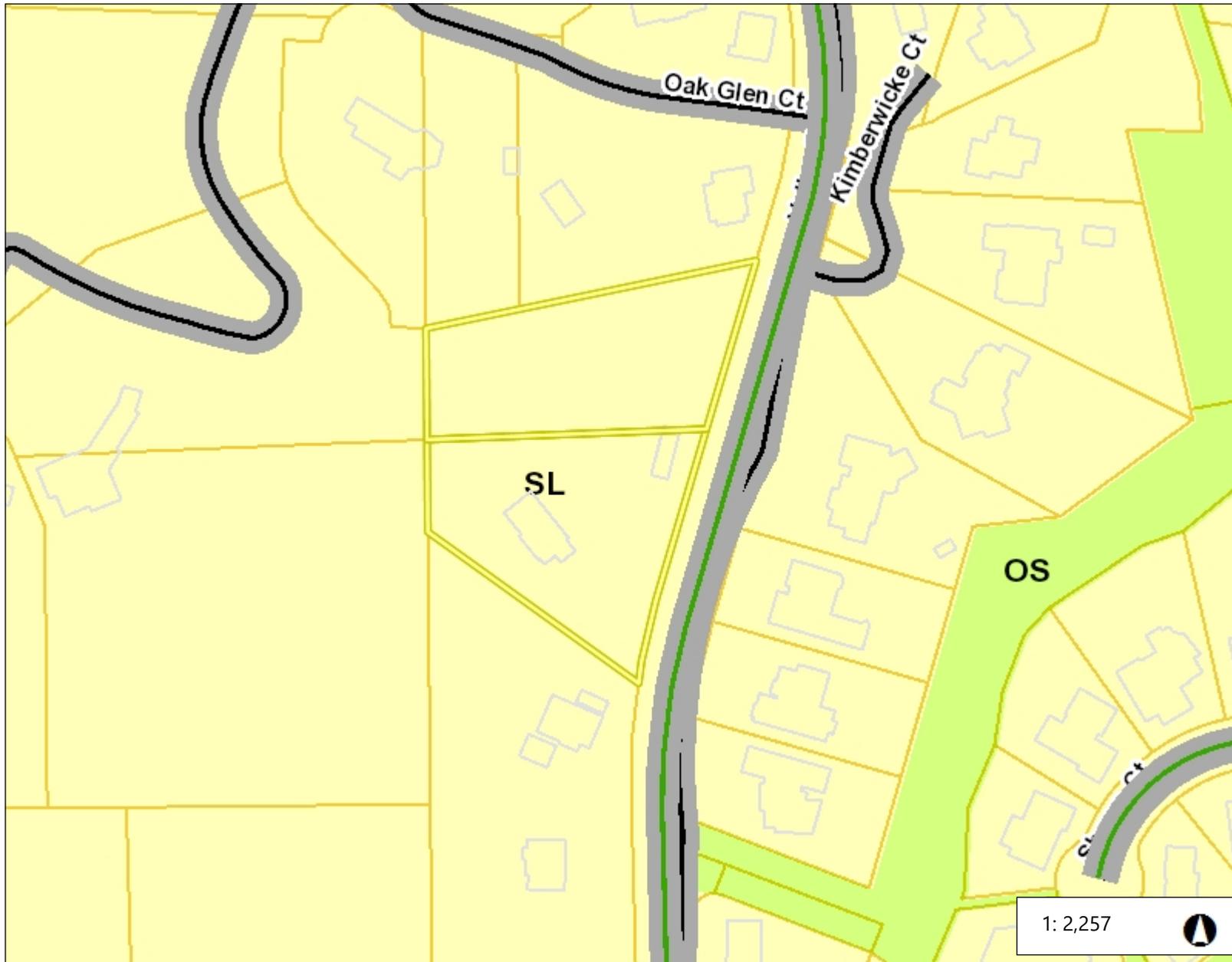
ATTEST: Monica Nino, County Administrator  
 and Clerk of the Board of Supervisors \_\_\_\_\_

By \_\_\_\_\_, Dep. \_\_\_\_\_  
 Chair of the Board  
 (SEAL)

ORDINANCE NO. 2025-



# 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 - Lc
  - MM (Multiple Family Residential - Iv
  - 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 Star
  - M-8 (Douqherty Valley Villaae Cent

## Notes

Contra Costa County -DOIT GIS

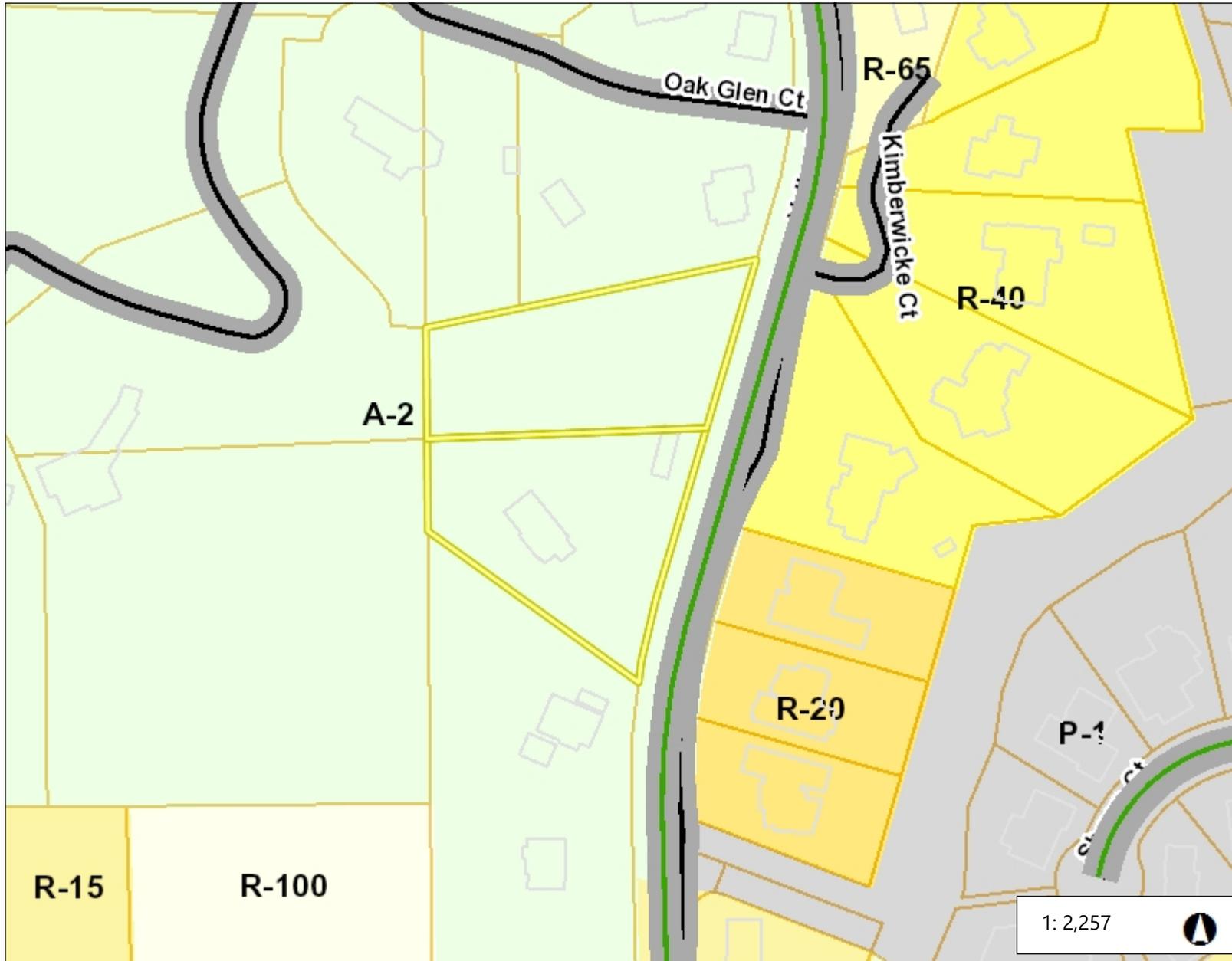
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

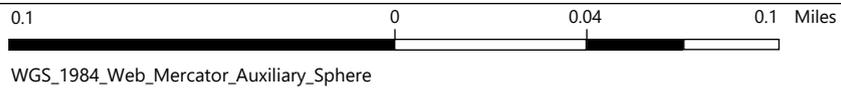
Zoning: A-2



Legend

- Building Outlines
  - Maintained Roads
  - City Limits
  - Highways
  - Highways Bay Area
  - Streets
- Zoning
- R-6 (Single Family Residential)
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  - R-6 -SD-1 (Slope Density Hillside I
  - R-6 -TOV -K (Tree Obstruction anc
  - R-6, -UE (Urban Farm Animal Exclt
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  - R-7 (Single Family Residential)
  - R-7 -X (Railroad Corridor Combinir
  - R-10 (Single Family Residential)
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  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
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  - 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)

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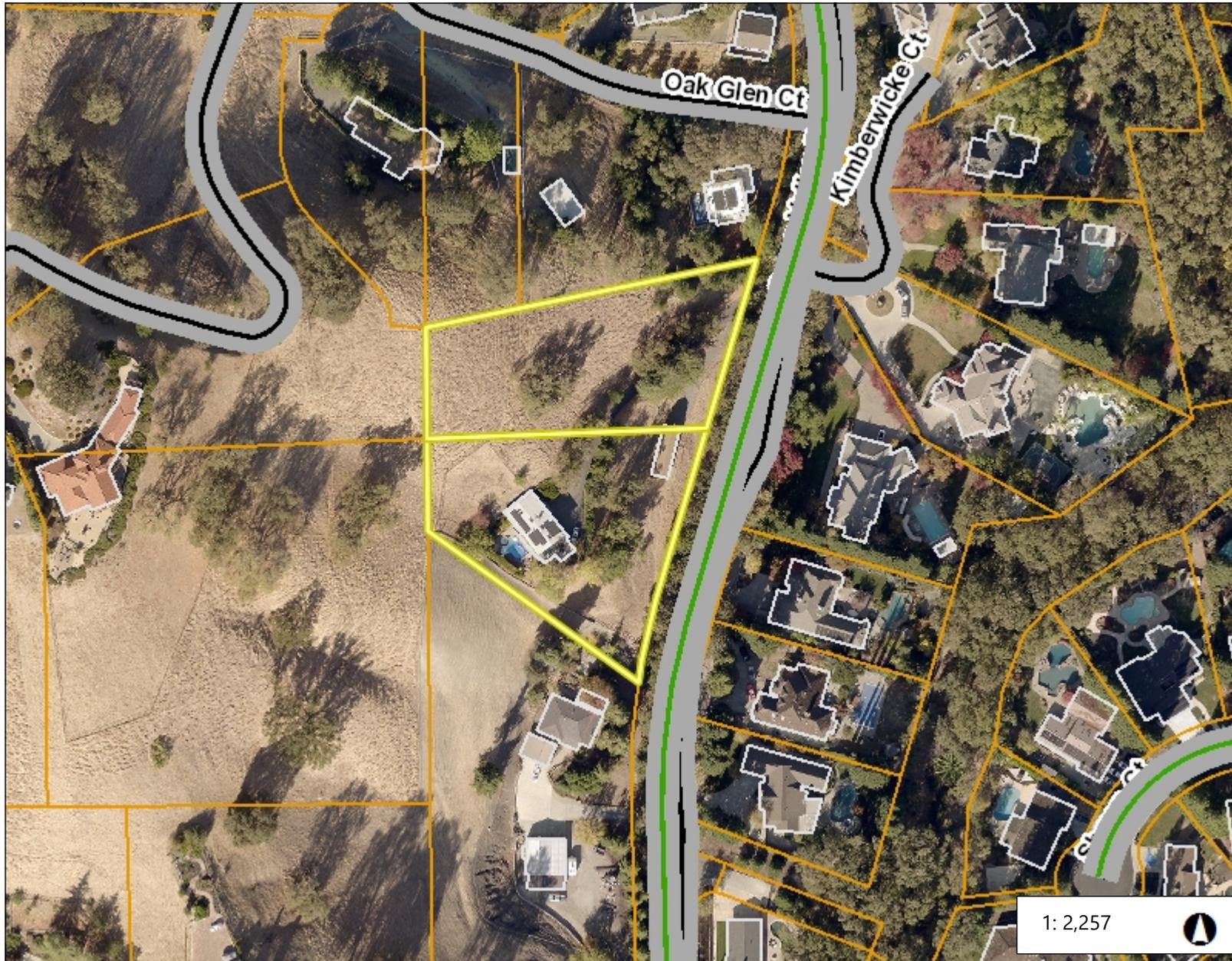
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Notes

Contra Costa County -DOIT GIS

# 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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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





San Ramon Valley Fire Protection District  
Community Risk Reduction Division  
1500 Bollinger Canyon Road  
San Ramon, CA 94583

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phone: 925.838.6600

web: [www.firedepartment.org](http://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](mailto: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](http://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](http://www.firedepartment.org/submitplans) for the current Ordinance, Standards and Submittal Requirements.

## Syd Sotoodeh

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**From:** Roy Wendel <[rwendel@srvfire.ca.gov](mailto: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](mailto: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](http://www.firedepartment.org)

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**From:** Syd Sotoodeh <[Syd.Sotoodeh@dcd.cccounty.us](mailto:Syd.Sotoodeh@dcd.cccounty.us)>

**Sent:** Wednesday, August 21, 2024 7:55 AM

**To:** Darwin Myers <[dmyersassoc@gmail.com](mailto:dmyersassoc@gmail.com)>

**Cc:** Simone Saleh <[Simone.Saleh@pw.cccounty.us](mailto:Simone.Saleh@pw.cccounty.us)>; Kellen O'Connor <[kellen.oconnor@pw.cccounty.us](mailto:kellen.oconnor@pw.cccounty.us)>; Larry Gossett <[larry.gossett@pw.cccounty.us](mailto:larry.gossett@pw.cccounty.us)>; Anthony DiSilvestre <[anthony.disilvestre@pw.cccounty.us](mailto:anthony.disilvestre@pw.cccounty.us)>; Roy Wendel <[rwendel@srvfire.ca.gov](mailto: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 than 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](mailto:syd.sotoodeh@dcd.cccounty.us)

DCD Web: [Conservation and Development | Contra Costa County, CA Official Website](#)

Permits: [Accela Citizen Access \(ccounty.us\)](#)



# REVIEW OF AGENCY PLANNING APPLICATION

<b>THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES</b>										
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								
<b>DEVELOPMENT DATA</b>										
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: <div style="text-align: center;">Single Family Residential:2 Units</div>										
<b>WATER SERVICES DATA</b>										
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										
None from main extension(s) Location of Existing Main(s):										
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">F5B</td> <td style="text-align: center;">450-650</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	F5B	450-650	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE			
PRESSURE ZONE	SERVICE ELEVATION RANGE									
F5B	450-650									
PRESSURE ZONE	SERVICE ELEVATION RANGE									
<b>COMMENTS</b>										
<p>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.</p>										
KTL										
<b>CHARGES &amp; OTHER REQUIREMENTS FOR SERVICE:</b> Contact the EBMUD New Business Office at (510)287-1008.										
_____ Jennifer L. Mcgregor, Senior Civil Engineer;		07/10/2023 _____ 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:**

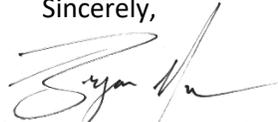
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture 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.<sup>1</sup> 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.<sup>2</sup> A revised Tentative Parcel Map,<sup>3</sup> and a Stormwater Control Plan.<sup>4</sup>

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.<sup>5</sup> 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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<sup>1</sup> 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.*

<sup>2</sup> 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).*

<sup>3</sup> 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).*

<sup>4</sup> dk Engineering, 2023, *1921 Green Valley Road, Stormwater Control Plan, dk Job #20-1049 (12 Sheets dated October 13, 2023).*

<sup>5</sup> 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 on 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.<sup>6</sup> 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.<sup>7</sup> 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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<sup>6</sup> CGS, 2024, *Seismic Hazard Zone Report for the Diablo Quadrangle, Contra Costa County, California*, SHZ Report 137.

<sup>7</sup> 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 11½ 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 Cranc (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***

<p><b>Ground Rupture.</b> 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.</p> <p><b>Ground Shaking.</b> 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.</p> <p><b>Liquefaction.</b> 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.</p>
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**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,<sup>8</sup> 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.

<sup>8</sup> 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 retaining 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 8<sup>th</sup> 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.

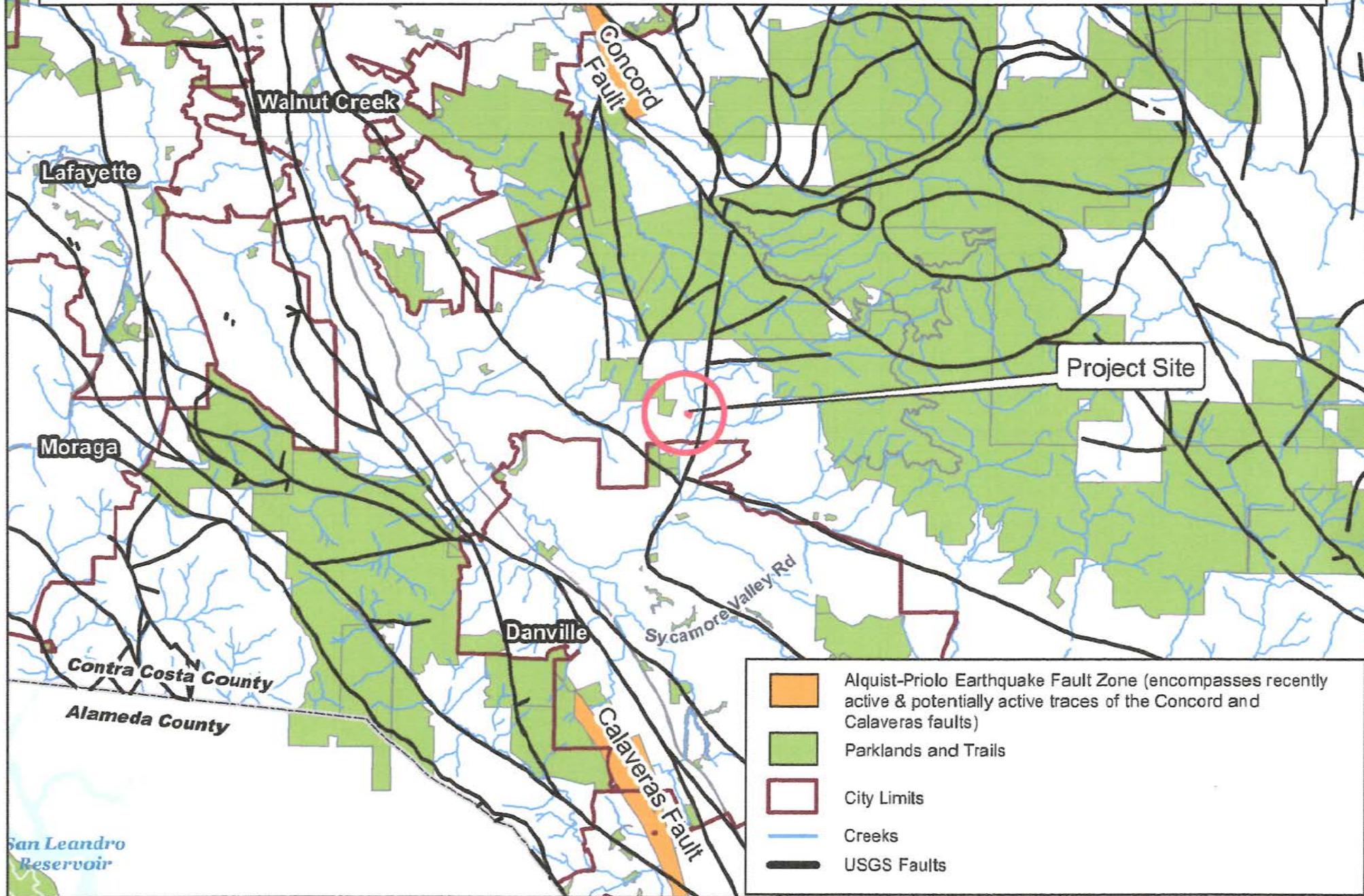
Sincerely,  
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946  
Principal



**Figure 1: CDMS23-00005 & CDRZ23-03271 Vicinity & Alquist-Priolo Map**



	Alquist-Priolo Earthquake Fault Zone (encompasses recently active & potentially active traces of the Concord and Calaveras faults)
	Parklands and Trails
	City Limits
	Creeks
	USGS Faults



0 1.5 3 6 Miles

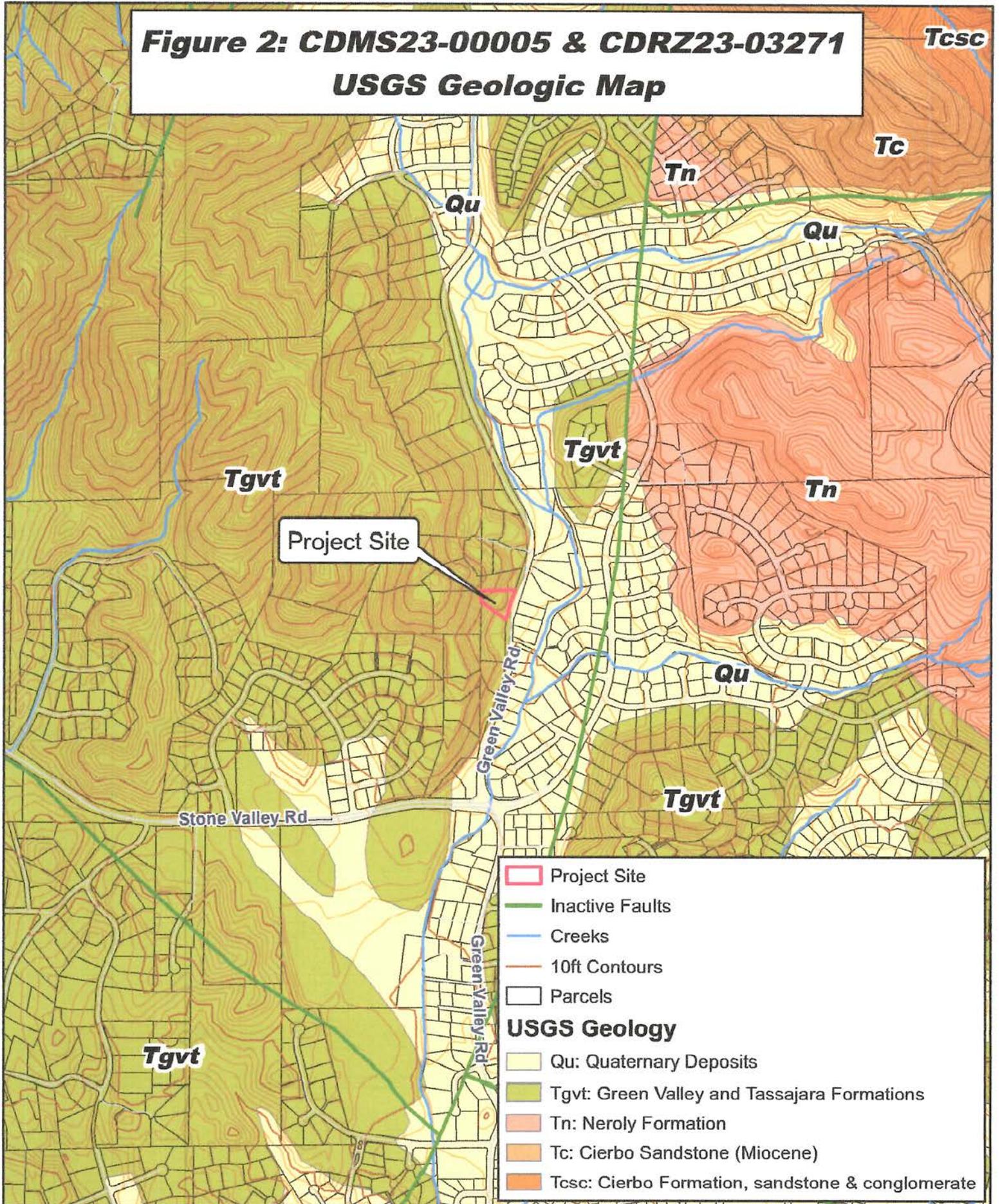
source CGS, Special Publication 42 (revised in 2018)

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**



Project Site  
 Inactive Faults  
 Creeks  
 10ft Contours  
 Parcels  
**USGS Geology**  
 Qu: Quaternary Deposits  
 Tgvt: Green Valley and Tassajara Formations  
 Tn: Neroly Formation  
 Tc: Cierbo Sandstone (Miocene)  
 Tcsc: Cierbo Formation, sandstone & conglomerate



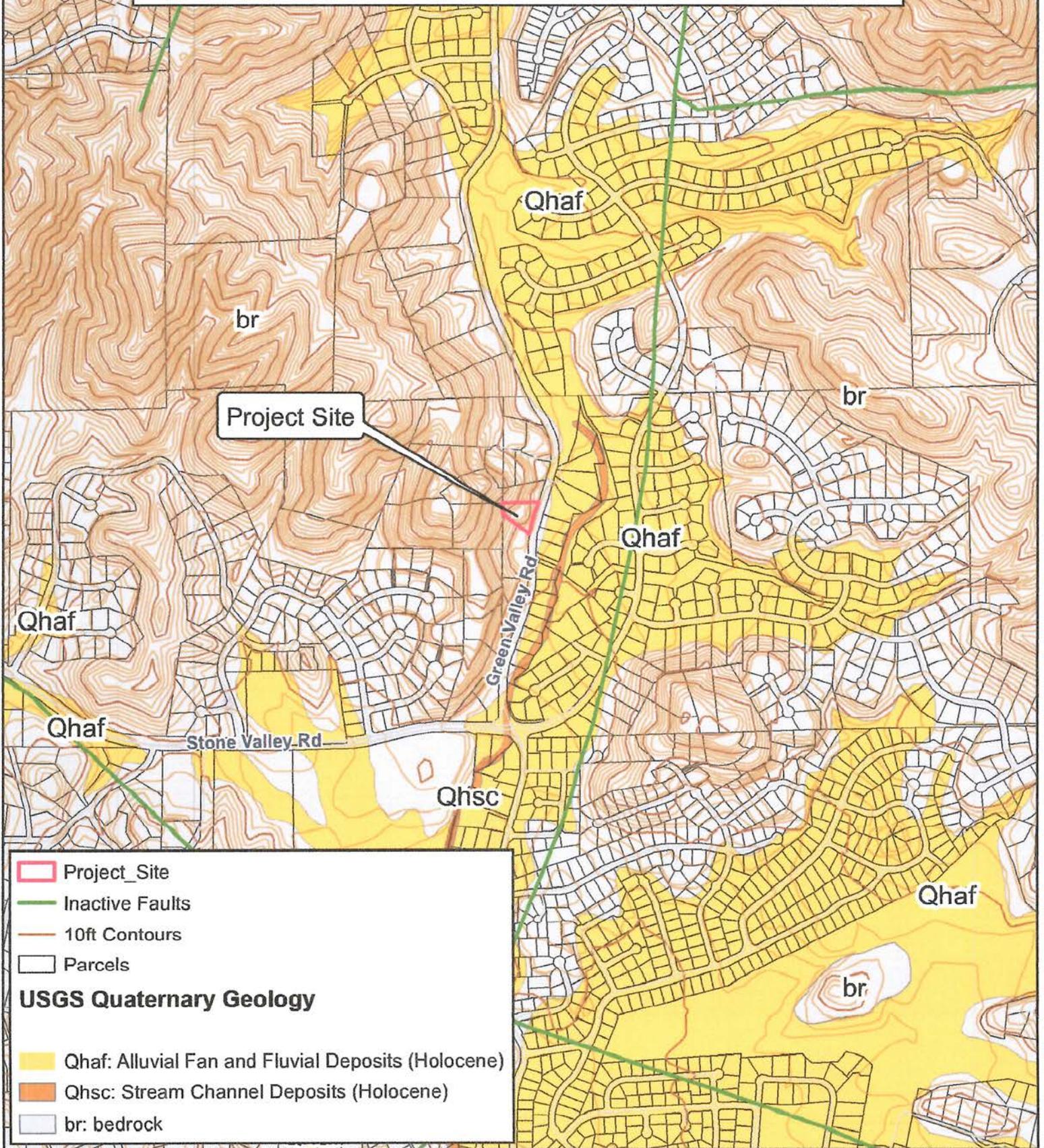
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**Figure 3: CDMS23-00005 & CDRZ23-03271  
USGS Quaternary Geologic Map**



- Project Site
  - Inactive Faults
  - 10ft Contours
  - Parcels
- USGS Quaternary Geology**
- Qhaf: Alluvial Fan and Fluvial Deposits (Holocene)
  - Qhsc: Stream Channel Deposits (Holocene)
  - br: bedrock



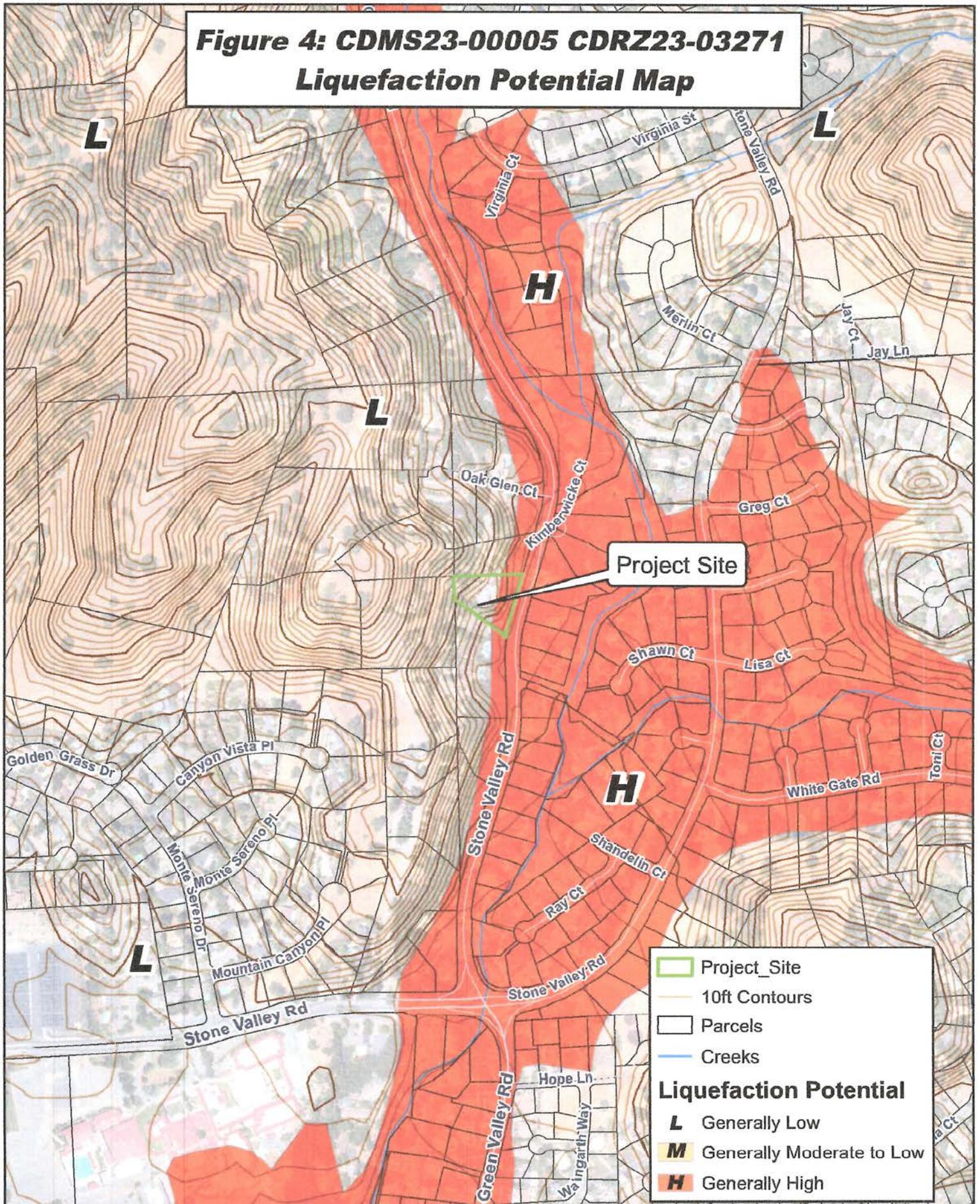
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**Figure 4: CDMS23-00005 CDRZ23-03271  
Liquefaction Potential Map**



	Project_Site
	10ft Contours
	Parcels
	Creeks
<b>Liquefaction Potential</b>	
<b>L</b>	Generally Low
<b>M</b>	Generally Moderate to Low
<b>H</b>	Generally High



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  
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37:59:41.791N 122:07:03.756W

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**Figure 5: CDMS23-00005 CDRZ23-03271  
CGS Seismic Hazard Zone**



- Project Site
- 10ft Contours
- Parcels
- Creeks
- SHZ Diablo landslide zone
- SHZ Diablo liquefaction zone



Source : CGS Diablo SHZ Map 2024

Map Created 3/26/2024  
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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.<sup>1</sup> At that time the documents submitted by the project proponent included the following: a geotechnical report,<sup>2</sup> a revised Tentative Parcel Map (VTM),<sup>3</sup> and a Stormwater Control Plan.<sup>4</sup> 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<sup>5</sup> and (ii) a revised Stormwater Control Plan.<sup>6</sup> 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.<sup>7</sup> 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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<sup>1</sup> 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.*

<sup>2</sup> 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).*

<sup>3</sup> 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).*

<sup>4</sup> dk Engineering, 2023, *1921 Green Valley Road, Stormwater Control Plan, dk Job #20-1049 (12 Sheets dated October 13, 2023).*

<sup>5</sup> 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).*

<sup>6</sup> dk Engineering, 2024, *Stormwater Control Plan for 1921 Green Valley Road, dk Job #20-1049 (13 Sheets plus 4 Attachments, dated August 15, 2024).*

<sup>7</sup> 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.<sup>8</sup> 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 11½ 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,<sup>9</sup> 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.

<sup>8</sup> CGS, 2024, *Seismic Hazard Zone Map for the Diablo 7½-Minute Quadrangle, Contra Costa County, California*, (map released February 22, 2024).

<sup>9</sup> 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**

<p><b>Policy 10-22.</b> Slope stability shall be a primary consideration in the ability of land to be developed or designated for urban uses.</p> <p><b>Policy 10-23.</b> 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.</p> <p><b>Policy 10-25.</b> 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</p> <p><b>Policy 10-26.</b> 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.</p> <p><b>Policy 10-27.</b> Soil and geological reports shall be subject to the review and approval of the County Planning Geologist.</p> <p><b>Policy 10-28.</b> Generally, residential density shall decrease as slope increases, especially above a 15 percent slope.</p> <p><b>Policy 10-29.</b> Significant hillsides shall be considered unsuitable for types of development which require extensive grading or other land disturbance.</p> <p><b>Policy 10-32.</b> 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.</p>
---

**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. General

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***

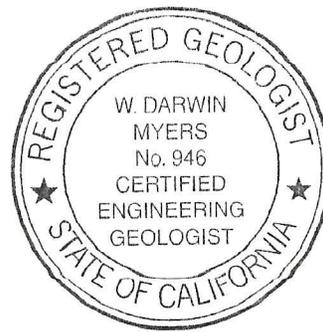
This review has been performed to provide technical advice to assist the Department of Conservation & Development with discretionary permit decisions. Our services have been limited to review of the documents identified in this peer review letter. Our opinions and conclusions are made in accordance with 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



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

Community Development Dept.  
Attn: Syd Sotoodeh  
July 23, 2023  
Page 3

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 ( “ ” )

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.

Community Development Dept.  
Attn: Syd Sotoodeh  
April 21, 2024  
Page 3

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  
Chair,  
Planning Committee

cc:	Applicant	(by email: <a href="mailto:bmcveigh@dkengin.com">bmcveigh@dkengin.com</a> )
	Owner	(by email: <a href="mailto:gmoore820@gmail.com">gmoore820@gmail.com</a> )
	Supervisor Andersen	(by email)
	Alamo MAC Members	(by bcc email)
	Cameron Collins	(by email)
	AIA Board & Planning Committee	( " )
	AIA File	( " )



## Memo

September 3, 2025

**TO:** Syd Sotoodeh, Planner, Department of Conservation and Development

**FROM:** Alex Vazquez, Associate Civil Engineer, Engineering Services Division *Cy 2025*  
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.

AV:AD:xx

G:\engsvc\Land Dev\MS\MS 23-0005 (x-ref RZ23-3271)\Staff Report & COAs MS23-0005\_Revised COAs.docx

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 doveled 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 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.
- 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](mailto: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 CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

PHONE: (925) 228-9500

FAX: (925) 228-4624

[www.centrialsan.org](http://www.centrialsan.org)

March 25, 2025

Syd Sotoodeh  
Senior Planner  
925-655-2877  
[Syd.sotoodeh@dcd.cccounty.us](mailto:Syd.sotoodeh@dcd.cccounty.us)

ROGER S. BAILEY  
General Manager

J. LEAH CASTELLA  
Counsel for the District

KATIE YOUNG  
Secretary of the District

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](mailto:CEQAReview@dtsc.ca.gov)



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

---

Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
[dtsc.ca.gov](http://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](mailto: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](https://clearinghouse.ca.gov/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.

Syd Sotoodeh  
April 3, 2025  
Page 3

Sincerely,

*Tamara Purvis*

Tamara Purvis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Tamara.Purvis@dtsc.ca.gov](mailto:Tamara.Purvis@dtsc.ca.gov)

cc: (via email)

Governor's Office of Land Use and Climate Innovation  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Dave Kereazis  
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HWMP-Permitting Division – CEQA Unit  
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[Dave.Kereazis@dtsc.ca.gov](mailto: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](mailto: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

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.

Syd Sotoodeh, Senior Planner  
April 14, 2025  
Page 2

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

**BOWIE & SCHAFFER**  
Attorneys at Law  
2255 CONTRA COSTA BLVD., SUITE 305  
PLEASANT HILL, CA 94523

DAVID J. BOWIE  
ERIC C. SCHAFFER

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[Eric@bowieschafferlaw.com](mailto:Eric@bowieschafferlaw.com)

April 22, 2025

Via Email: [syd.sotoodeh@dcd.cccounty.us](mailto: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 assessor'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.

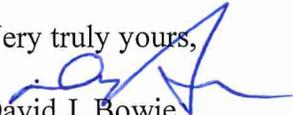
The MND speaks to the question as to whether the project would cause a significant environmental impact due to conflict with any land use plan, policy or regulation. The MND disregards potential conflicts with land use policies by its characterization of the density as falling within an acceptable range 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 substandard 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](mailto: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:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                                   |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Energy  |
| <input checked="" type="checkbox"/> Geology/Soils        | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials                 |
| <input type="checkbox"/> Hydrology/Water Quality         | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                             |
| <input type="checkbox"/> Noise                           | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation                     | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Services Systems      | <input checked="" type="checkbox"/> Wildfire                | <input checked="" type="checkbox"/> 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
<b>1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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."

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Contra Costa County General Plan. "Chapter 3: Land Use Element." 2005 – 2020.

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURAL AND FOREST RESOURCES – <i>Would the project:</i></b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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**

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Contra Costa County Code. “Title 8 – Zoning.”  
[https://library.municode.com/ca/contra\\_costa\\_county/codes/ordinance\\_code?nodeId=TIT8ZO](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
<b>3. AIR QUALITY – <i>Would the project:</i></b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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>.

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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
<b>4. BIOLOGICAL RESOURCES – <i>Would the project:</i></b>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 (CNDDDB) 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.
- *Western 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 CNDBB, 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](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
<b>5. CULTURAL RESOURCES – <i>Would the project:</i></b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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=.](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=.](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
<b>6. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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=.](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
<b>7. GEOLOGY AND SOILS – <i>Would the project:</i></b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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.

Potential Impacts

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 Costa 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
<b>8. GREENHOUSE GAS EMISSIONS – <i>Would the project:</i></b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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<sup>1</sup> that are at a minimum 1,100 metric tons (MT) of CO<sub>2e</sub> 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**

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<sup>1</sup> 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.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HAZARDS AND HAZARDOUS MATERIALS – <i>Would the project:</i></b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i></b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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
<b>11. LAND USE AND PLANNING – <i>Would the project:</i></b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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](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
<b>12. MINERAL RESOURCES – Would the project:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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=.](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
<b>13. NOISE – Would the project result in:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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
<b>14. POPULATION AND HOUSING – Would the project:</b>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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](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
<b>15. PUBLIC SERVICES – <i>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:</i></b>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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=.](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=.](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](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
<b>16. RECREATION</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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
<b>17. TRANSPORTATION – Would the project:</b>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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=>

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.

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
<b>18. TRIBAL CULTURAL RESOURCES – <i>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:</i></b>				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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
<b>19. UTILITIES AND SERVICE SYSTEMS – <i>Would the project:</i></b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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=>.

Contra Costa County. “CalGreen / Construction & Demolition (C&D) Debris Recovery Program.” 2025. <https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris->

Contra Costa County. “Franchise Agreements.” 2025. <https://cccrecycle.org/235/Franchise-Agreements>.

Contra Costa County, Public Works Department. “Minor Subdivision MS23-0005 Staff Report & Conditions of Approval.” 24 October 2024, [revised 3 September 2025](#).

Central Contra Costa Sanitary District. “1921 Green Valley Road; APN: 194-070-015 / 194-070-018, Central San Response.” Letter. 25 March 2025.

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
<b>20. WILDFIRE</b> – <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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 as 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 90° and reaching up to approximately 115°. 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/2308/63721853690780000>.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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 #CDS24-09696 – 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.

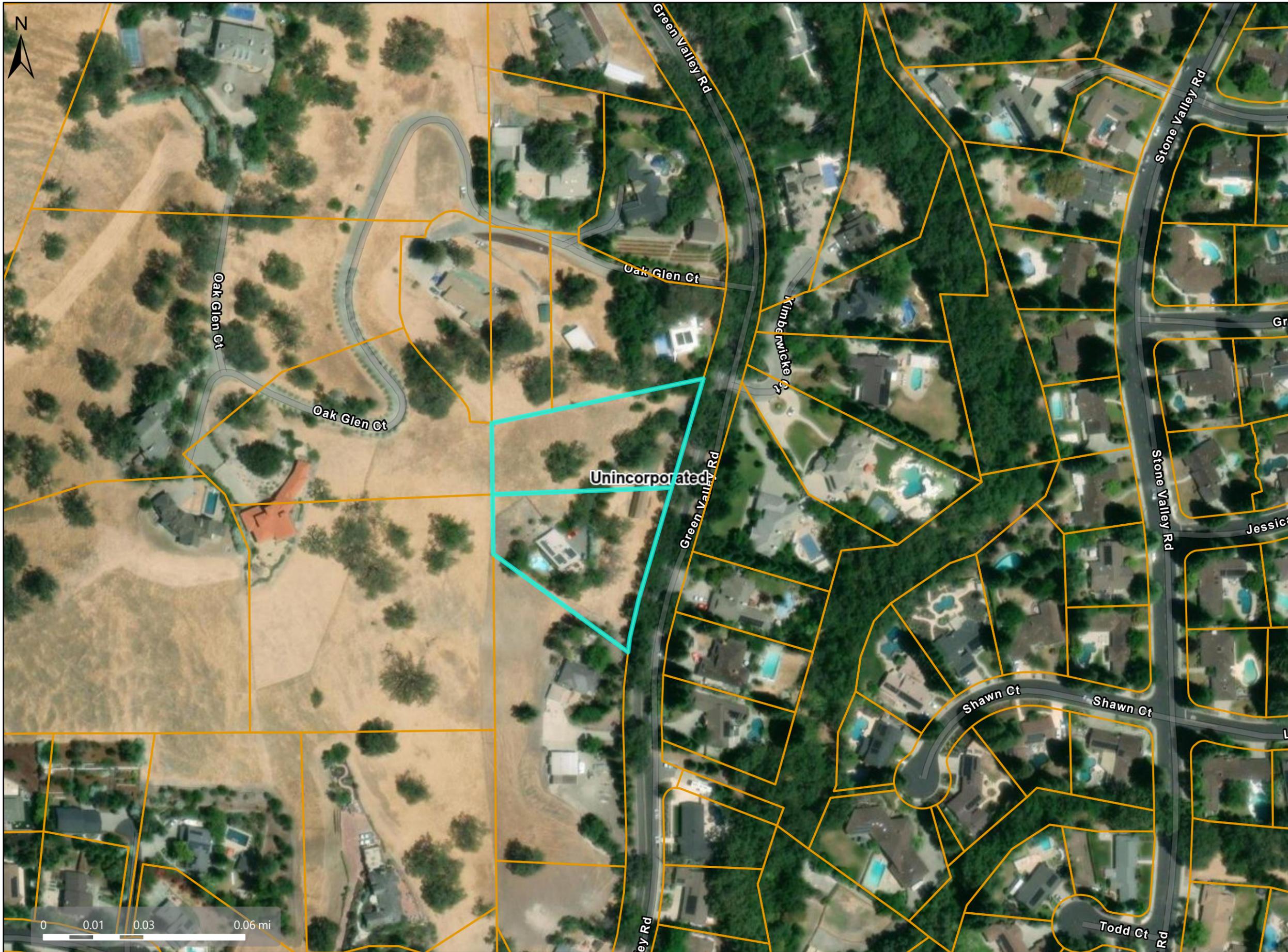
## REFERENCES

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](mailto: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

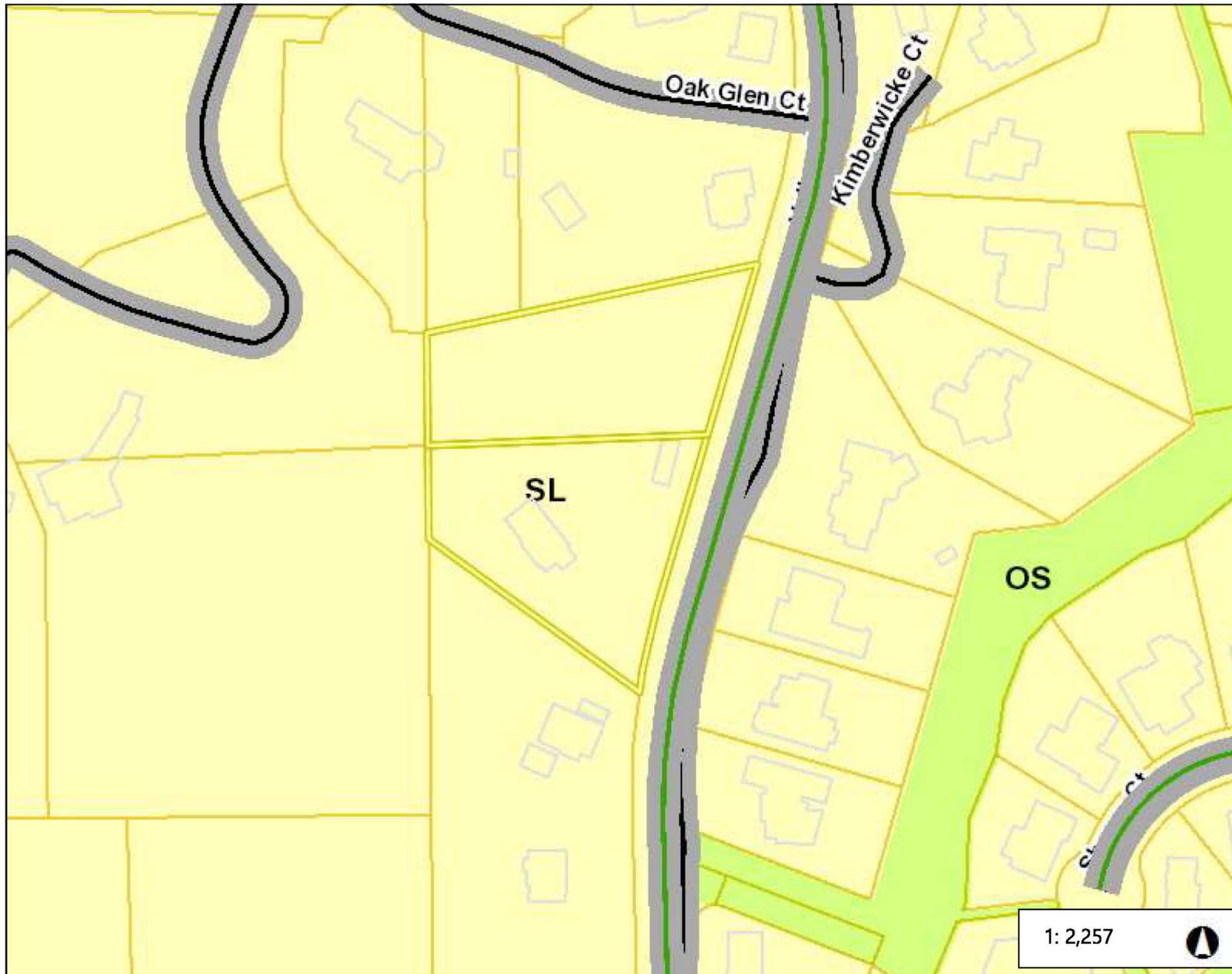


### Map Legend

- Assessment Parcels (orange outline)
- Unincorporated (cyan outline)

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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap 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

# General Plan: Single-Family Residential-Low



## 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 - Lc
- 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 L
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Villaae Cent

## Notes

Contra Costa County -DOIT GIS

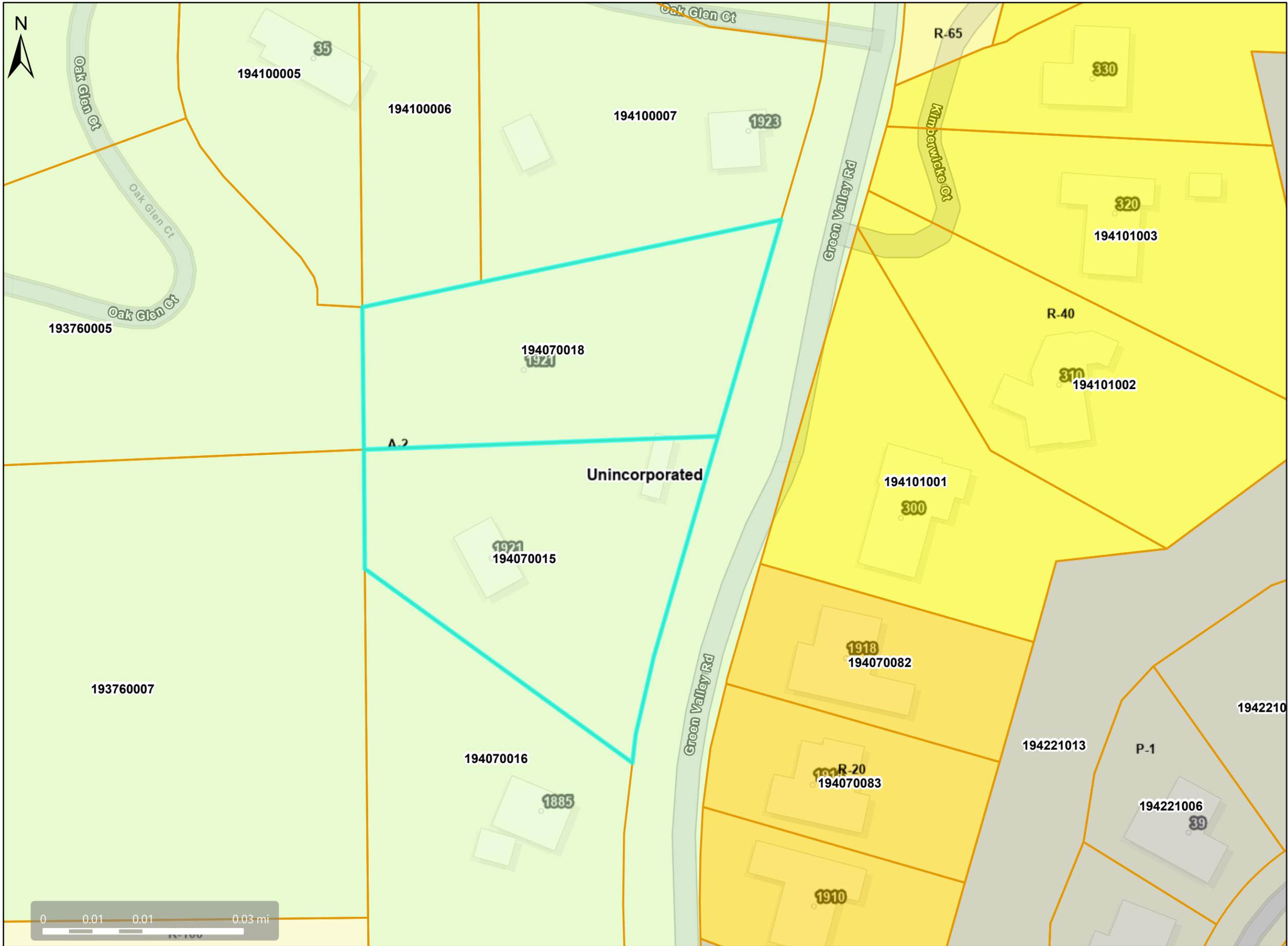
0.1 0 0.04 0.1 Miles

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



## 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



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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department. Spatial Reference PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984

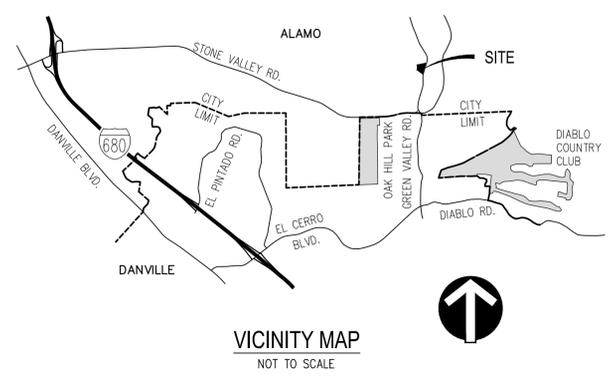
# REZONING AND VESTING TENTATIVE PARCEL MAP

# 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



**ABBREVIATIONS**

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



**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 NAVD83, 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."

**PROJECT TEAM**

OWNER/APPLICANT:	GEORGE MOORE & JOSEPH MOORE 101 MONTAIR DRIVE DANVILLE, CA 94516 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 & ASSOCIATES 1136 SARANAP AVENUE, SUITE Q WALNUT CREEK, CA 94595 (925) 947-4867 CONTACT: CHRISTOPHER MILLIKEN

**SHEET INDEX**

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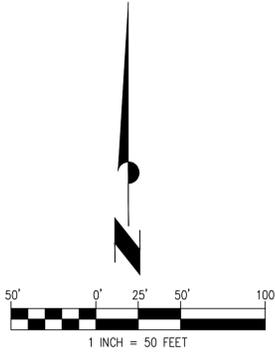
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**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

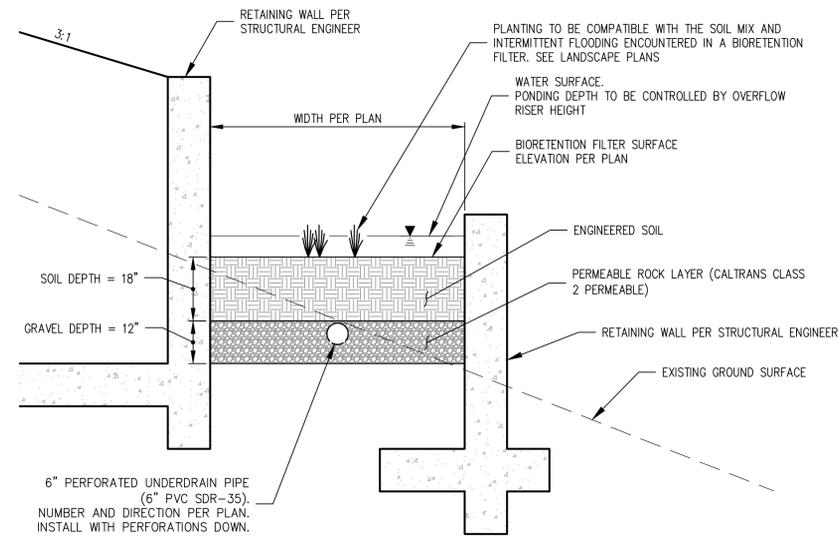
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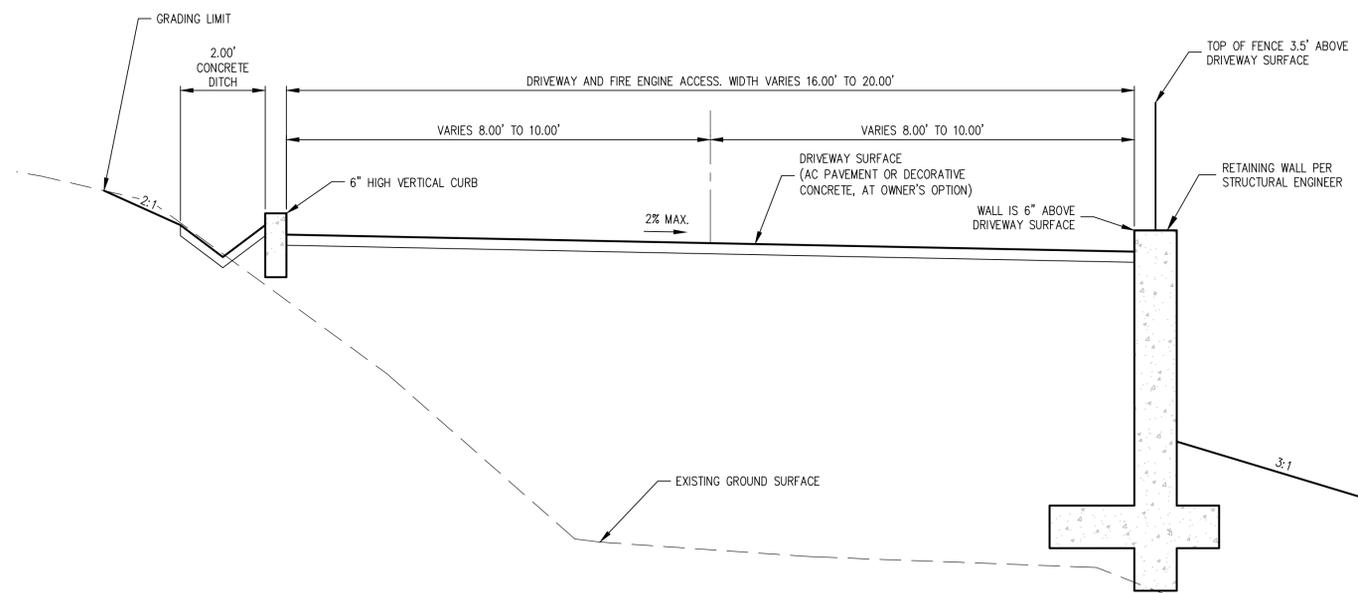
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**BIORETENTION FILTER**  
NOT TO SCALE



**DRIVEWAY**  
NOT TO SCALE

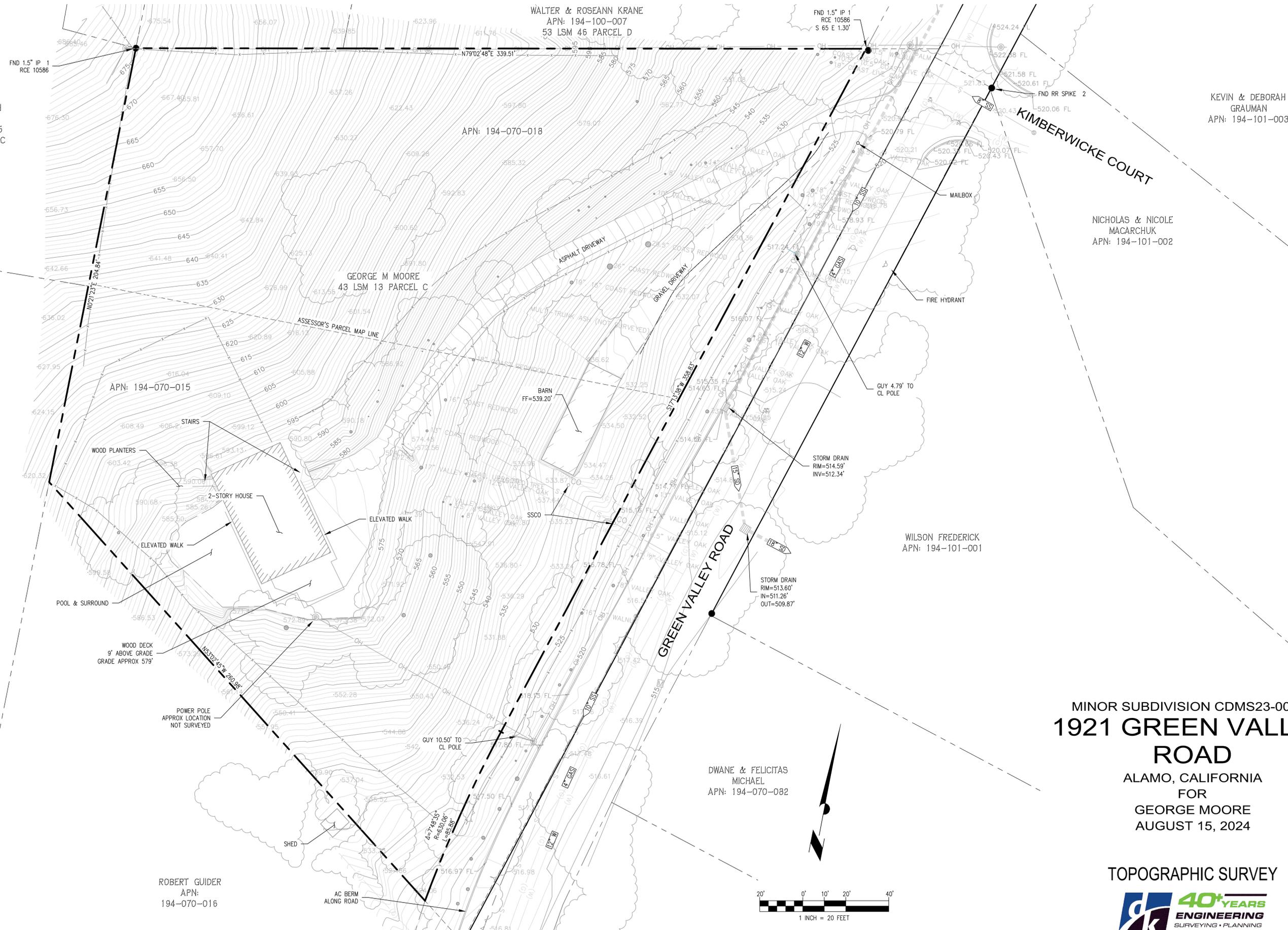
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**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

**NOTES AND DETAILS**

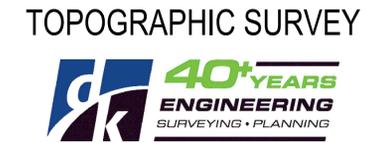


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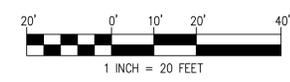
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MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



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

**REVISED**

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

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

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-007

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

APN:  
194-070-018  
**PARCEL 'B'**  
45,745 SF = 1.05 Ac.±  
(41,406 SF = 0.95Ac.±  
EXCLUDING PAUE)

GEORGE M MOORE  
43 LSM 13  
PARCEL C

**PARCEL 'A'**  
41,554 SF = 0.95 Ac.±

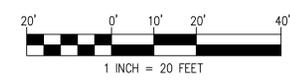
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MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

VESTING TENTATIVE PARCEL MAP



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



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

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-007

ROBERT GUIDER  
APN:  
194-070-016

PARCEL 'A'  
0.95 Ac.±  
APN:  
194-070-015

GEORGE M MOORE  
43 LSM 13  
PARCEL C

PARCEL 'B'  
1.05 Ac.±  
APN:  
194-070-018

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

KEVIN & DEBORAH  
GRAUMAN  
APN: 194-101-003

NICHOLAS & NICOLE  
MACARCHUK  
APN: 194-101-002

WILSON FREDERICK  
APN: 194-101-001

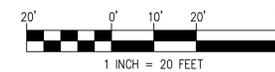
DWANE & FELICITAS  
MICHAEL  
APN: 194-070-082

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY  
ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

SITE PLAN - ENTIRE PROPERTY



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

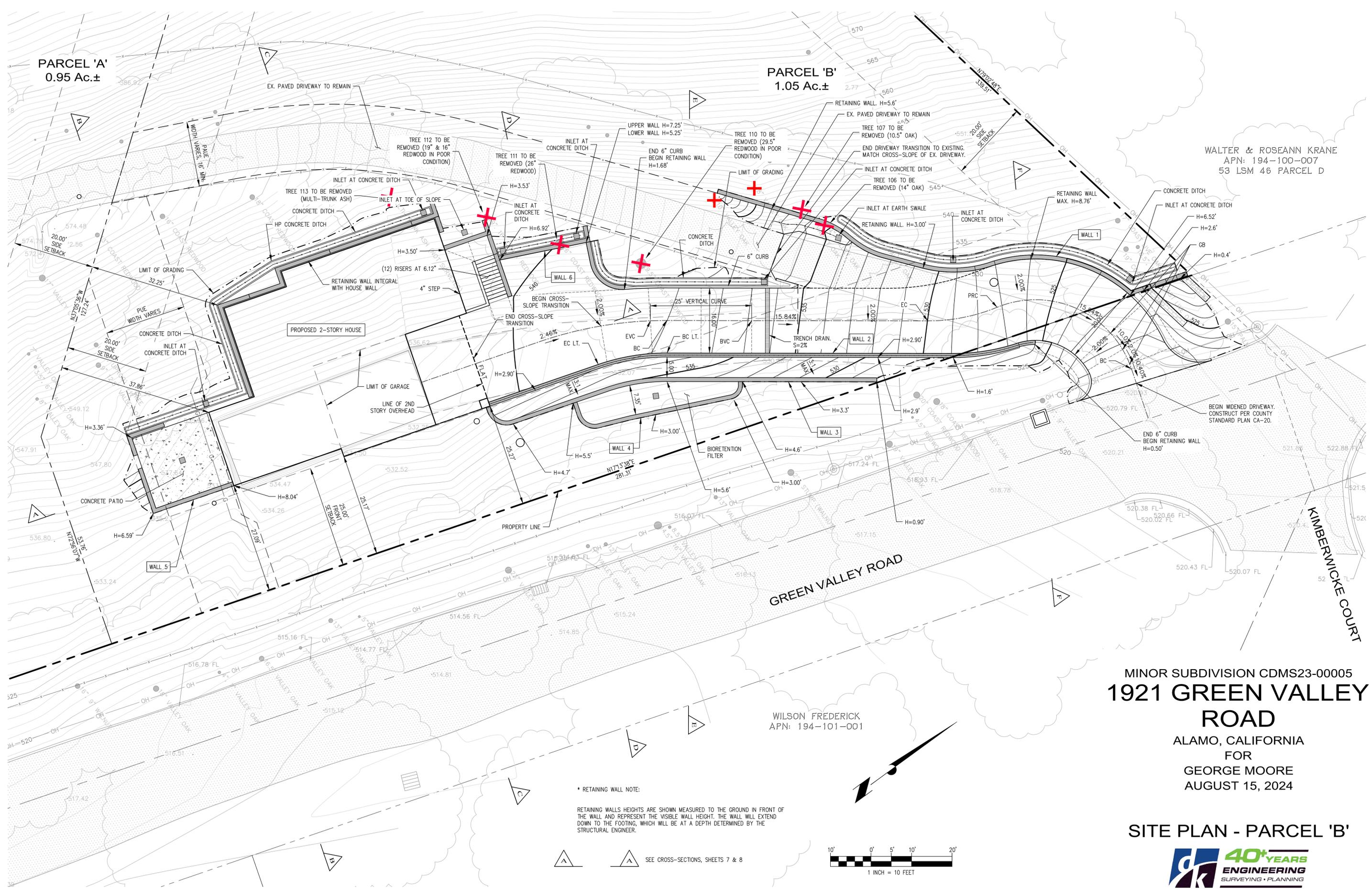


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PARCEL 'A'  
0.95 Ac.±

PARCEL 'B'  
1.05 Ac.±

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



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

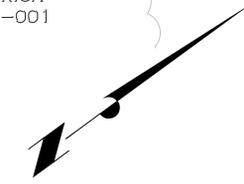
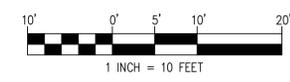
**SITE PLAN - PARCEL 'B'**



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-8868

\* 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



PATH: F:\PROJECTS\2020\20-1049-1921 GREEN VALLEY ROAD.DWG\Y:\V\TM 6 SITE PLAN-10-SCALE-2049.DWG

PARCEL 'A'  
0.95 Ac.±

PARCEL 'B'  
1.05 Ac.±

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

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

**GRADING PLAN - PCL. 'B'**



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

**\* RETAINING WALL NOTE:**

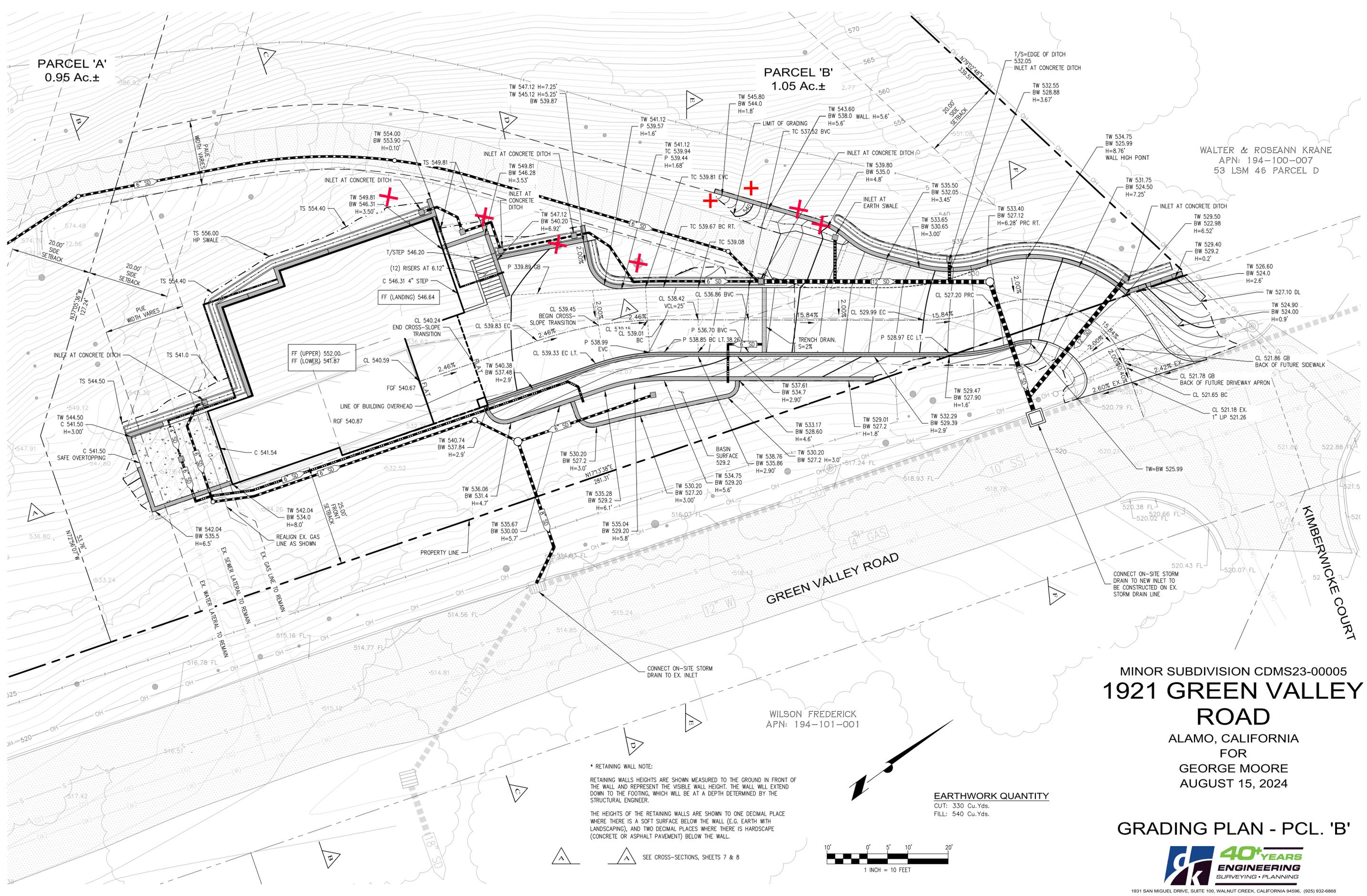
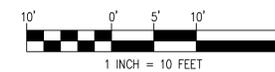
RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

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.

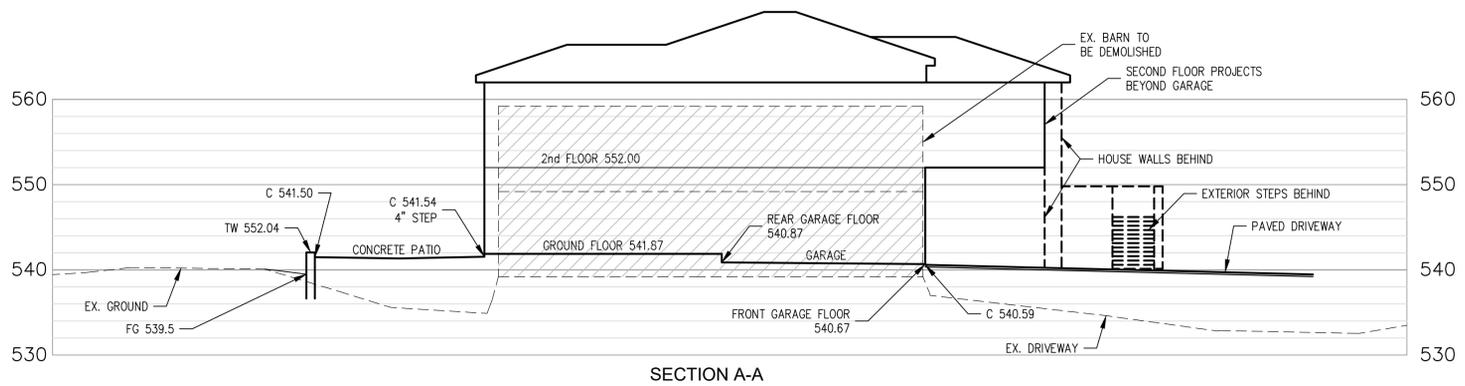
SEE CROSS-SECTIONS, SHEETS 7 & 8

**EARTHWORK QUANTITY**

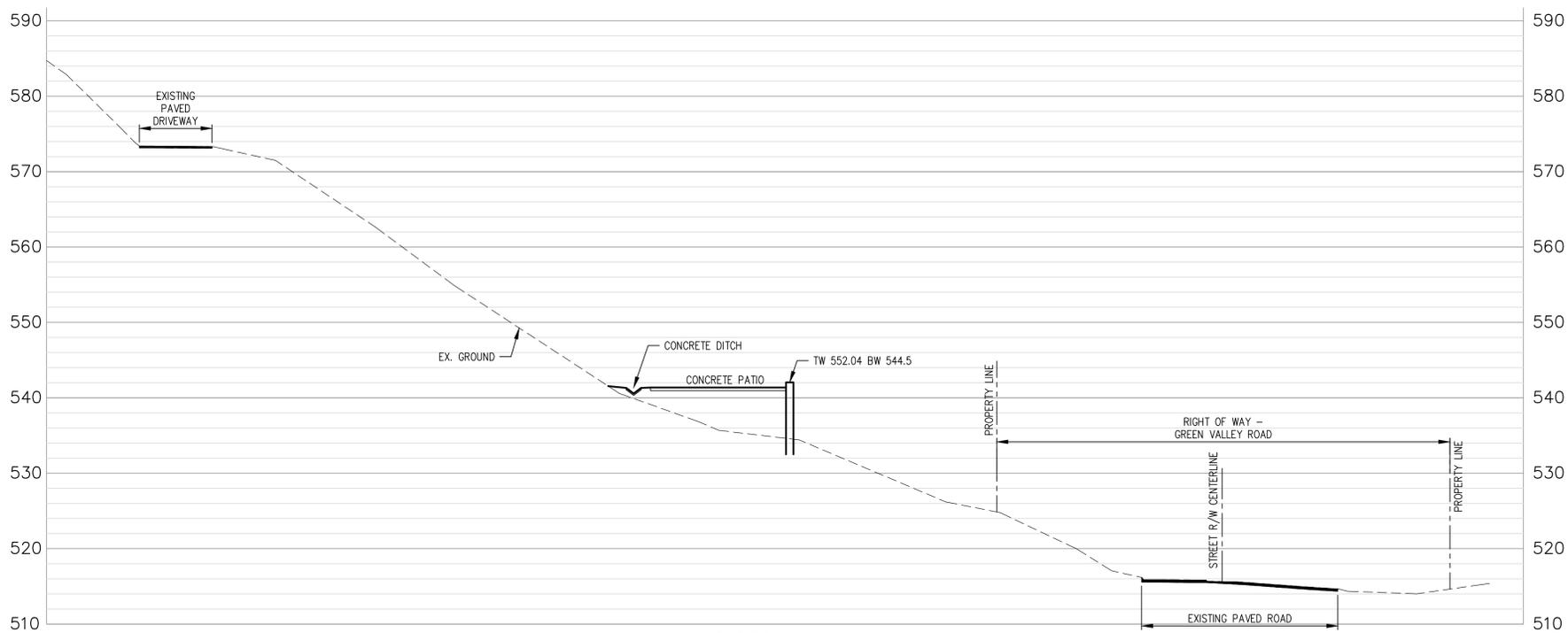
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FILL: 540 Cu.Yds.



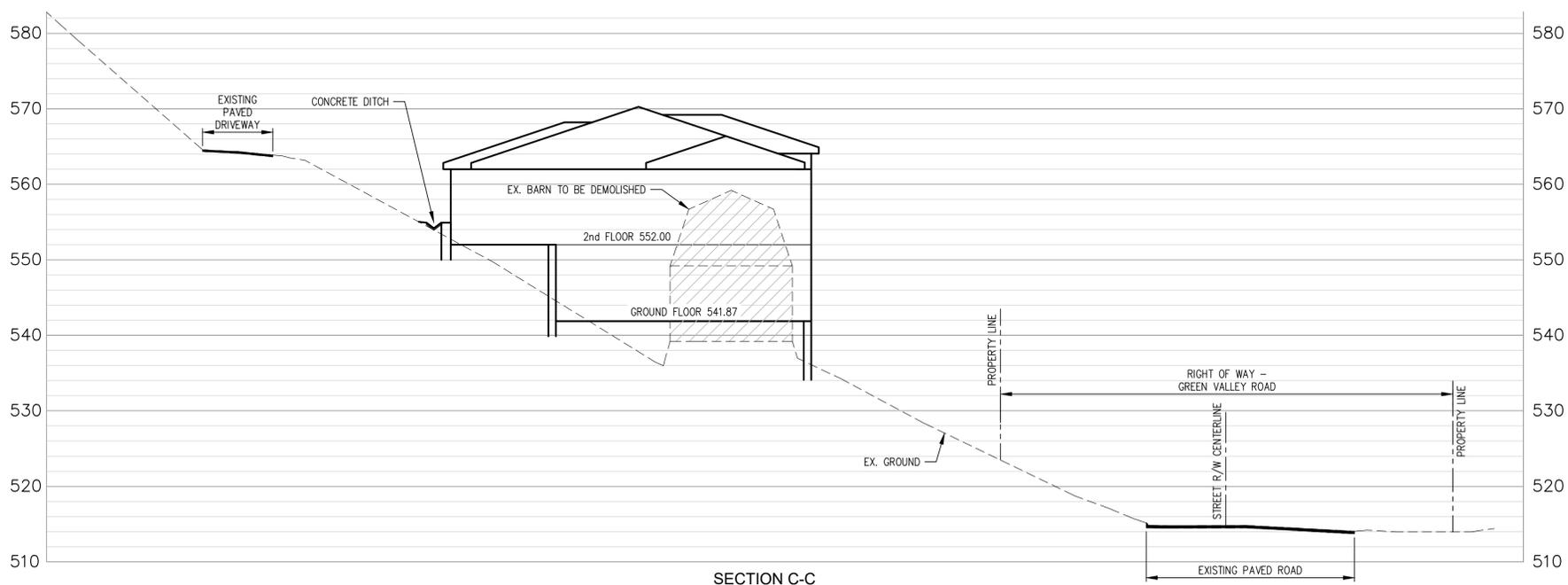
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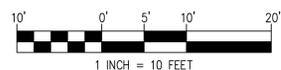
SECTION A-A



SECTION B-B



SECTION C-C



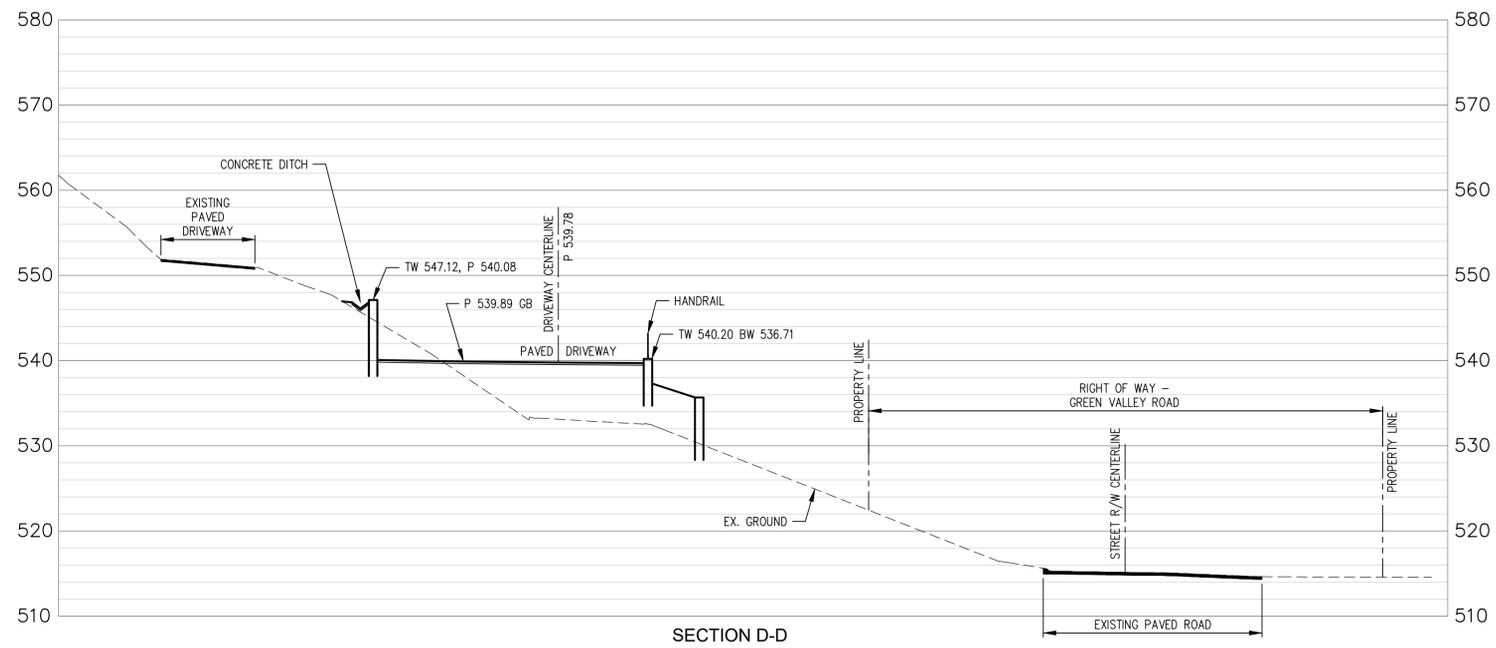
MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

**SITE CROSS-SECTIONS**

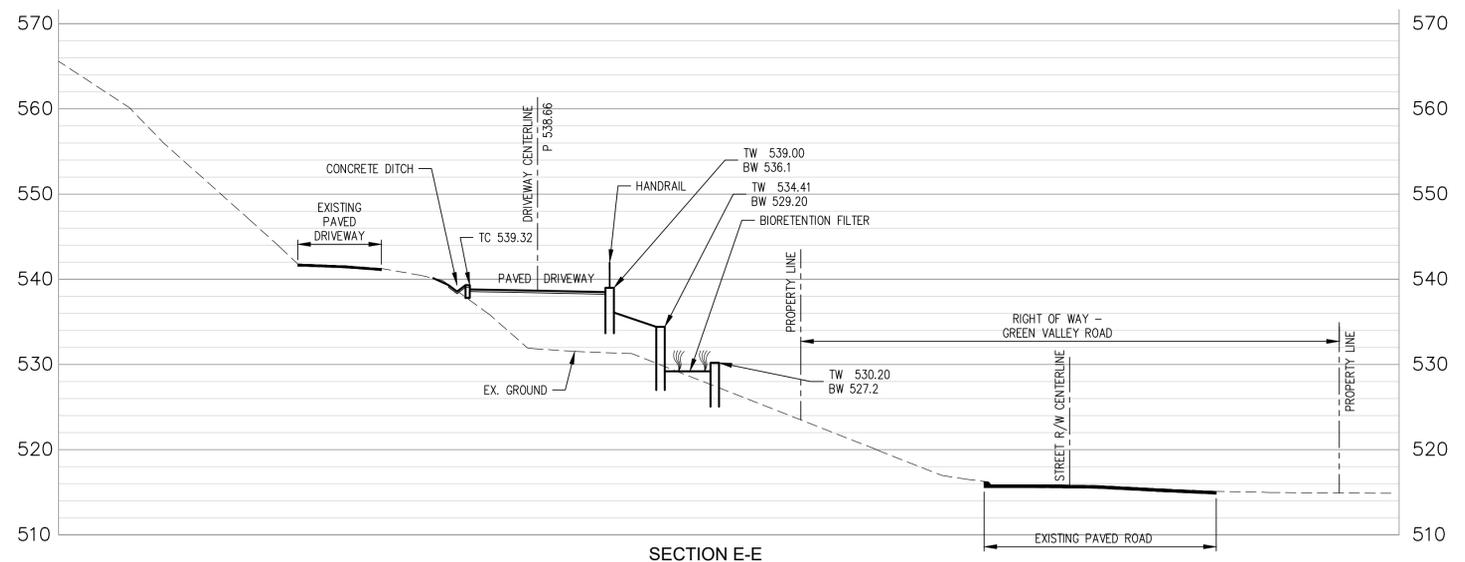


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

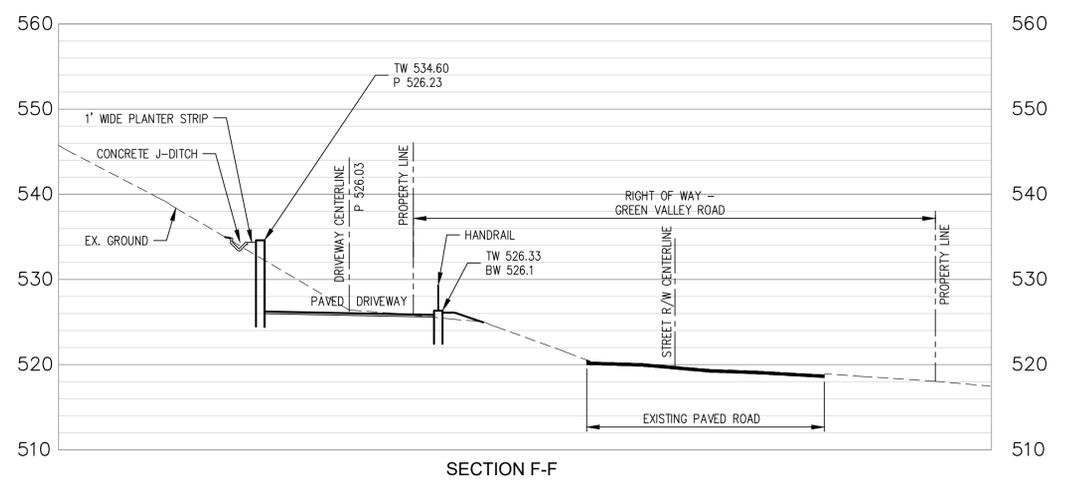
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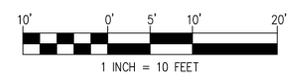
SECTION D-D



SECTION E-E



SECTION F-F



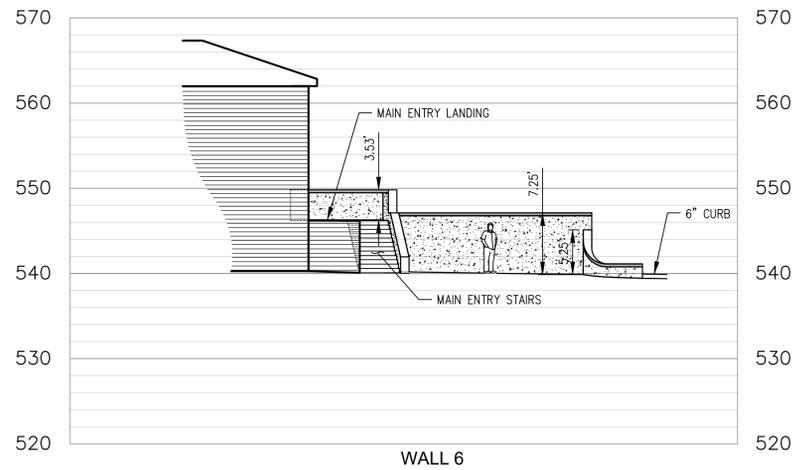
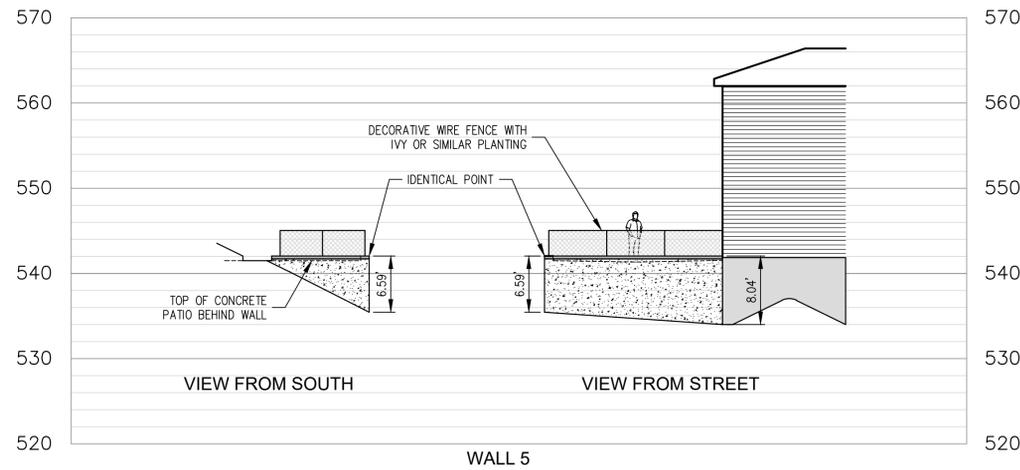
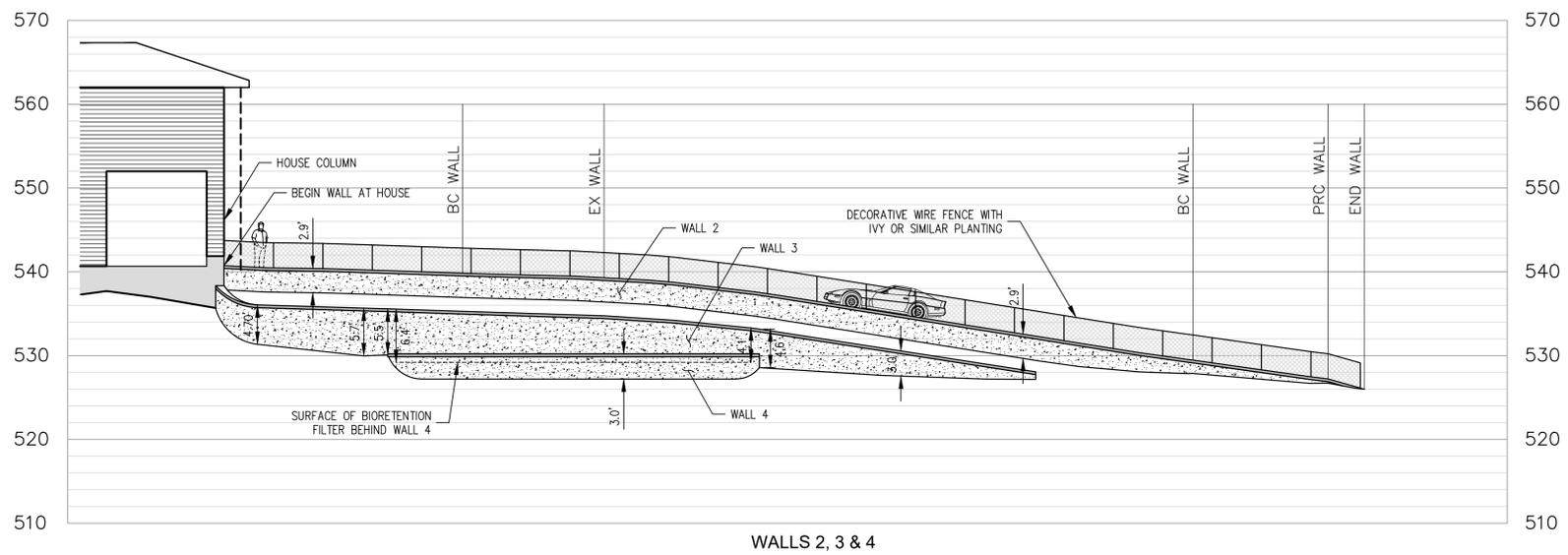
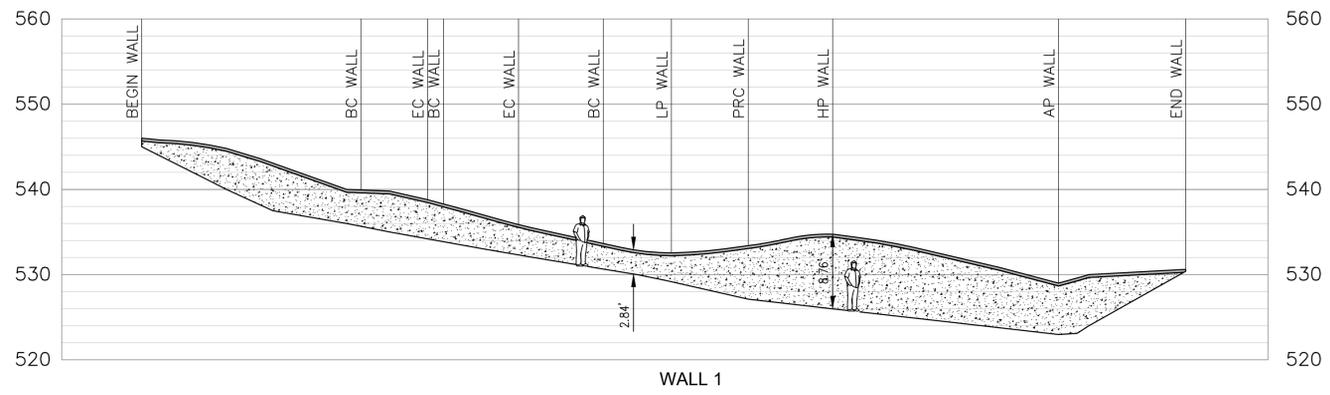
MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

**SITE CROSS-SECTIONS**



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 6 SECTIONS-2049.DWG



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

**RETAINING WALL  
 PROFILES**

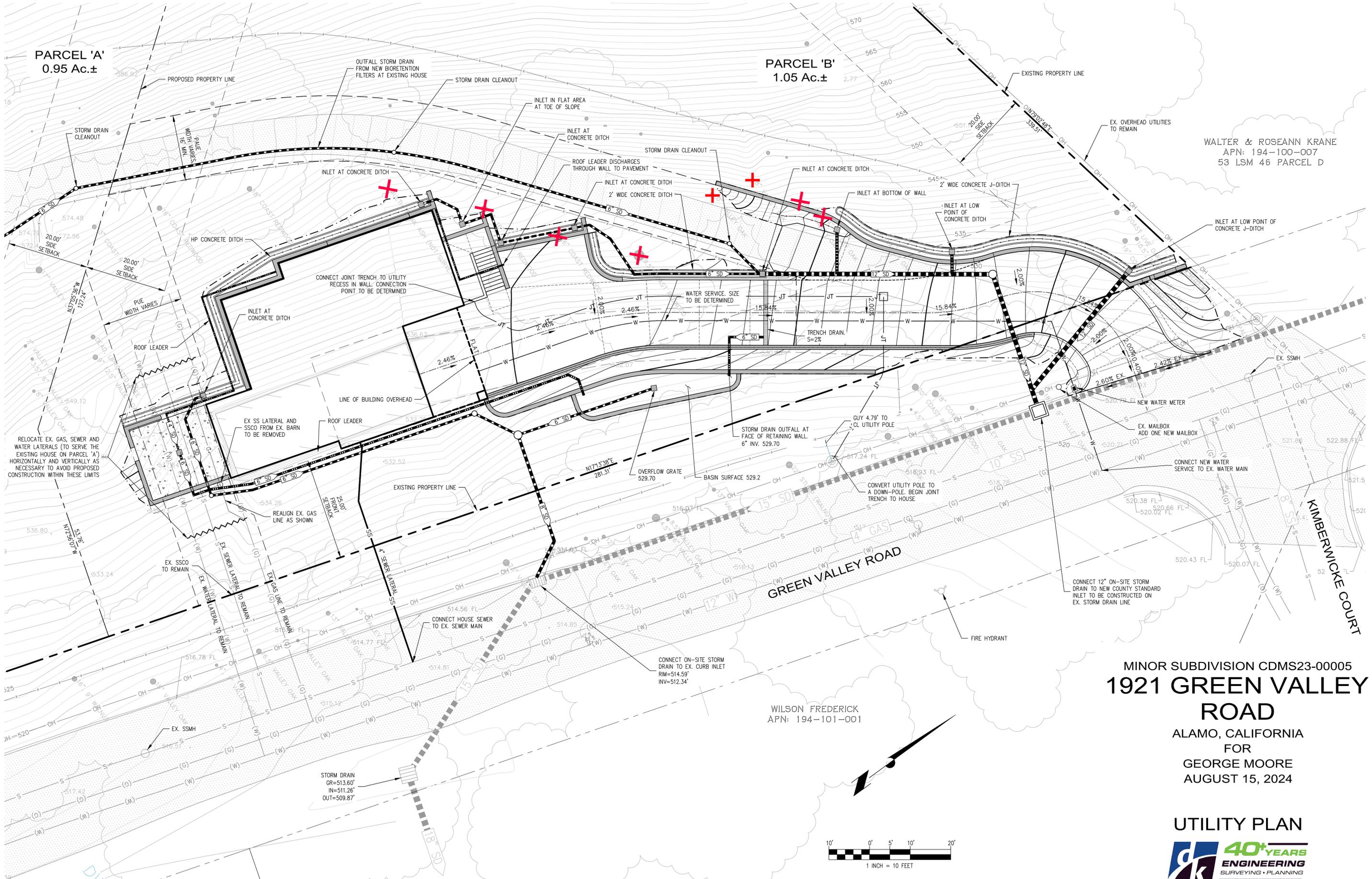


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

PARCEL 'A'  
0.95 Ac.±

PARCEL 'B'  
1.05 Ac.±

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



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

**UTILITY PLAN**



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 11 UTILITY-2049.DWG

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

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-007

GEORGE M MOORE  
43 LSM 13  
PARCEL C

PARCEL 'A'  
0.95 Ac.±

APN:  
194-070-018

PARCEL 'B'  
1.05 Ac.±

APN:  
194-070-015

ROBERT GUIDER  
APN:  
194-070-016

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

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

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

**FIRE PROTECTION EXHIBIT**



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

- 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

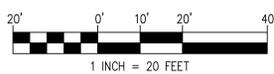
LIMITS OF FIREBREAK ZONE AND REDUCED FUEL ZONE, AND VEGETATION MAINTENANCE RECOMMENDATIONS ARE PER THE FOLLOWING:

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/VFHVS 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



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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



## Contents

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  - 3. Down logs or stumps ..... 5
  - 4a. Fuel Separation ..... 5
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## A. Purpose of Guidelines

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.



Effective defensible space

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, whichever 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.

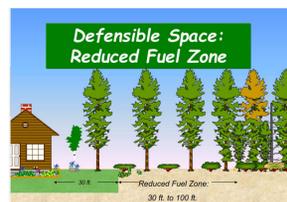
### General Guidelines:

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-spaced 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

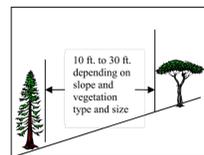
In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

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.

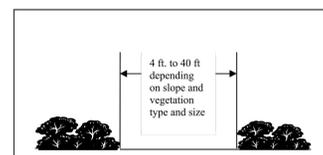


Grass generally should not exceed 4 inches in height. However, homeowners may keep grass and other forbs less than 18 inches in height above the ground when these grasses are isolated from other fuels or where necessary to stabilize the soil and prevent erosion. Clearance requirements include:

- 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.



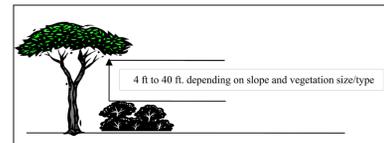
Trees



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  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

## FIRE PROTECTION NOTES



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

## 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 NONCOMBUSTIBILITY 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 NONCOMBUSTIBILITY 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.

#### 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 result 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.

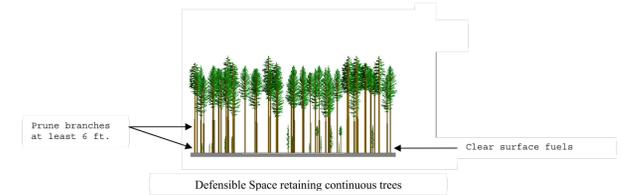


Photo Courtesy: Plumas Fire Safe Council.



Defensible space with continuous tree canopy by clearing understory and pruning

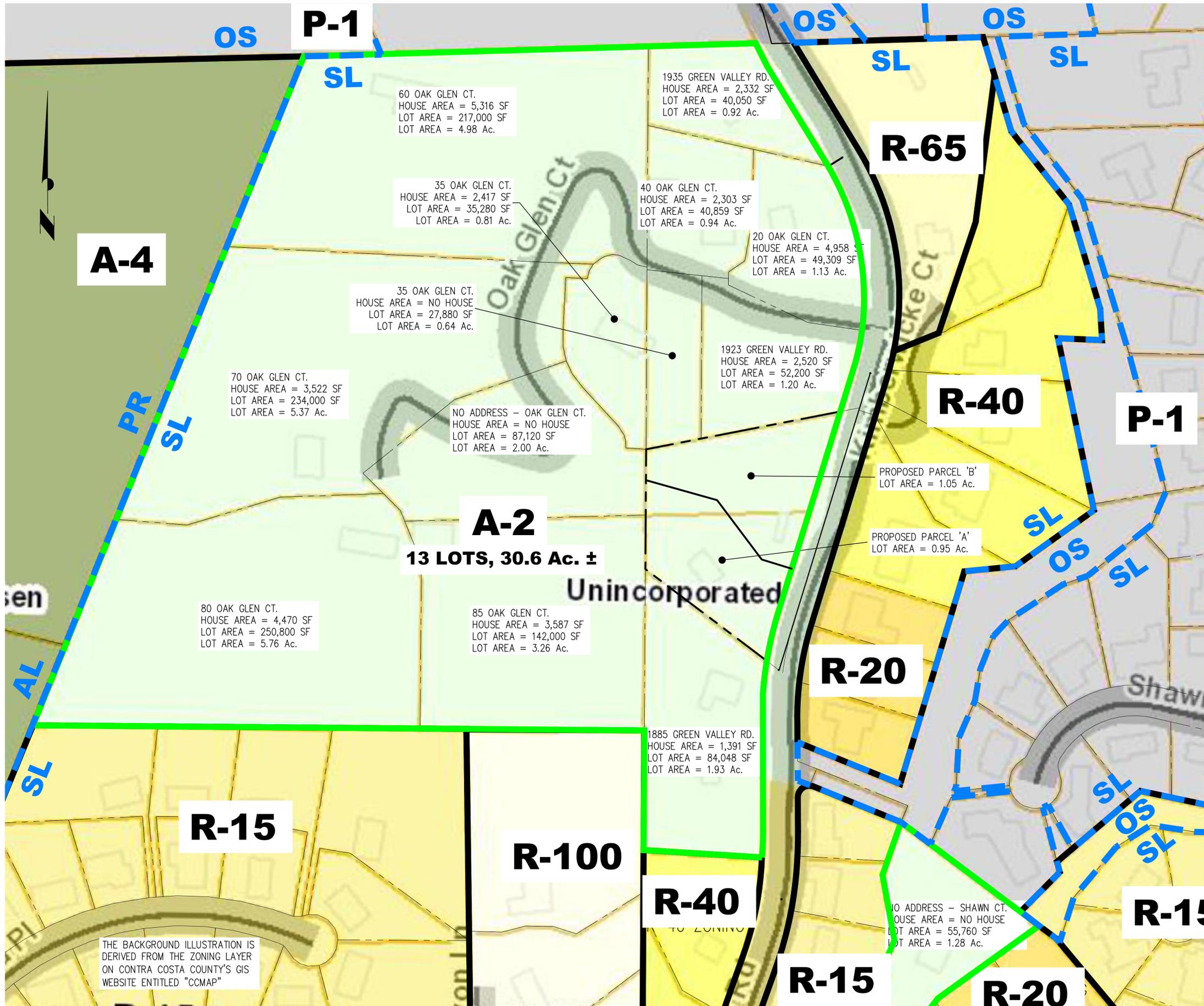
Authority cited: Section 4102, 4291, 4125-4128.5, Public Resource Code. Reference: 4291, Public Resource Code; 14 CCR 1299 (d).

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY  
ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

## FIRE PROTECTION NOTES

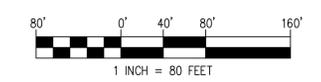


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868



**LEGEND**

- PROPERTY LINE
- ZONING BOUNDARY (A-2 ZONING)
- ZONING BOUNDARY FOR ZONING DESIGNATIONS, SEE BELOW
- GENERAL PLAN BOUNDARY FOR LAND USE 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
- AL** AGRICULTURAL LANDS
- OS** OPEN SPACE
- PR** PARKS AND RECREATION
- SL** SINGLE FAMILY RESIDENTIAL, LOW DENSITY



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024  
 LOT AREA EXHIBIT  
 A-2 ZONING

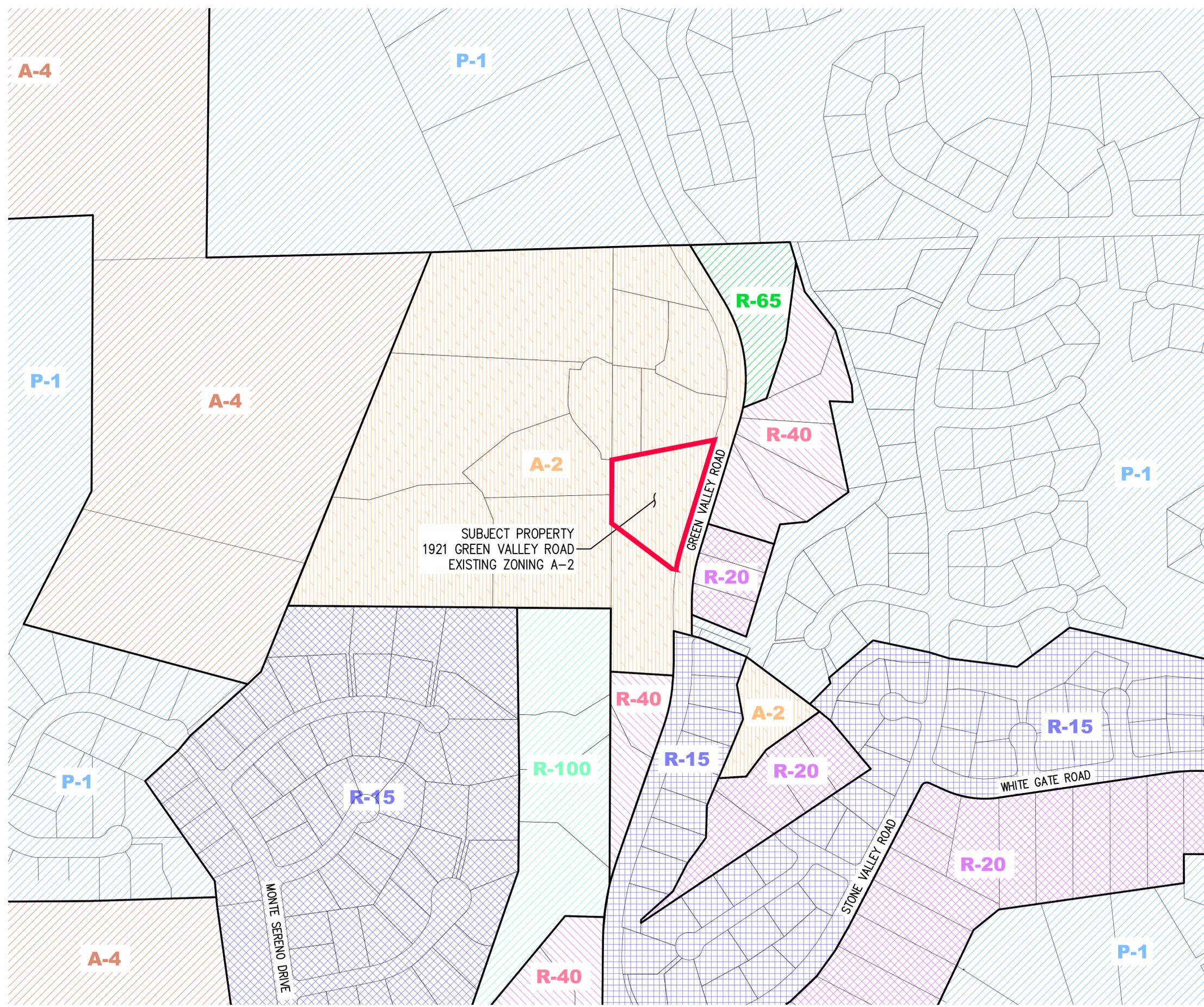


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

THE BACKGROUND ILLUSTRATION IS DERIVED FROM THE ZONING LAYER ON CONTRA COSTA COUNTY'S GIS WEBSITE ENTITLED "CCMAP"

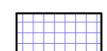
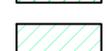
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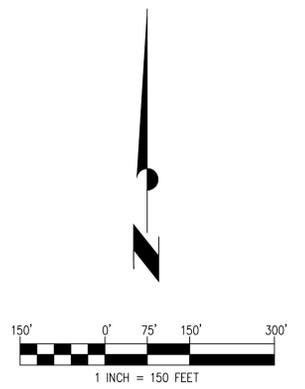
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SUBJECT PROPERTY  
1921 GREEN VALLEY ROAD  
EXISTING ZONING A-2

**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.



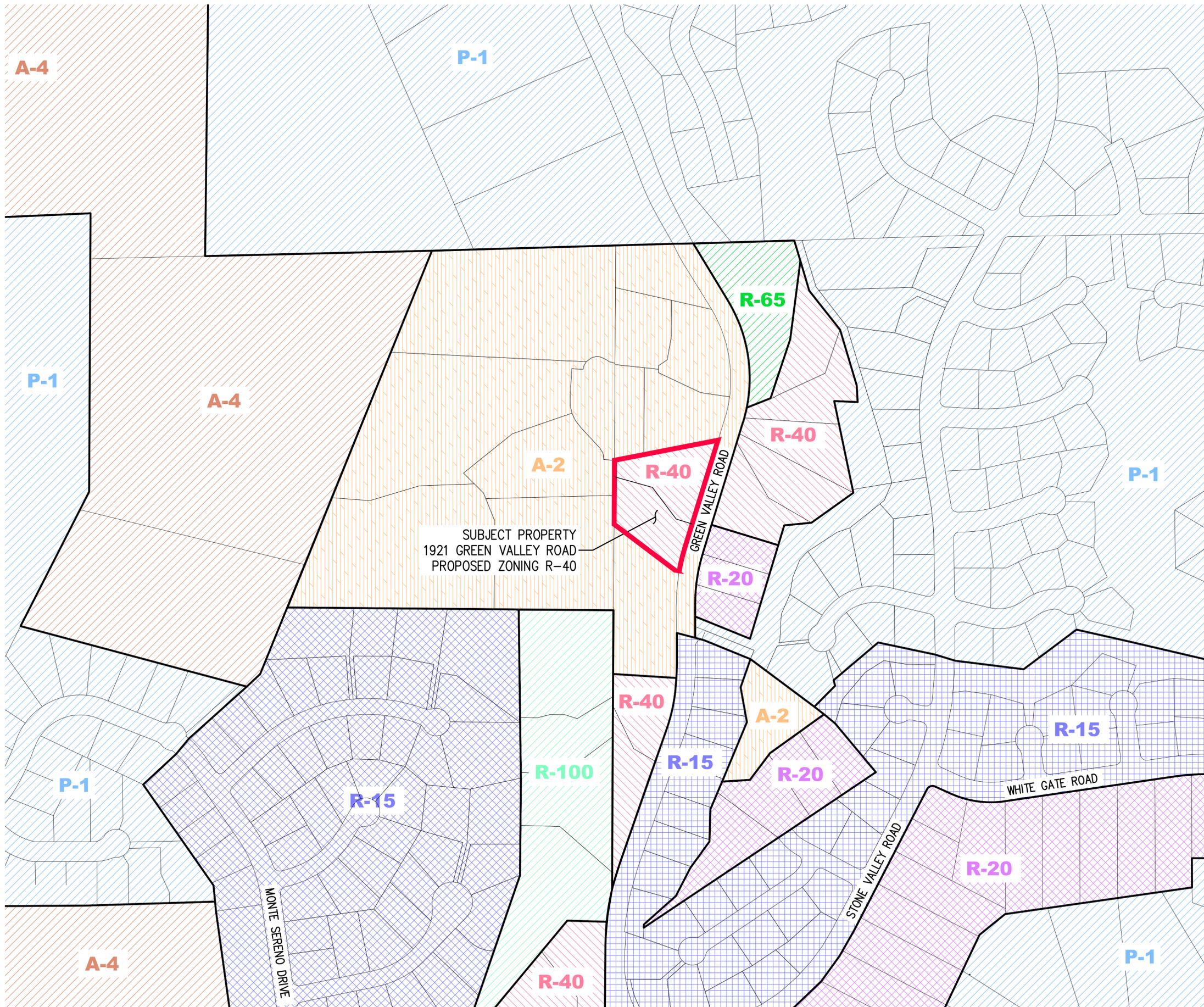
MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

REZONING EXHIBIT  
EXISTING CONDITION

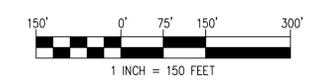


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868



**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.



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

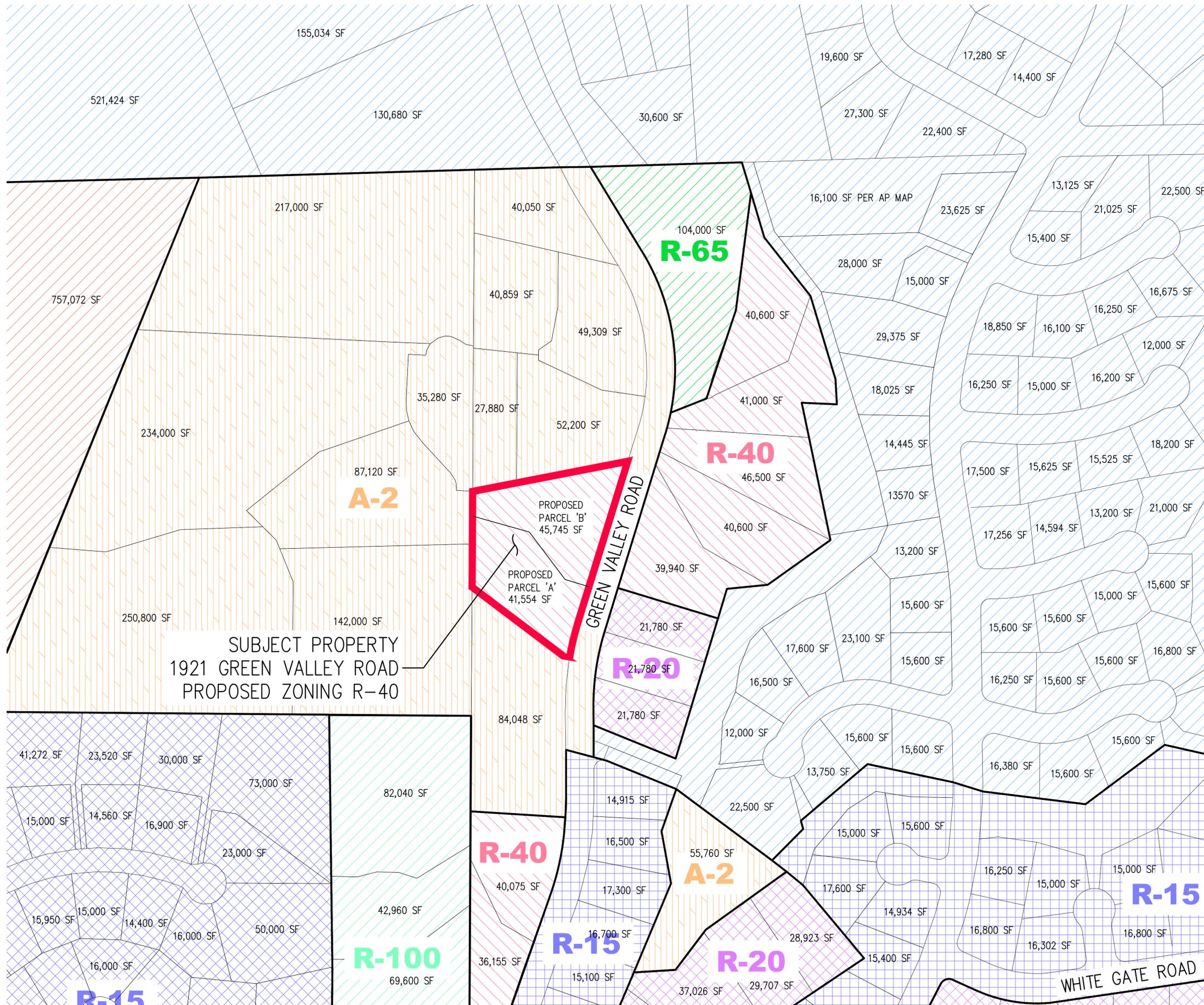
ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

REZONING EXHIBIT  
 PROPOSED CONDITION



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

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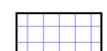
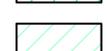


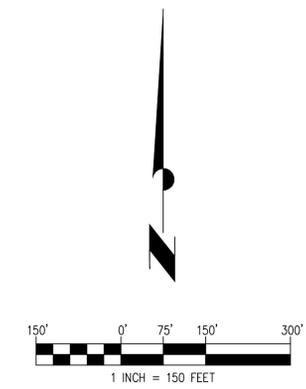
SUBJECT PROPERTY  
1921 GREEN VALLEY ROAD  
PROPOSED ZONING R-40

PROPOSED  
PARCEL 'B'  
45,745 SF

PROPOSED  
PARCEL 'A'  
41,554 SF

**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.
- LOT AREA PER ASSESSOR'S PARCEL  
INFORMATION ON COUNTY GIS WEBSITE

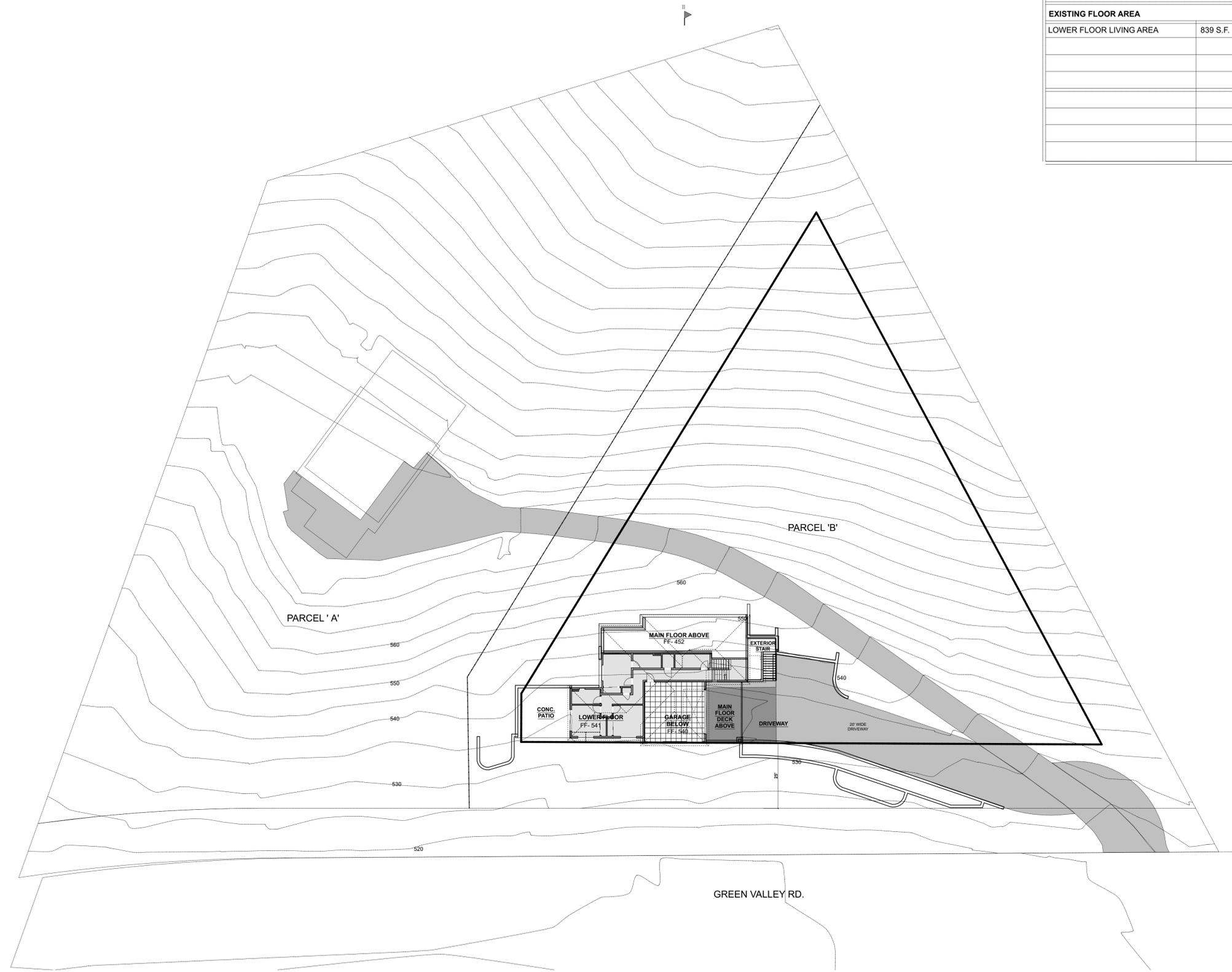


MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024  
LOT AREA EXHIBIT -  
SURROUNDING PROPERTIES



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



3 SITE PLAN - PROPOSED  
A1-1 SCALE: 1" = 20'



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.
		<b>TOTAL LIVING AREA</b>	<b>3496 S.F.</b>
		GARAGE	553 S.F.
		MAIN FLOOR DECK	315 S.F.
		LOWER FLOOR CONC. PATIO	383 S.F.

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

**REVISED**

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



**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



REVISION

JOB 2023

DATE 12/27/23

SHEET

**A1-1**

SHEET 4



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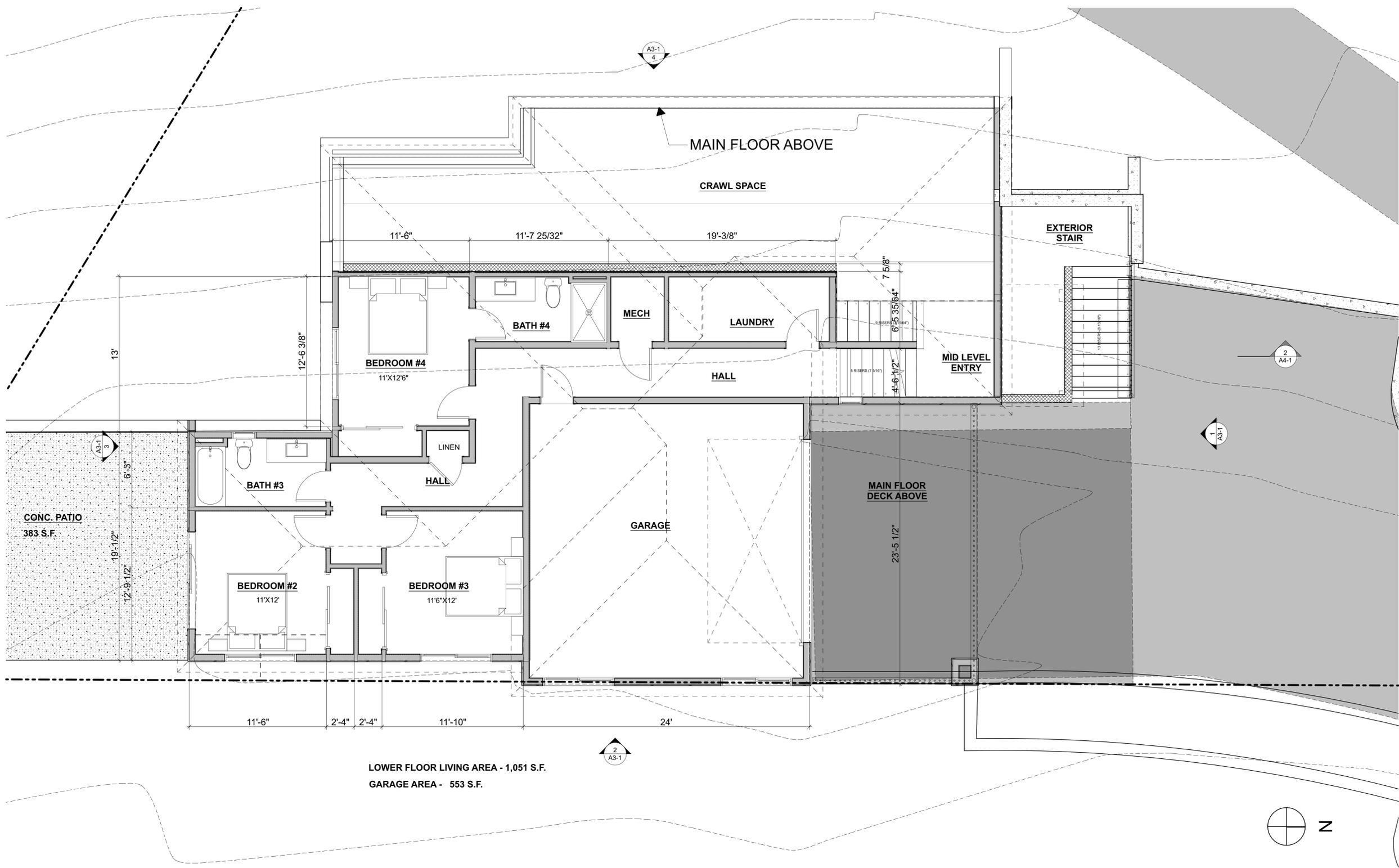


REVISION

JOB 2023  
 DATE 12/27/23  
 SHEET

**A2-1**

SHEET 6



1 LOWER FLOOR - PROPOSED  
 A2-1 SCALE: 1/4" = 1'-0"





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 APN - 268-020-002



REVISION

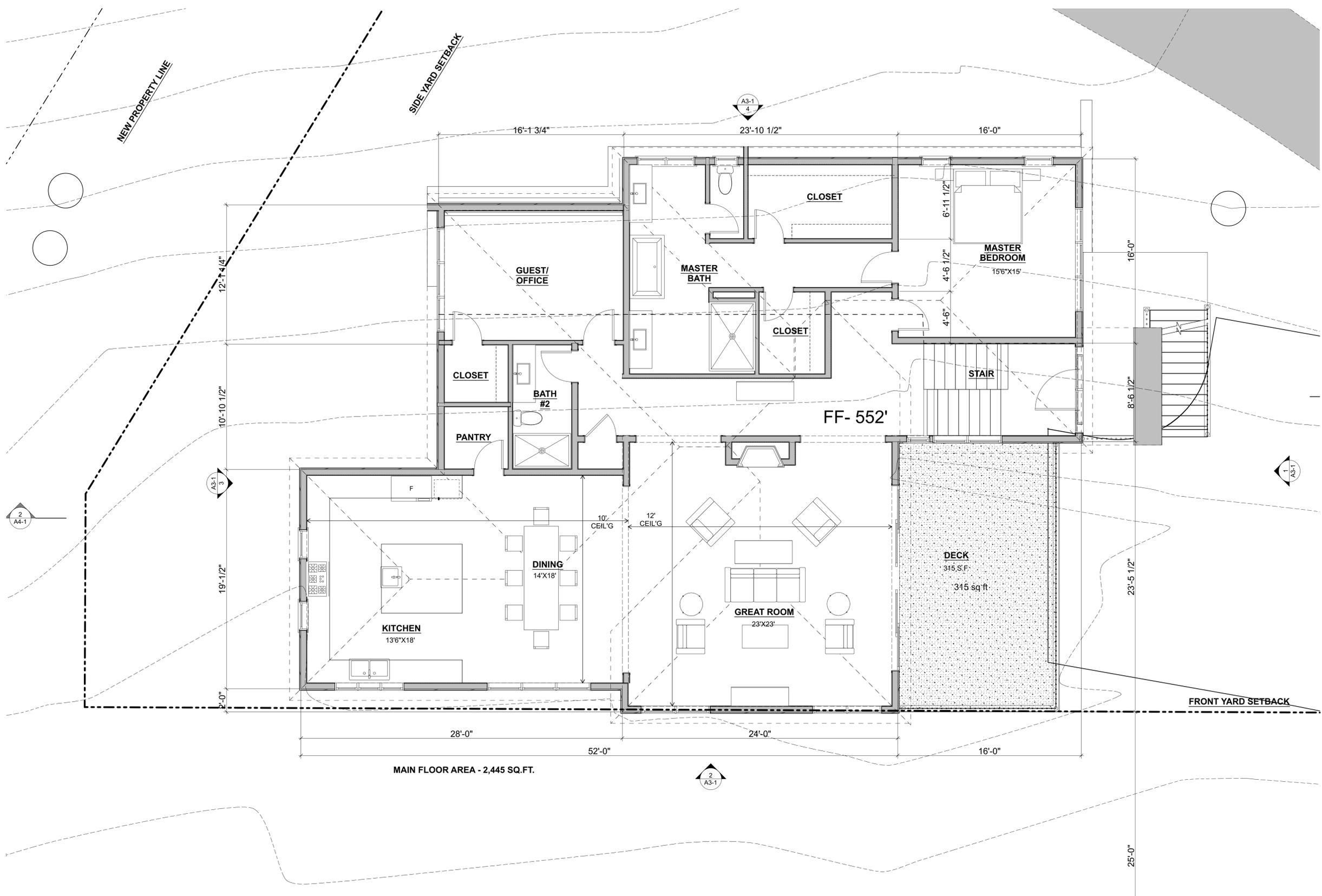
JOB 2023

DATE 12/27/23

SHEET

**A2-2**

SHEET 7



**2 MAIN FLOOR - PROPOSED**  
 A2-2 SCALE: 1/4" = 1'-0"



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



REVISION

JOB 2023

DATE 12/27/23

SHEET

**A3-1**

SHEET 13



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



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



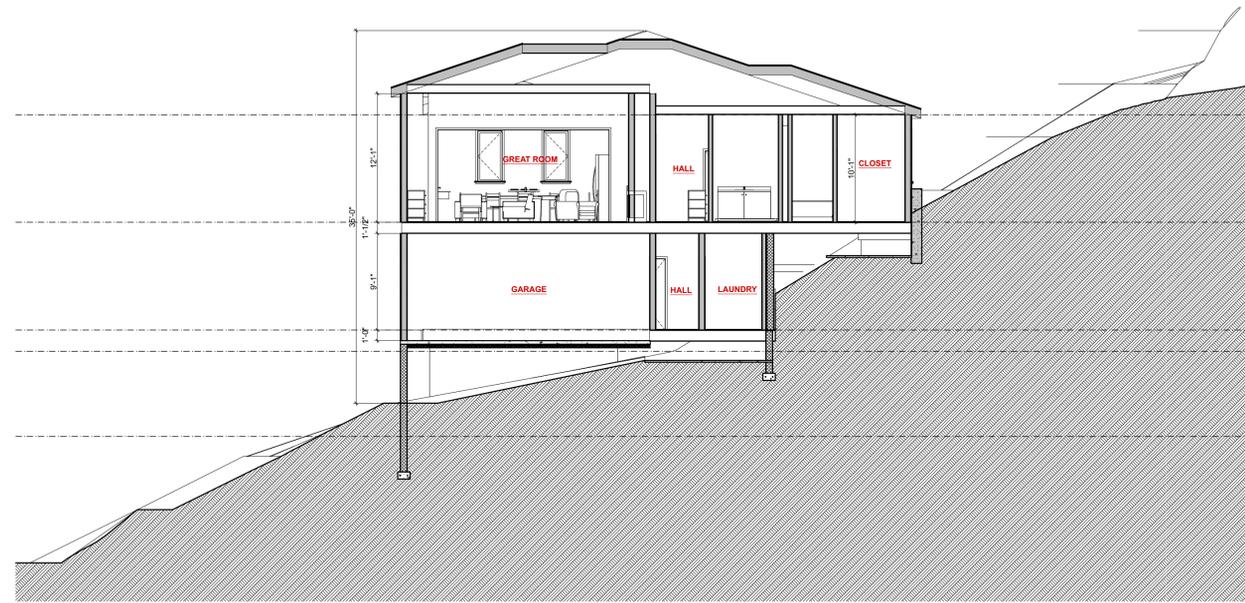
4 NORTH ELEVATION  
 A3-1 SCALE: 1/8" = 1'-0"



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

REVISED

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Department of Conservation and Development



1 SECTION  
A4-1 SCALE: 1/8" = 1'-0"



2 SECTION  
A4-1 SCALE: 1/8" = 1'-0"



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



REVISION

JOB 2023

DATE 12/27/23

SHEET

**A4-1**

**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

#### Abbreviations:

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Community Development Division (CDD)  
Building Inspection Division (BID)

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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

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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.

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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):**

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Condition of Approval (COA)  
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**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).

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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.
<b>SECTION 20: WILDFIRE</b>	
<p><b>Potentially Significant Impacts:</b> <i>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.</i></p>	
Mitigation Measure(s):	
<p><b>FIRE-1: Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first,</b> 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.</p> <p><b>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,</b> 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.</p>	
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

Abbreviations:  
Condition of Approval (COA)  
Community Development Division (CDD)  
Building Inspection Division (BID)

**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

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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](mailto:syd.sotoodeh@dcd.cccounty.us)

DCD Web: [Conservation and Development | Contra Costa County, CA Official Website](#)

Permits: [Accela Citizen Access \(ccounty.us\)](#)

**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

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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

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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.

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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):**

Abbreviations:

Condition of Approval (COA)  
 Community Development Division (CDD)  
 Building Inspection Division (BID)

**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).

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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.
<b>SECTION 20: WILDFIRE</b>	
<b>Potentially Significant Impacts:</b> <i>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.</i>	
Mitigation Measure(s):	
<p><b>FIRE-1: Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first,</b> 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.</p> <p><b>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,</b> 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.</p>	
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

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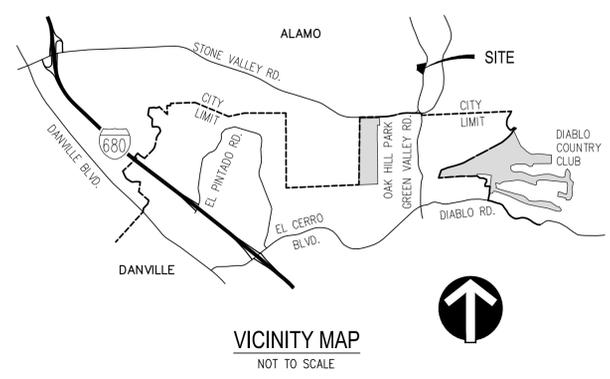
# REZONING AND VESTING TENTATIVE PARCEL MAP

# 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



**ABBREVIATIONS**

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



**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 NAVD83, 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."

**PROJECT TEAM**

OWNER/APPLICANT:	GEORGE MOORE & JOSEPH MOORE 101 MONTAIR DRIVE DANVILLE, CA 94526 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 & ASSOCIATES 1136 SARANAP AVENUE, SUITE Q WALNUT CREEK, CA 94595 (925) 947-4867 CONTACT: CHRISTOPHER MILLIKEN

**SHEET INDEX**

SHEET NAME	PAGE
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LOT AREA EXHIBIT - A-2 ZONING	15
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REZONING EXHIBIT - PROPOSED CONDITION	17
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## MINOR SUBDIVISION CDMS23-00005

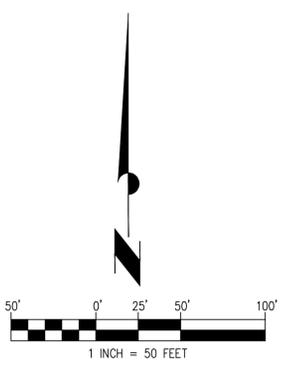
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ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

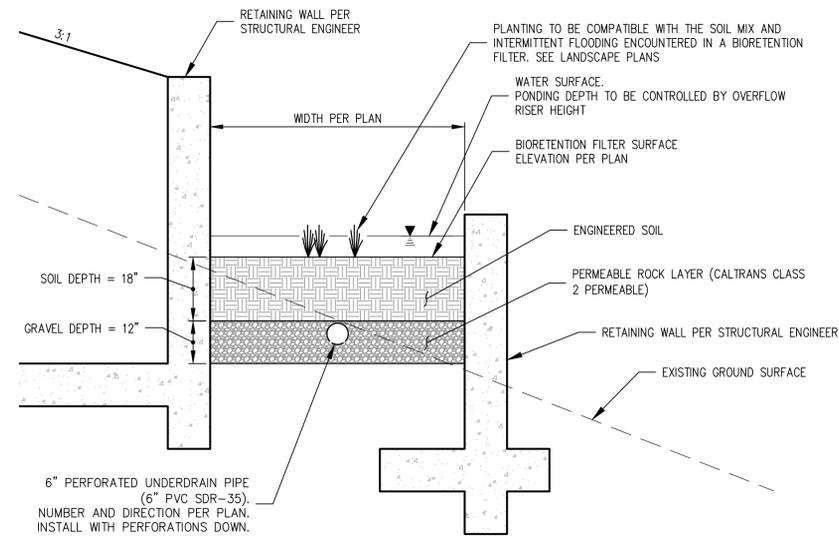
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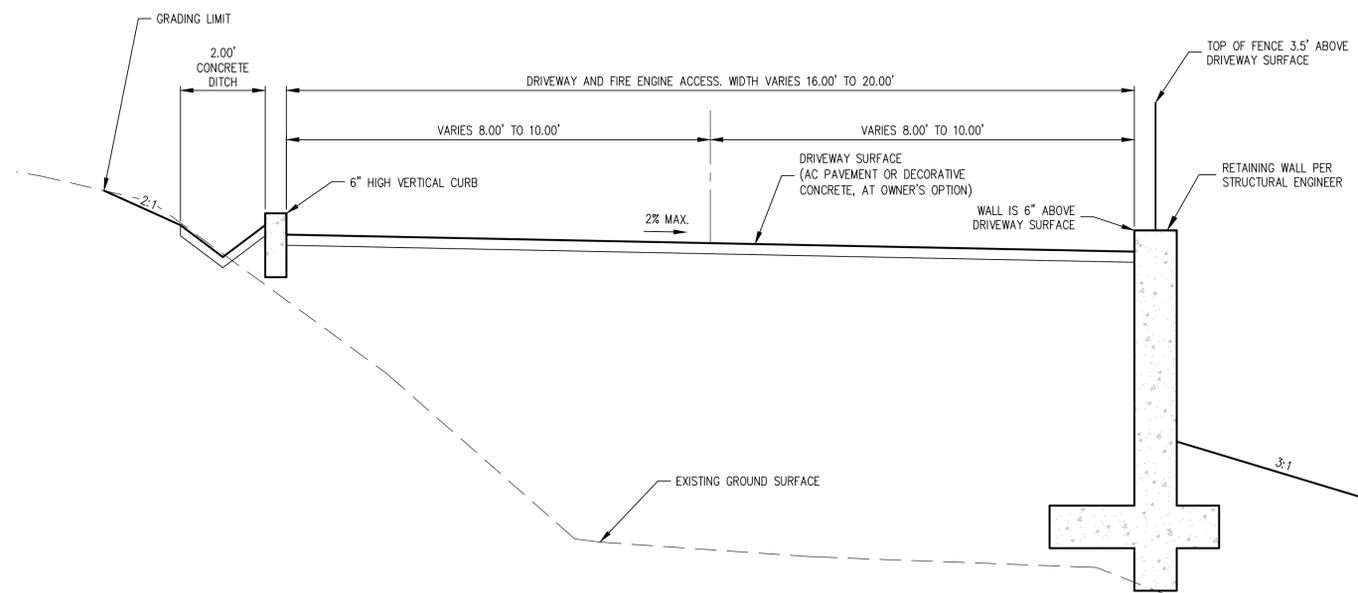
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



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**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**



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

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

**REVISED**

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

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

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-007

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

APN:  
194-070-018  
**PARCEL 'B'**  
45,745 SF = 1.05 Ac.±  
(41,406 SF = 0.95Ac.±  
EXCLUDING PAUE)

GEORGE M MOORE  
43 LSM 13  
PARCEL C

**PARCEL 'A'**  
41,554 SF = 0.95 Ac.±

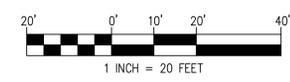
APN:  
194-070-015

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

VESTING TENTATIVE PARCEL MAP



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.dwg

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

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-007

ROBERT GUIDER  
APN:  
194-070-016

PARCEL 'A'  
0.95 Ac.±  
APN:  
194-070-015

GEORGE M MOORE  
43 LSM 13  
PARCEL C

PARCEL 'B'  
1.05 Ac.±  
APN:  
194-070-018

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

KEVIN & DEBORAH  
GRAUMAN  
APN: 194-101-003

NICHOLAS & NICOLE  
MACARCHUK  
APN: 194-101-002

WILSON FREDERICK  
APN: 194-101-001

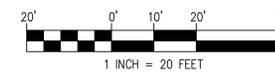
DWANE & FELICITAS  
MICHAEL  
APN: 194-070-082

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY  
ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

SITE PLAN - ENTIRE PROPERTY



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

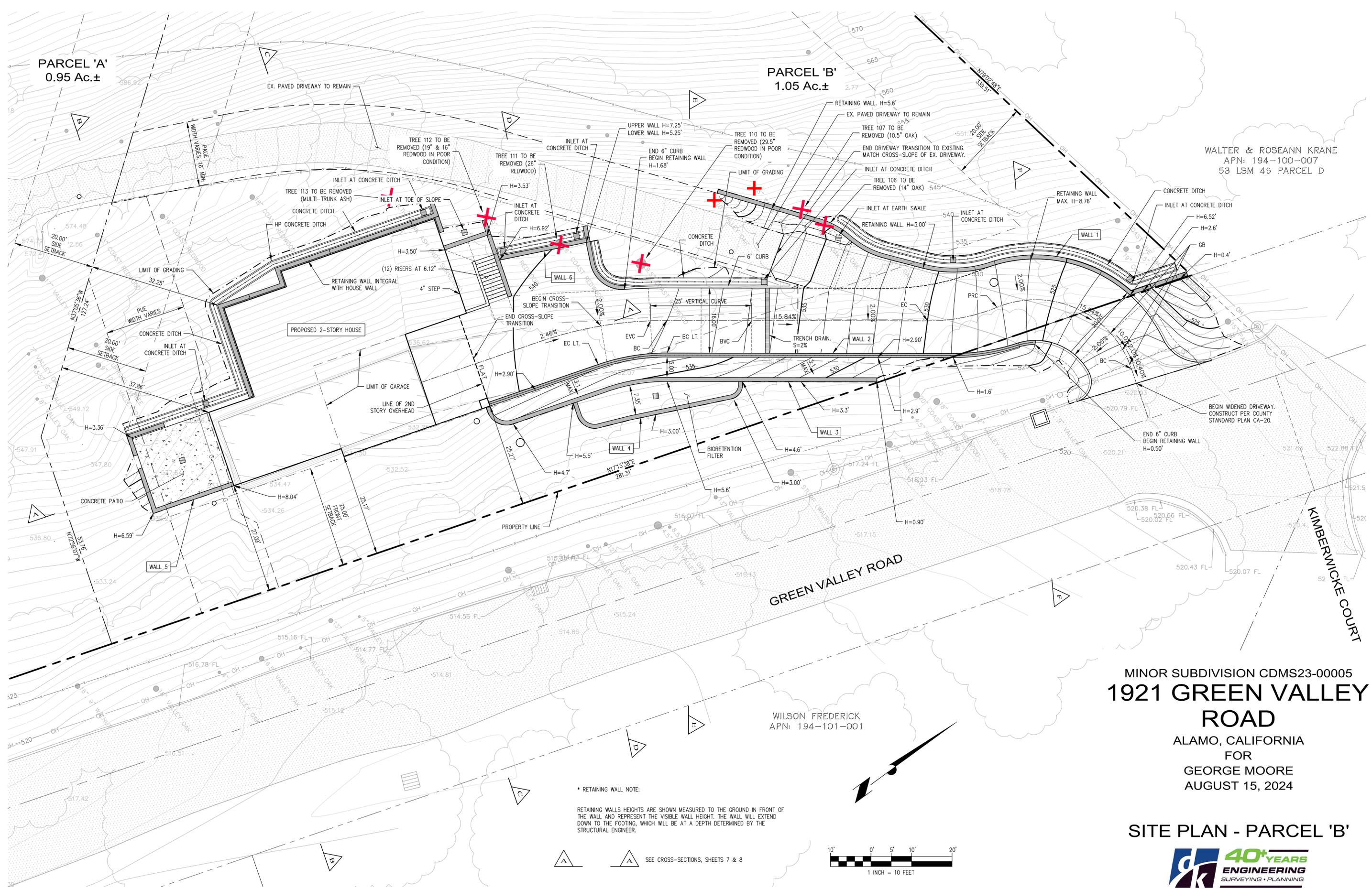


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PARCEL 'A'  
0.95 Ac.±

PARCEL 'B'  
1.05 Ac.±

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



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

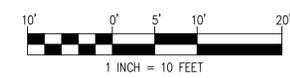
**SITE PLAN - PARCEL 'B'**



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-8868

\* 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



PATH: F:\PROJECTS\2020\20-1049-1921 GREEN VALLEY ROAD.DWG\Y:\V:\M & S SITE PLAN-10-SCALE-2049.DWG

PARCEL 'A'  
0.95 Ac.±

PARCEL 'B'  
1.05 Ac.±

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

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

**GRADING PLAN - PCL. 'B'**



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

**\* RETAINING WALL NOTE:**

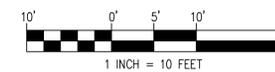
RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

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

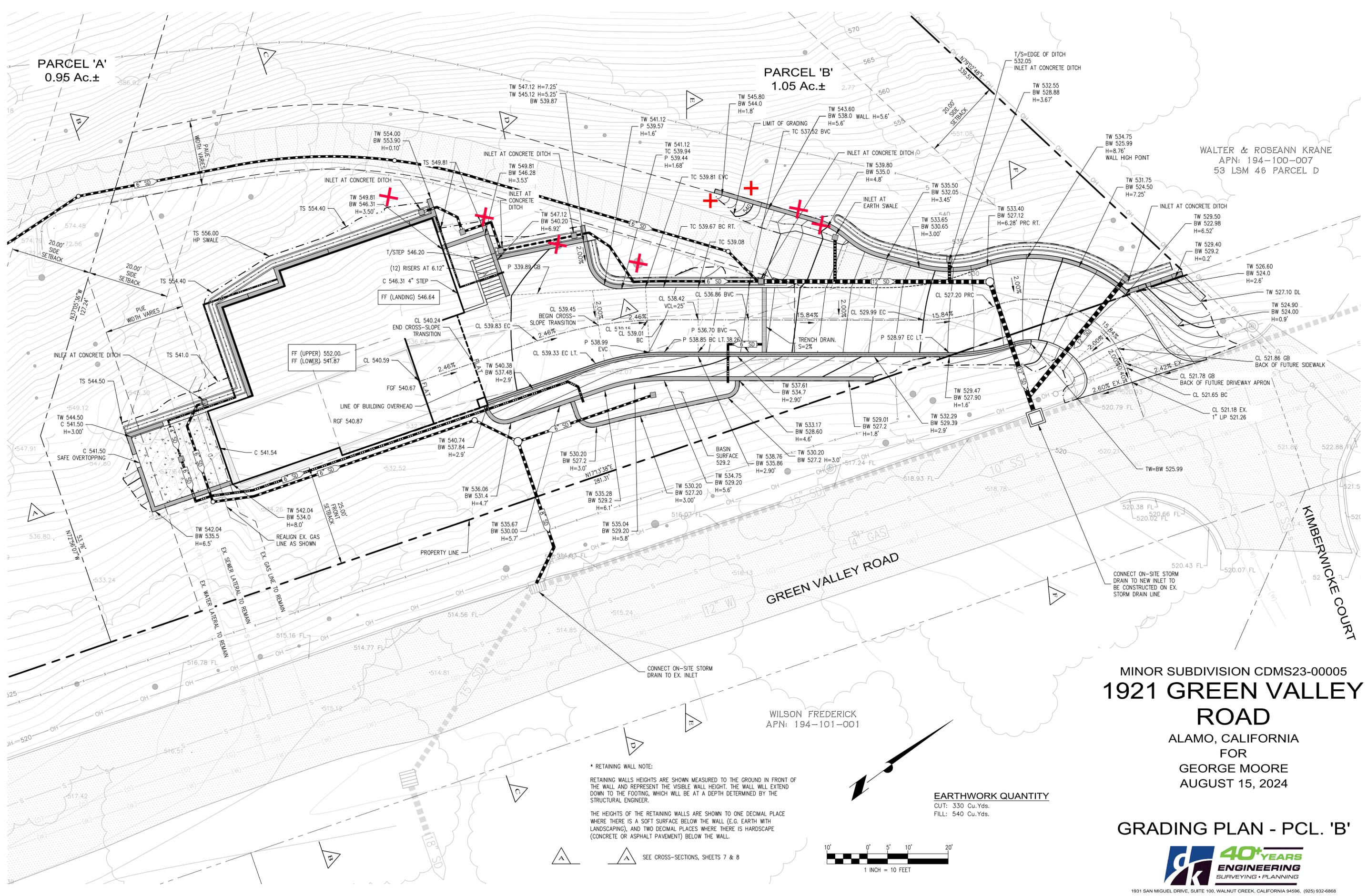
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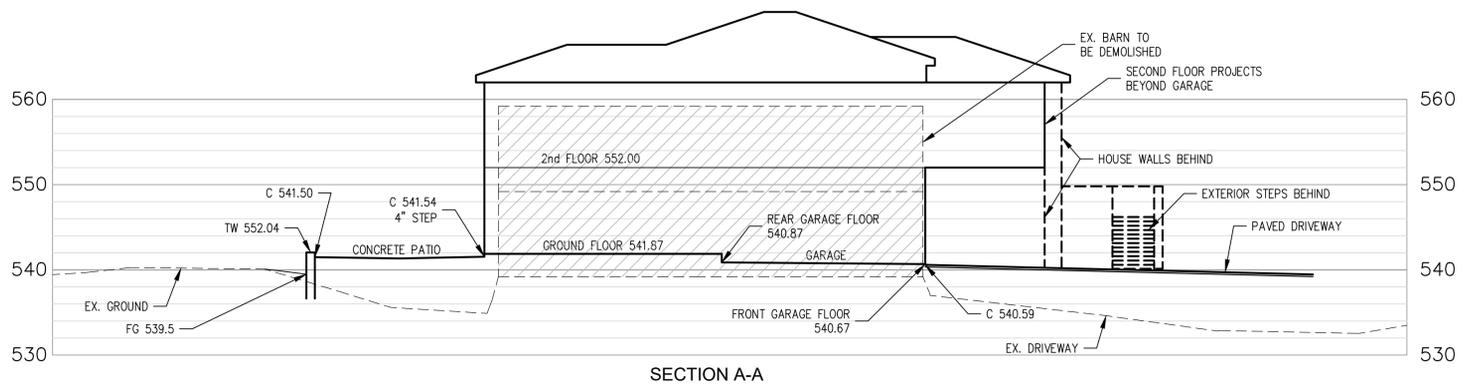
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FILL: 540 Cu.Yds.



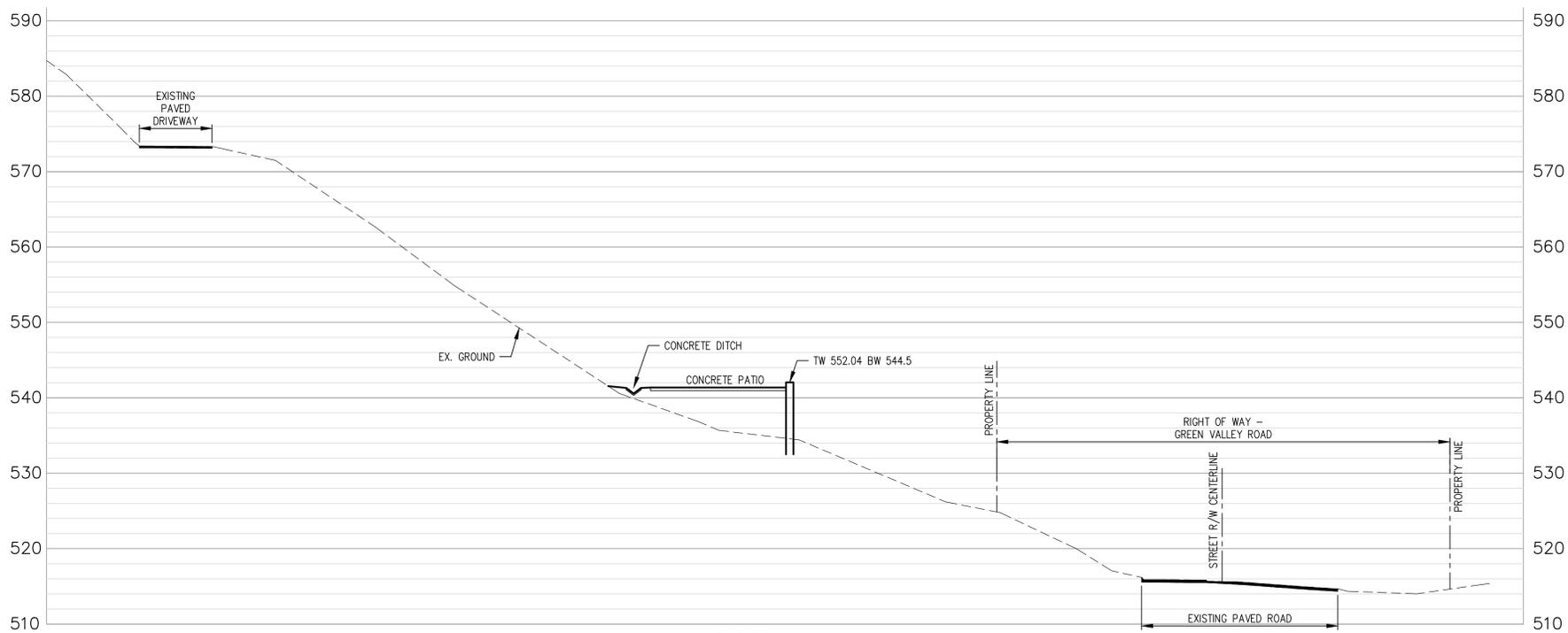
1 INCH = 10 FEET

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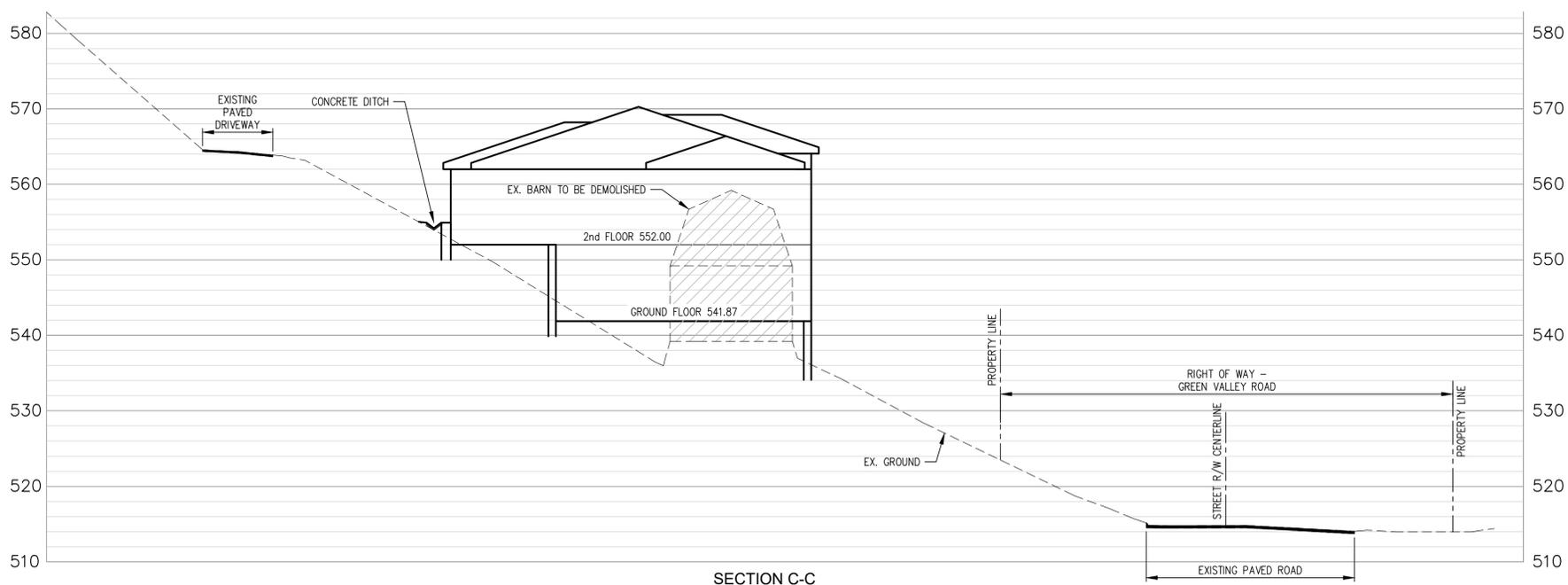




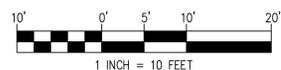
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SECTION B-B



SECTION C-C



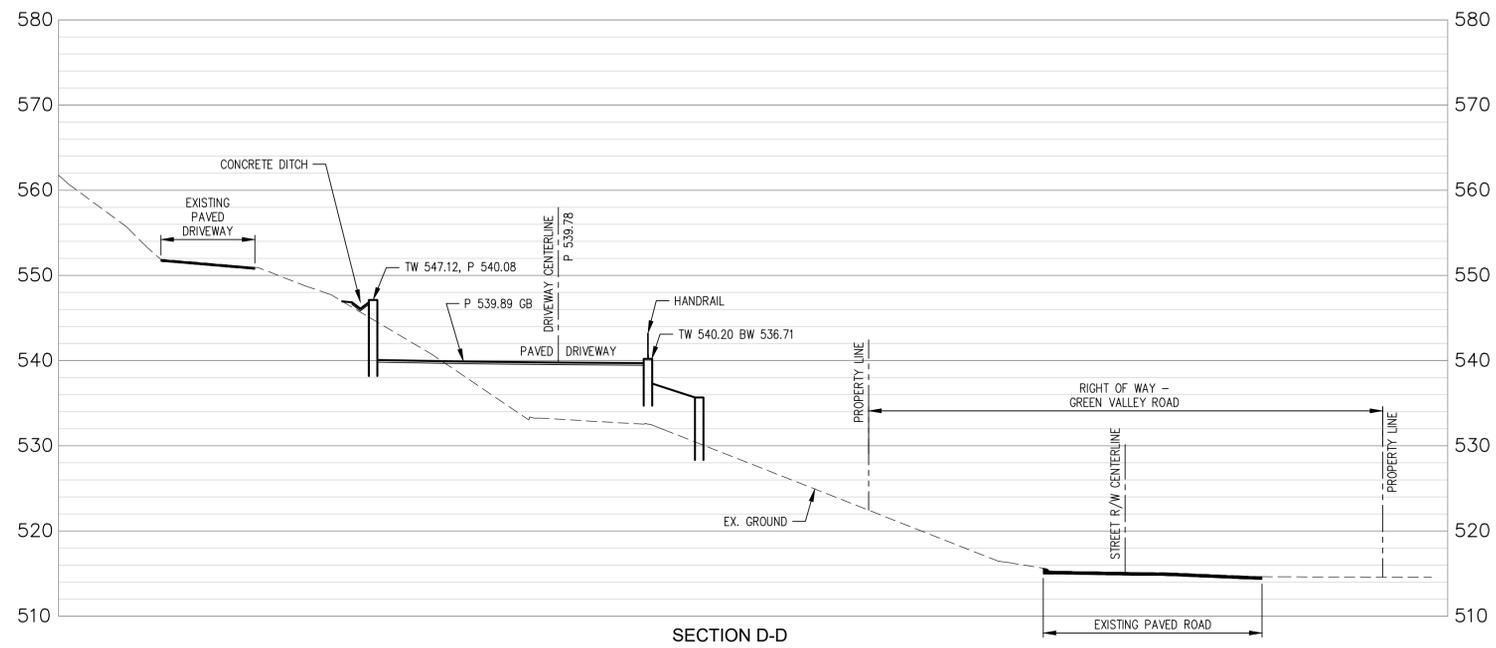
MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

**SITE CROSS-SECTIONS**

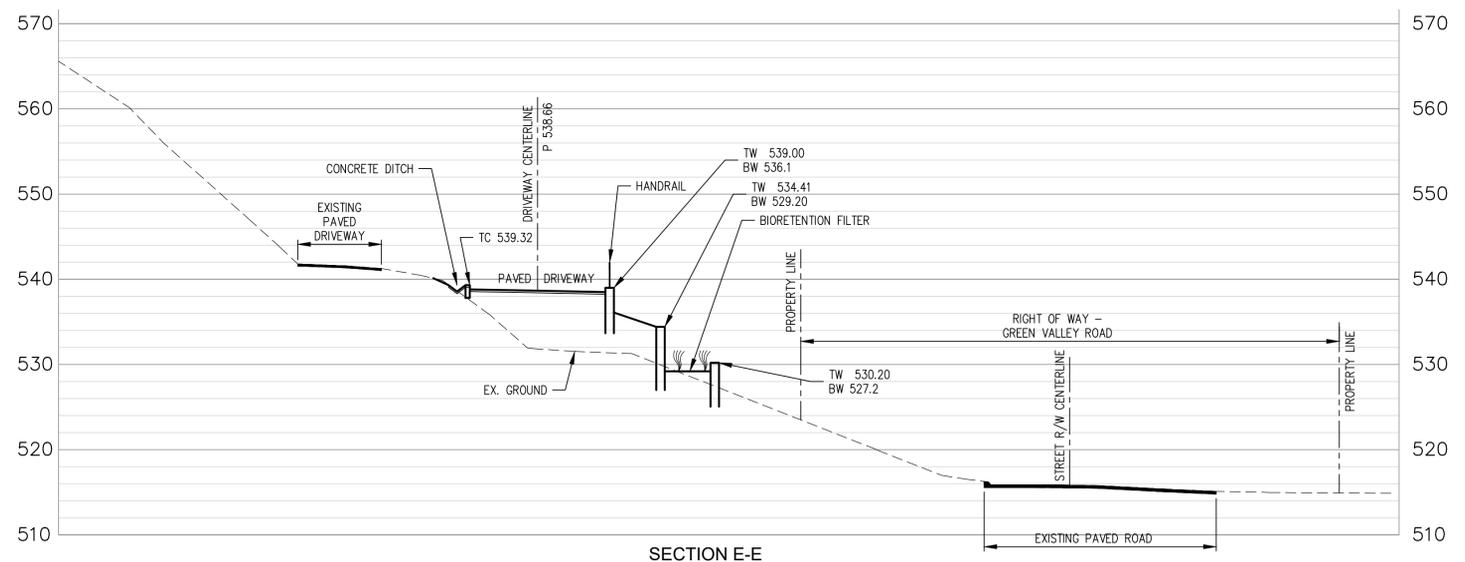


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

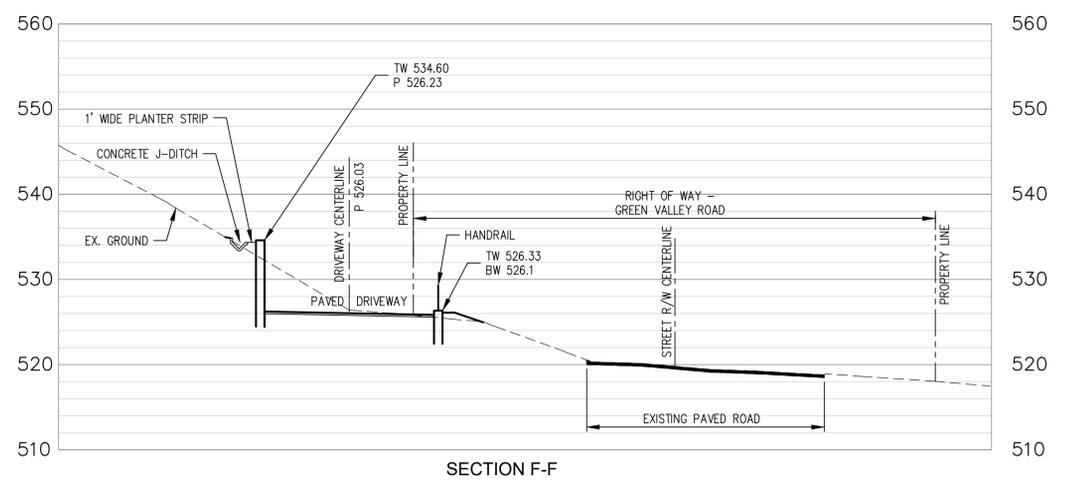
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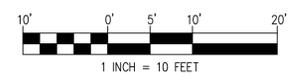
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SECTION E-E



SECTION F-F



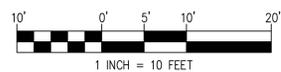
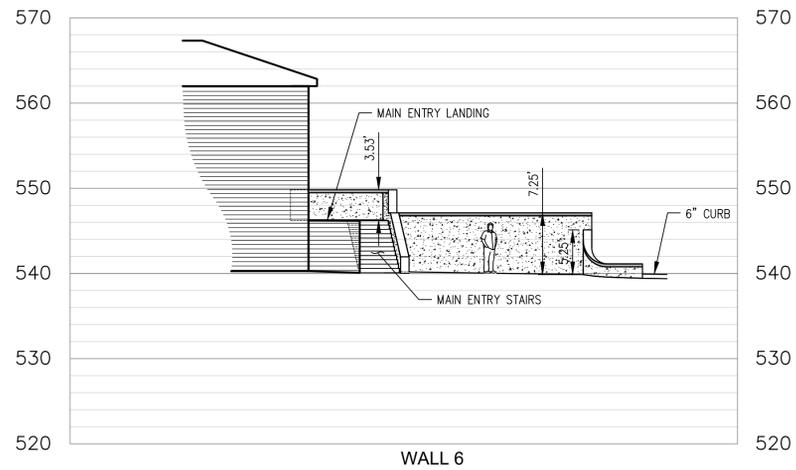
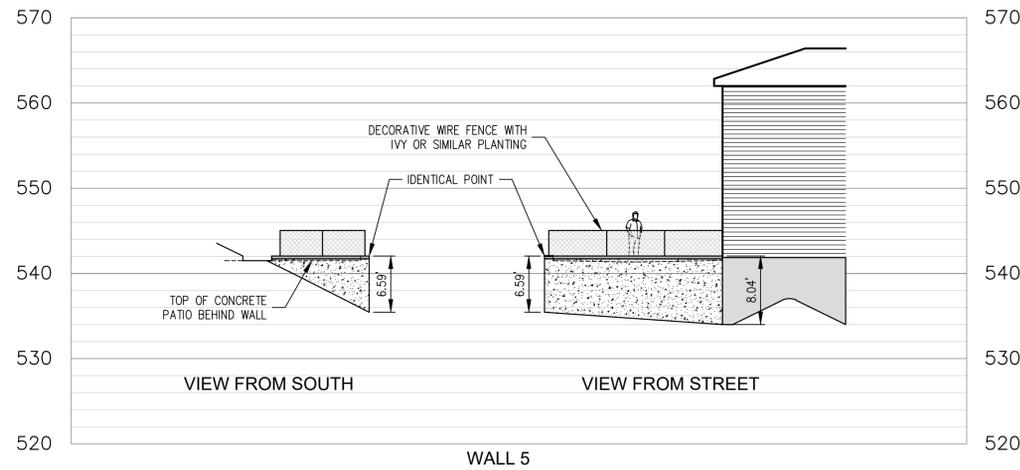
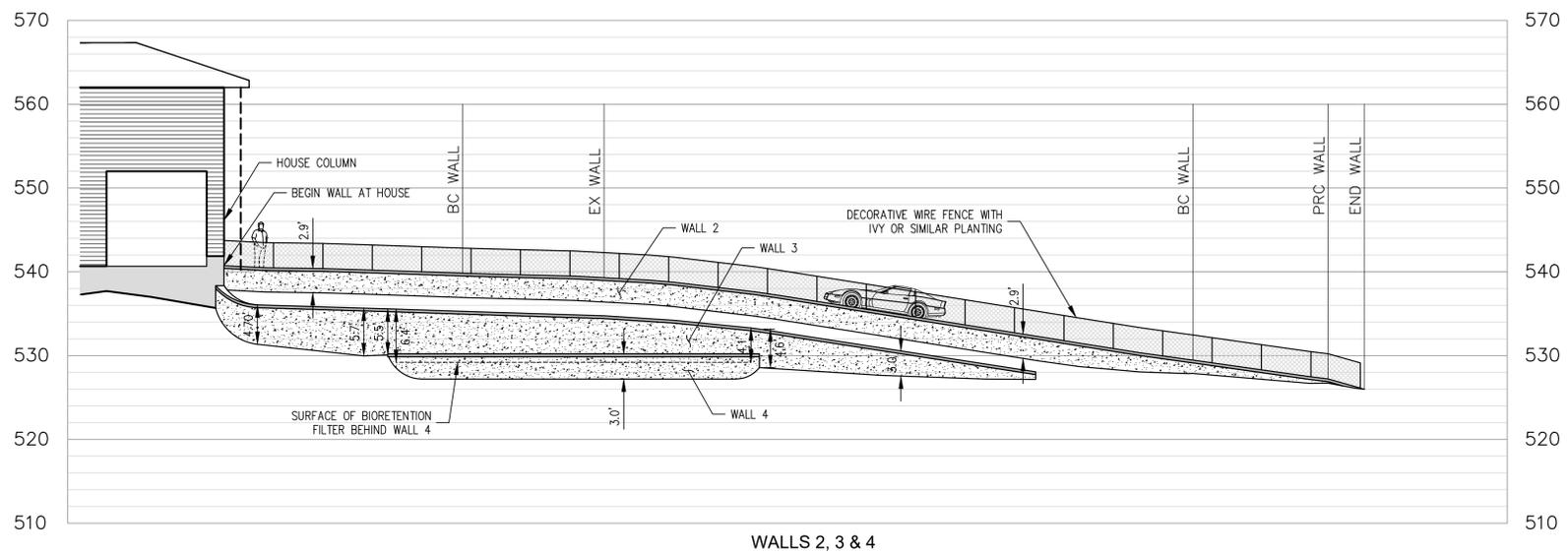
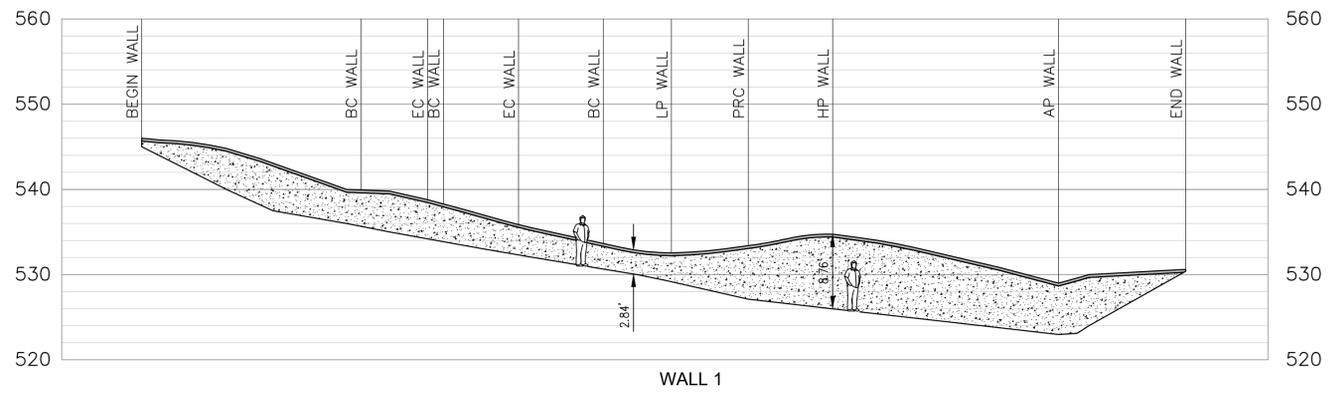
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**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

**SITE CROSS-SECTIONS**



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 6 SECTIONS-2049.DWG



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

**RETAINING WALL  
 PROFILES**



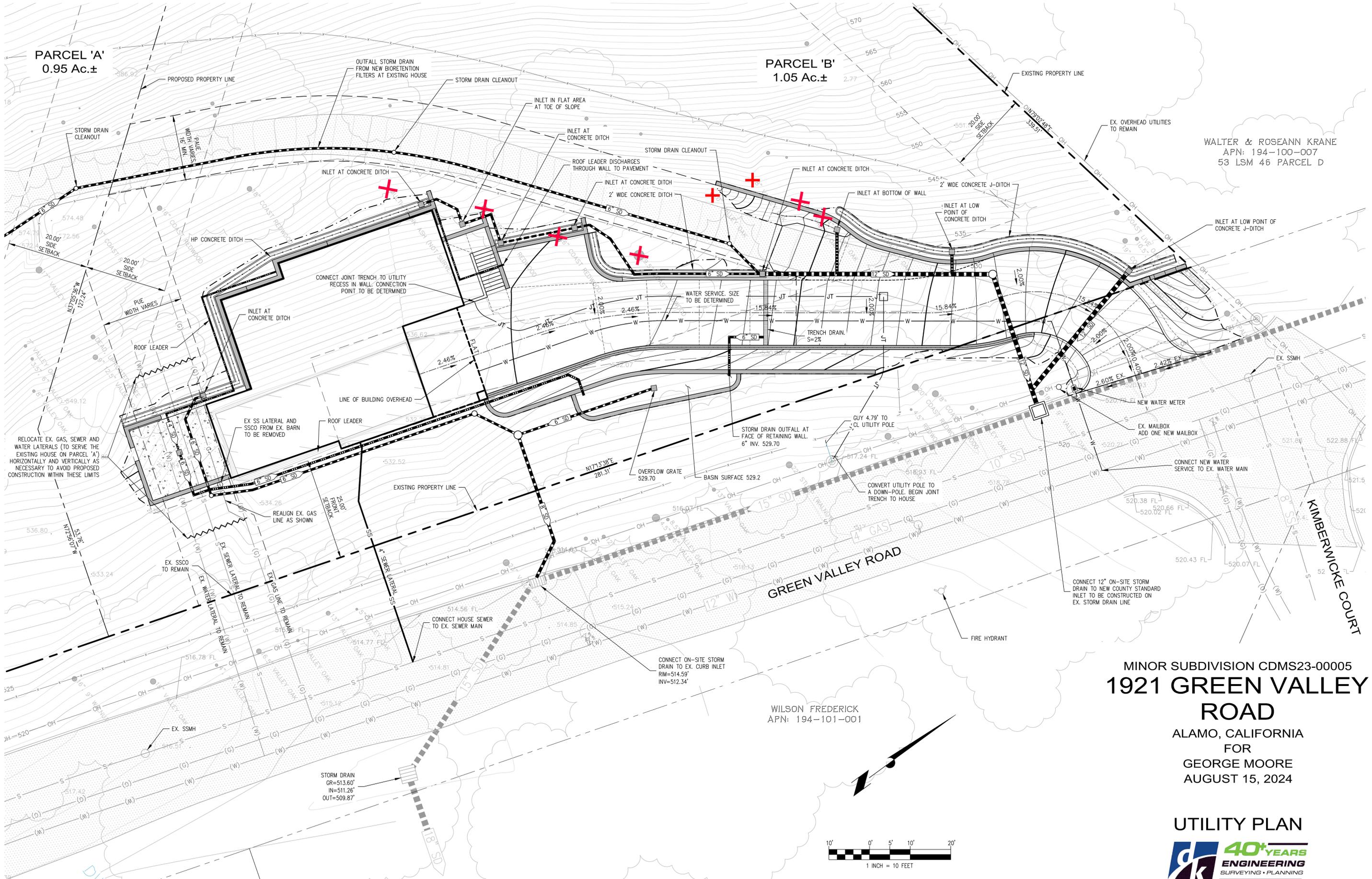
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

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PARCEL 'A'  
0.95 Ac.±

PARCEL 'B'  
1.05 Ac.±

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



PATH: F:\PROJECTS\2020\20-1049-1921 GREEN VALLEY ROAD\DWG\VTM\VTM 11 UTILITY-2049.DWG

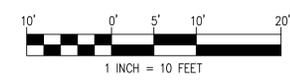
WILSON FREDERICK  
APN: 194-101-001

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

UTILITY PLAN



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



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

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-007

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

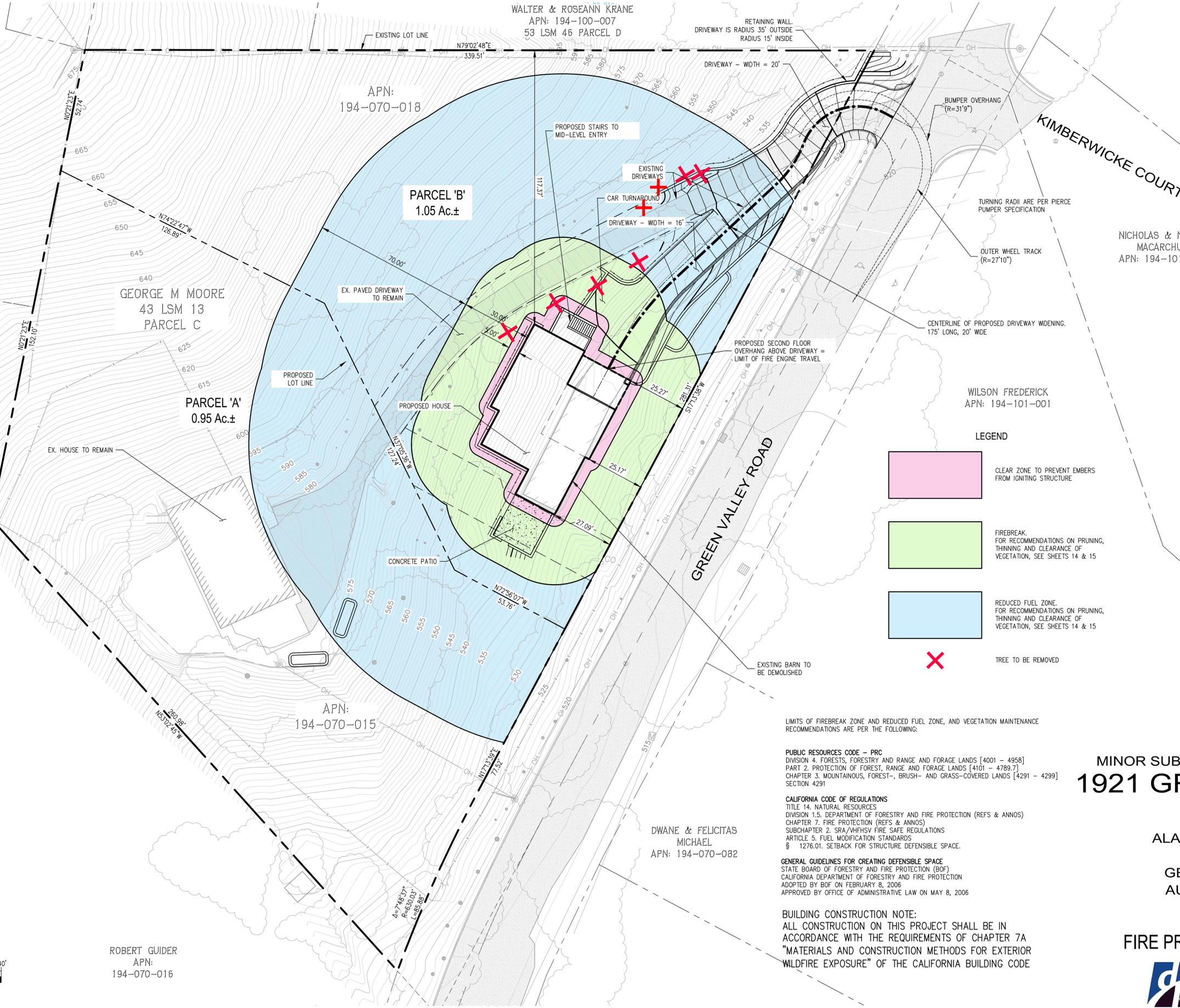
KEVIN & DEBORAH  
GRAUMAN  
APN: 194-101-003

NICHOLAS & NICOLE  
MACARCHUK  
APN: 194-101-002

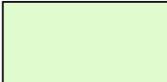
WILSON FREDERICK  
APN: 194-101-001

DWANE & FELICITAS  
MICHAEL  
APN: 194-070-082

ROBERT GUIDER  
APN:  
194-070-016



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/VFHVS 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



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

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.



Effective defensible space

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, whichever 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.

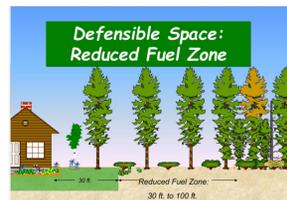
### General Guidelines:

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-spaced 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

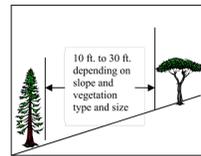
In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

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.

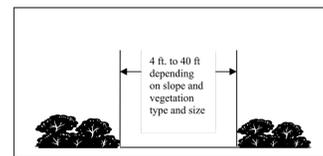


Grass generally should not exceed 4 inches in height. However, homeowners may keep grass and other forbs less than 18 inches in height above the ground when these grasses are isolated from other fuels or where necessary to stabilize the soil and prevent erosion. Clearance requirements include:

- 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.



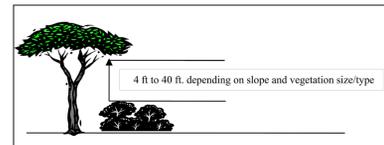
Trees



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  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

## FIRE PROTECTION NOTES



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

## 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 NONCOMBUSTIBILITY 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 NONCOMBUSTIBILITY 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.

#### 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 result 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.

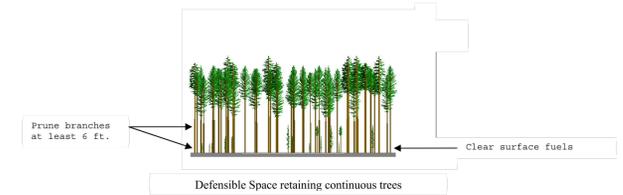
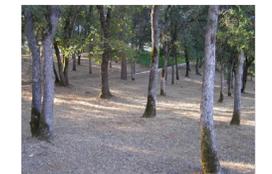
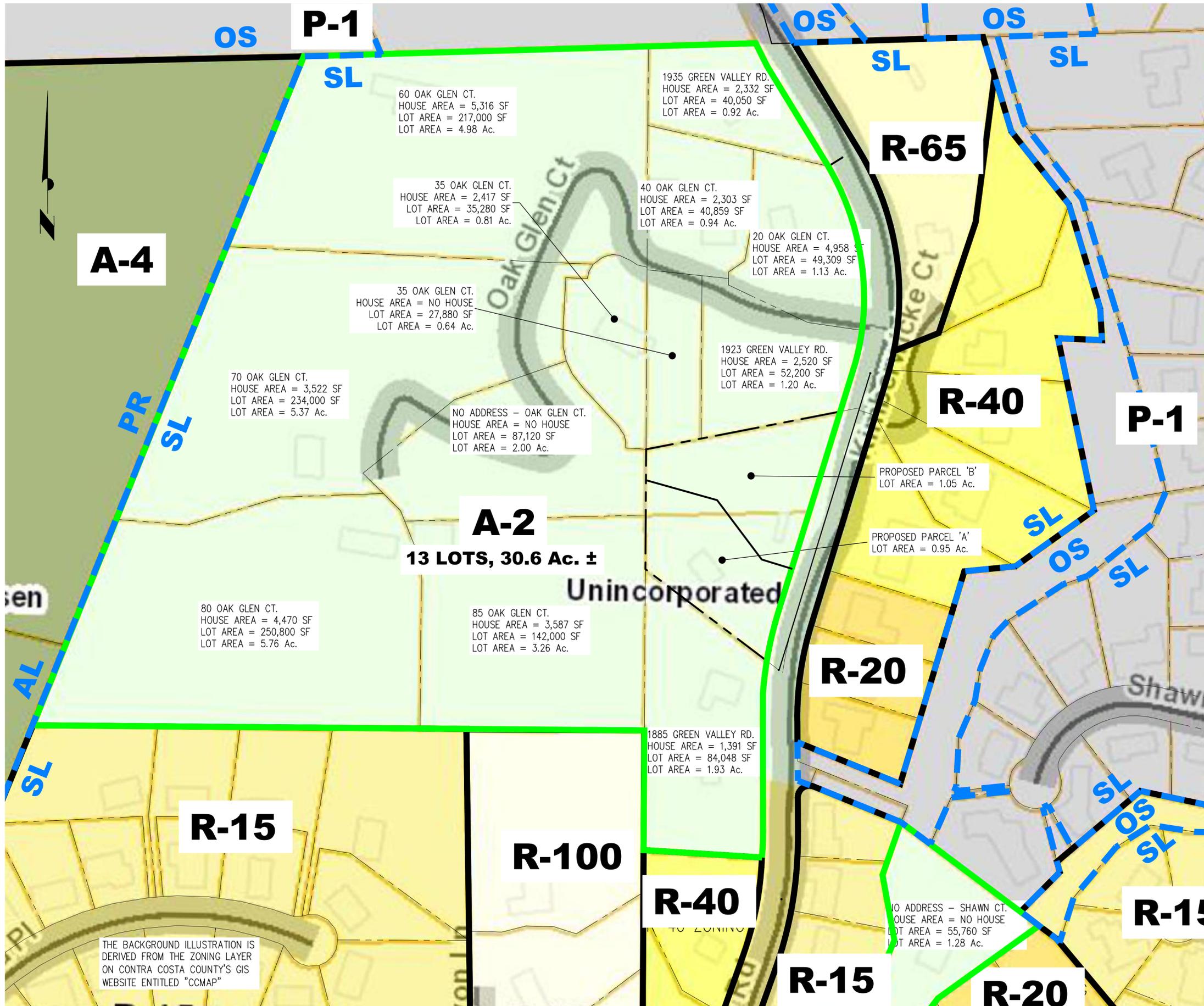


Photo Courtesy: Plumas Fire Safe Council.



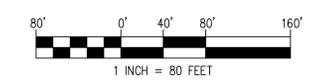
Defensible space with continuous tree canopy by clearing understory and pruning

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



**LEGEND**

- PROPERTY LINE
- ZONING BOUNDARY (A-2 ZONING)
- ZONING BOUNDARY FOR ZONING DESIGNATIONS, SEE BELOW
- GENERAL PLAN BOUNDARY FOR LAND USE 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
- AL** AGRICULTURAL LANDS
- OS** OPEN SPACE
- PR** PARKS AND RECREATION
- SL** SINGLE FAMILY RESIDENTIAL, LOW DENSITY



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
 ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024  
 LOT AREA EXHIBIT  
 A-2 ZONING

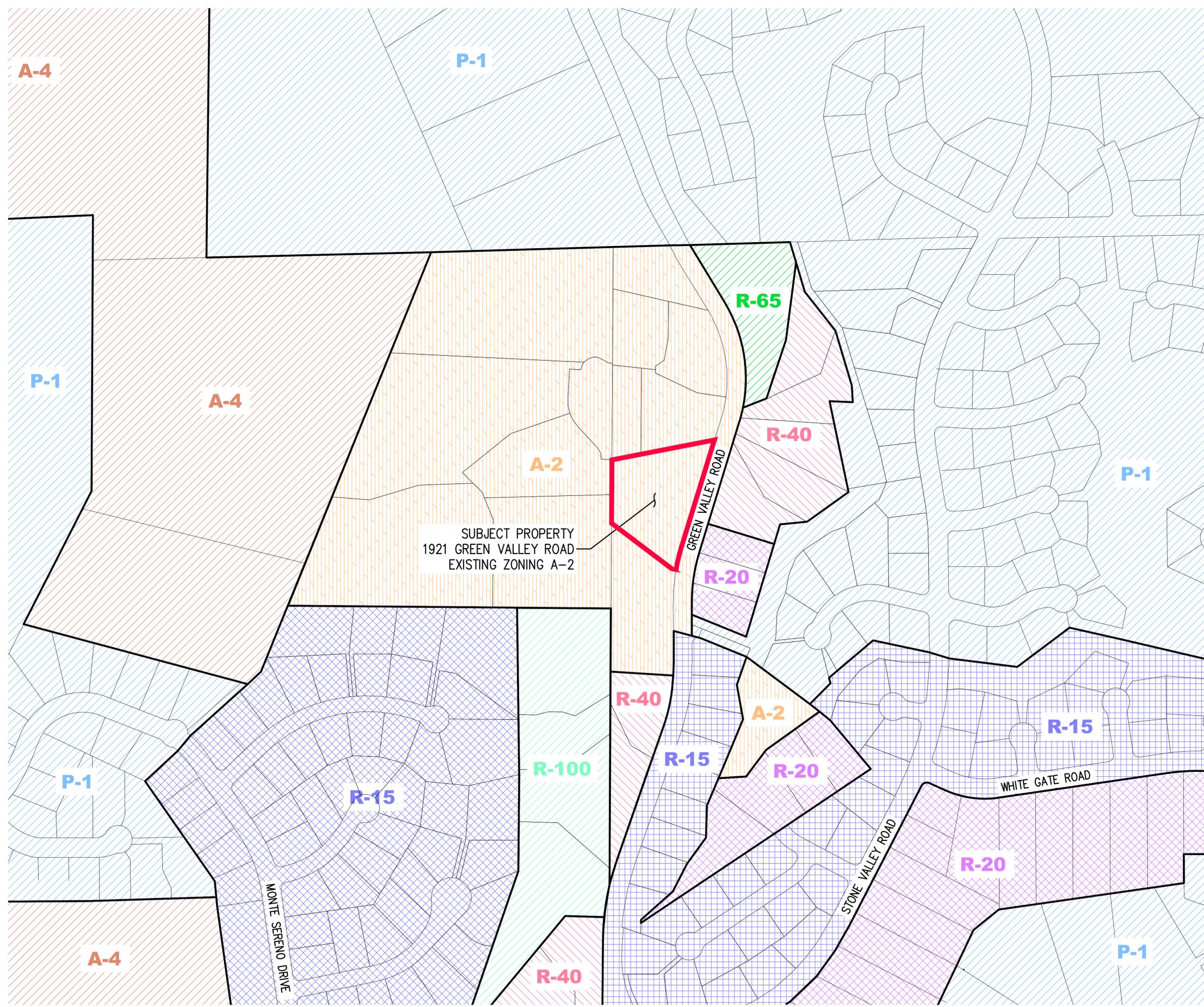


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

THE BACKGROUND ILLUSTRATION IS DERIVED FROM THE ZONING LAYER ON CONTRA COSTA COUNTY'S GIS WEBSITE ENTITLED "CCMAP"

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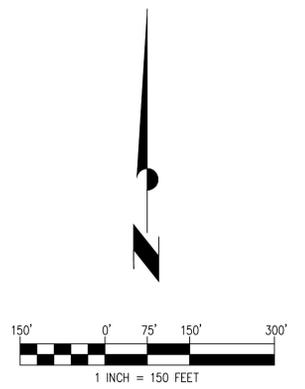
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SUBJECT PROPERTY  
1921 GREEN VALLEY ROAD  
EXISTING ZONING A-2

**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.



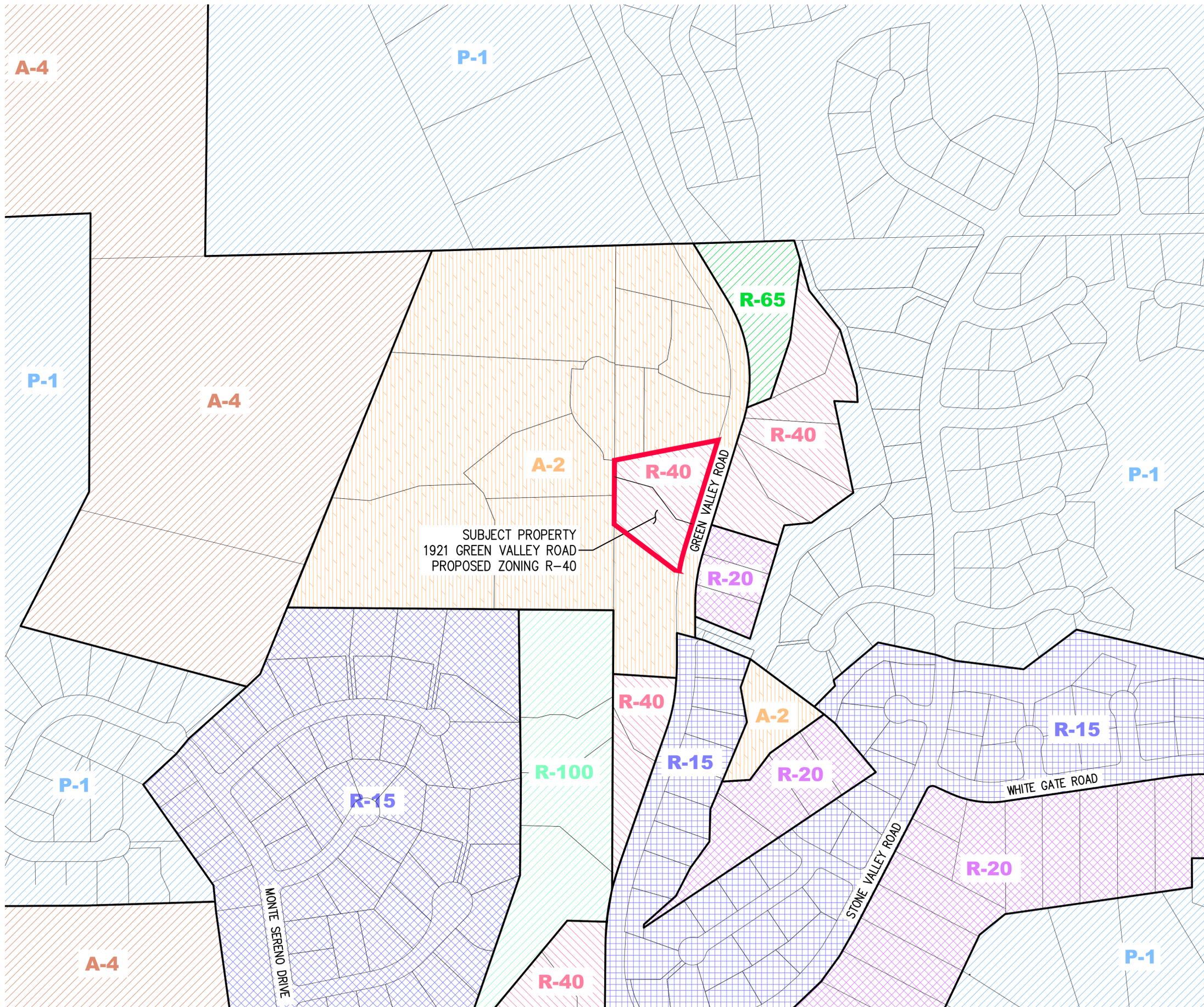
MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

REZONING EXHIBIT  
EXISTING CONDITION

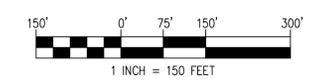


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868



**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.



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

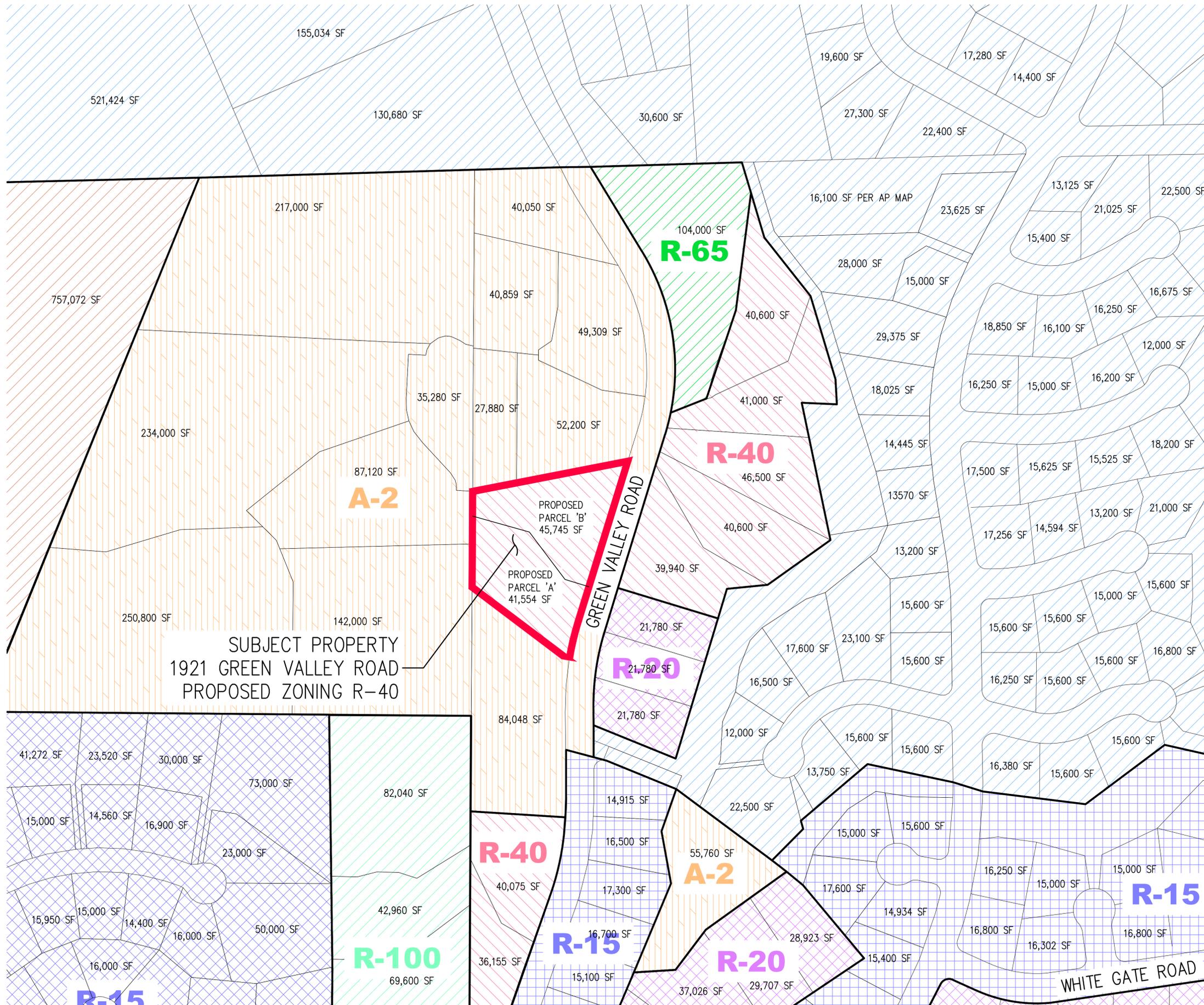
ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

REZONING EXHIBIT  
 PROPOSED CONDITION



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-0868

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



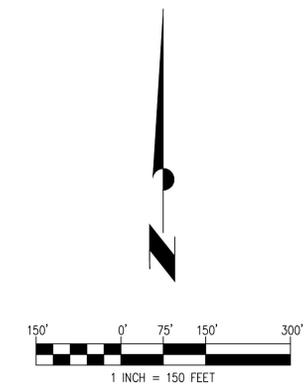
SUBJECT PROPERTY  
1921 GREEN VALLEY ROAD  
PROPOSED ZONING R-40

PROPOSED  
PARCEL 'B'  
45,745 SF

PROPOSED  
PARCEL 'A'  
41,554 SF

**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.
- LOT AREA PER ASSESSOR'S PARCEL INFORMATION ON COUNTY GIS WEBSITE

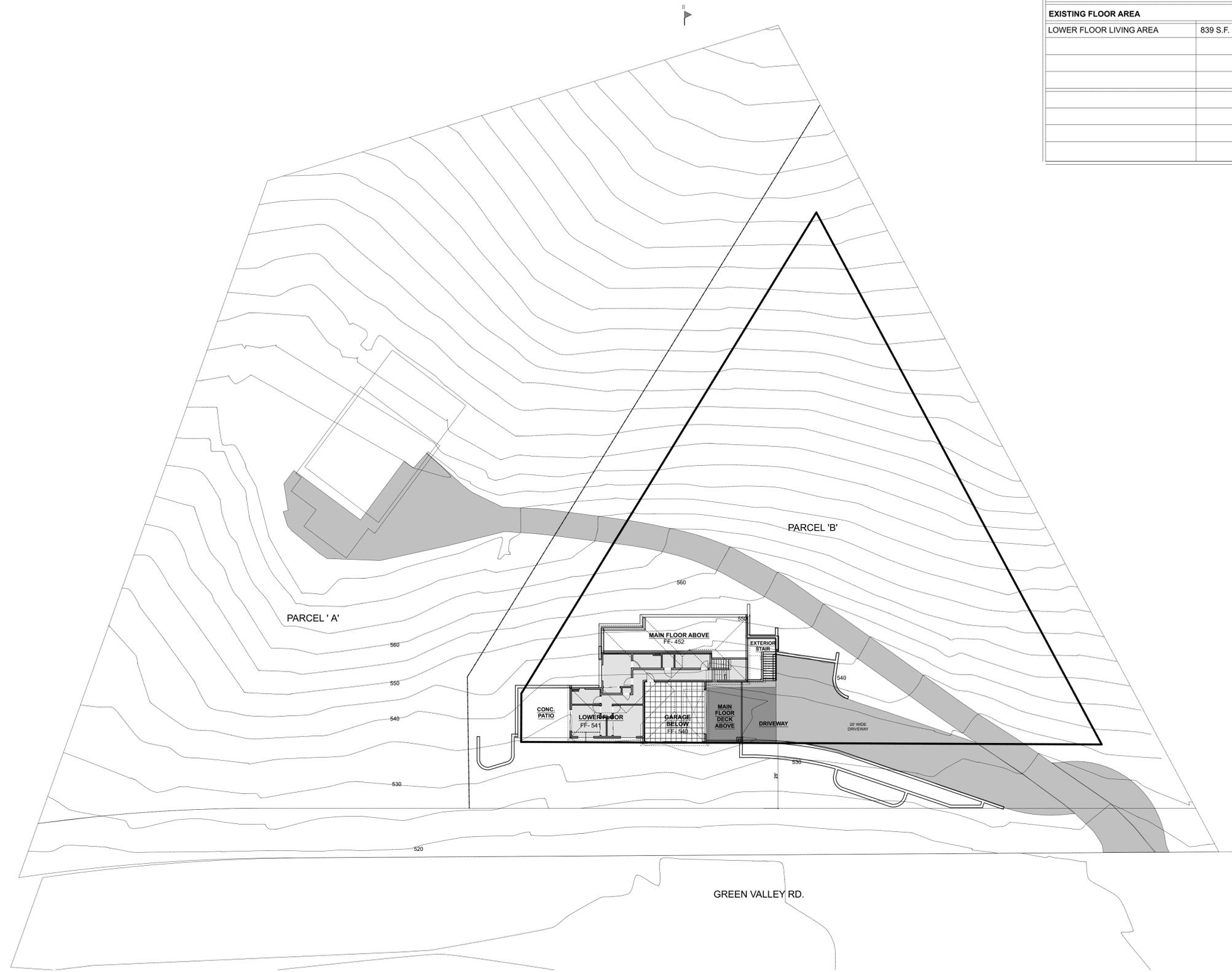


MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024  
LOT AREA EXHIBIT -  
SURROUNDING PROPERTIES



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



3 SITE PLAN - PROPOSED  
A1-1 SCALE: 1" = 20'



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.
		<b>TOTAL LIVING AREA</b>	<b>3496 S.F.</b>
		GARAGE	553 S.F.
		MAIN FLOOR DECK	315 S.F.
		LOWER FLOOR CONC. PATIO	383 S.F.

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

**REVISED**

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



**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



REVISION

JOB 2023

DATE 12/27/23

SHEET

**A1-1**

SHEET 4



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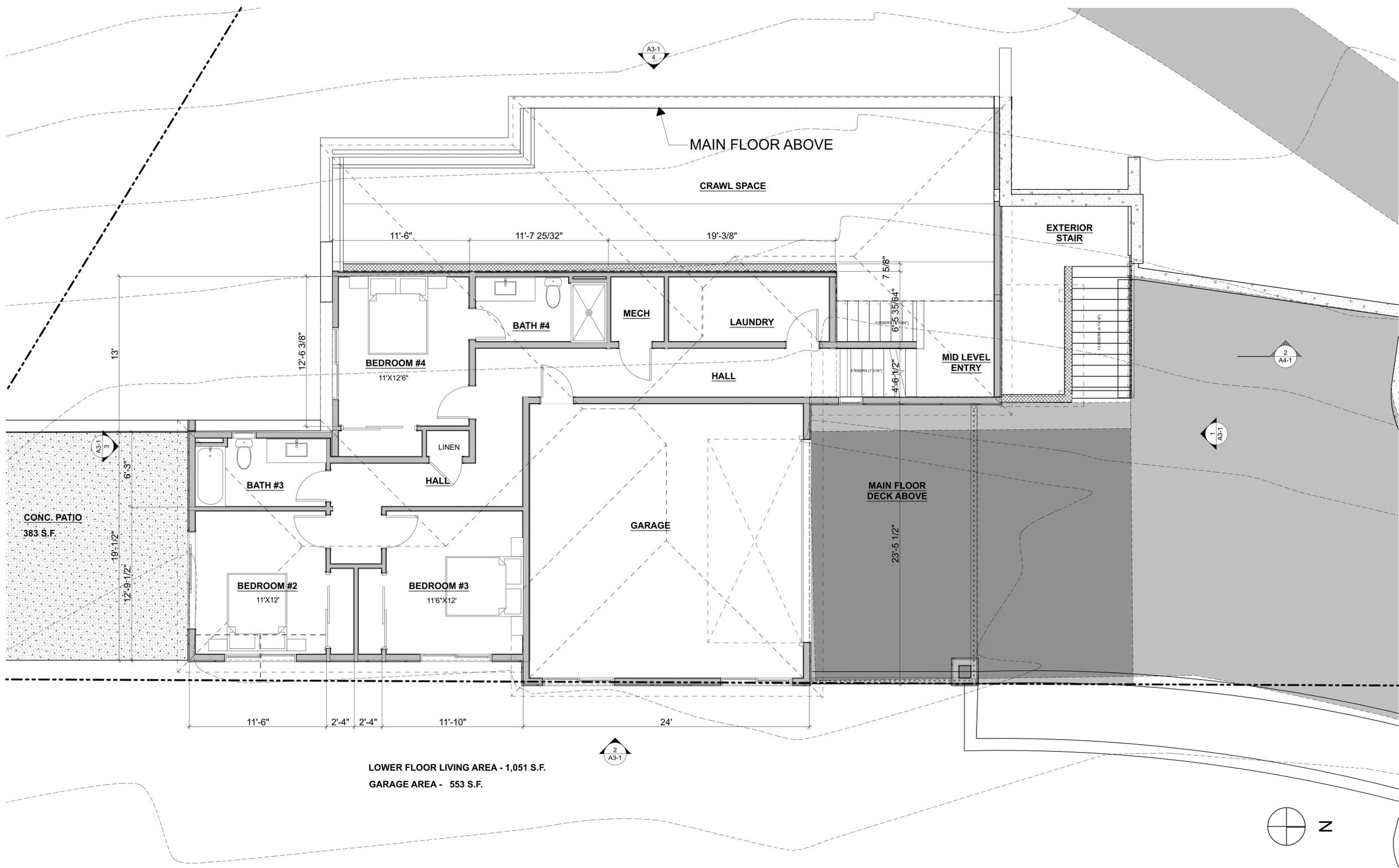


REVISION

JOB 2023  
 DATE 12/27/23  
 SHEET

**A2-1**

SHEET 6



**1 LOWER FLOOR - PROPOSED**  
 A2-1 SCALE: 1/4" = 1'-0"





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REVISION

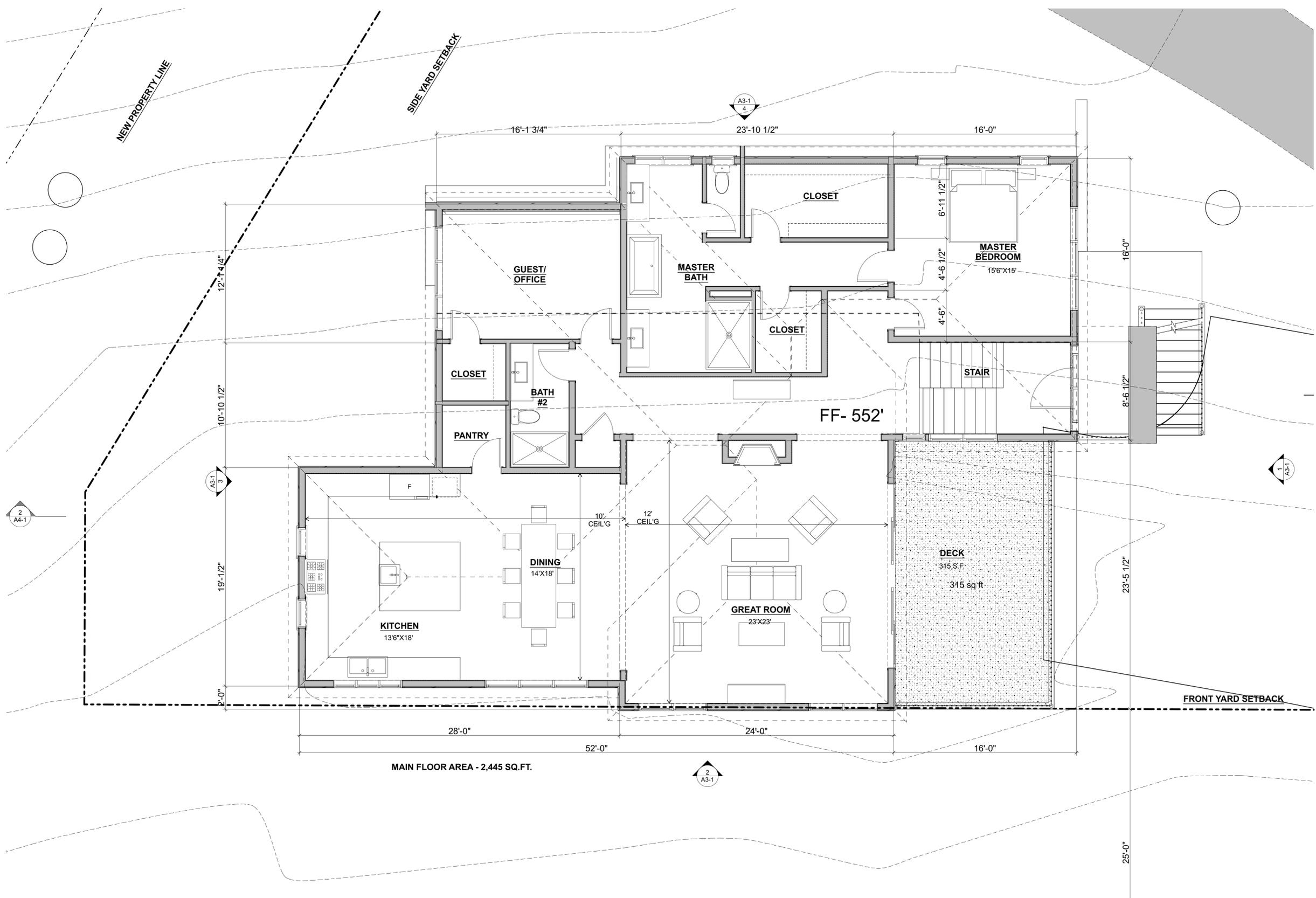
JOB 2023

DATE 12/27/23

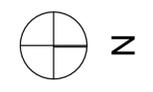
SHEET

**A2-2**

SHEET 7



**2 MAIN FLOOR - PROPOSED**  
 A2-2 SCALE: 1/4" = 1'-0"



REVISED  
 RECEIVED on 02/14/2024 CDM23-00005  
 By Contra Costa County  
 Department of Conservation and Development



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 DANVILLE, CA 94526  
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**GREEN VALLEY RESIDENCE**

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 ROAD ALAMO CA 94507  
 APN - 268-020-002



REVISION

JOB 2023

DATE 12/27/23

SHEET

**A3-1**

SHEET 13



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



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



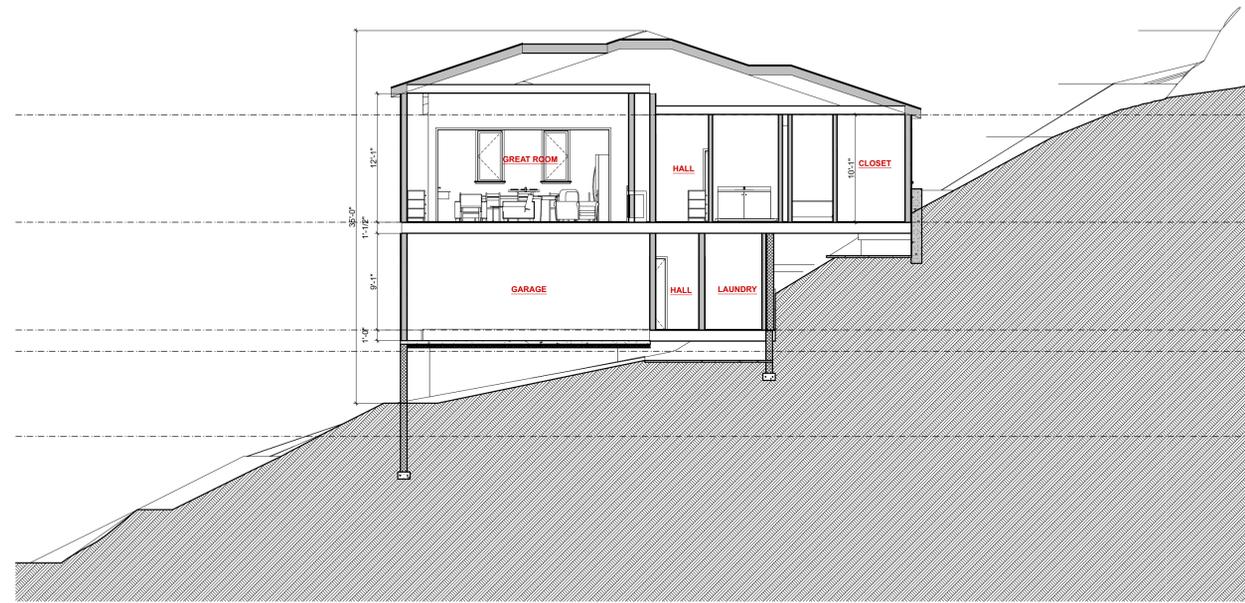
4 NORTH ELEVATION  
 A3-1 SCALE: 1/8" = 1'-0"



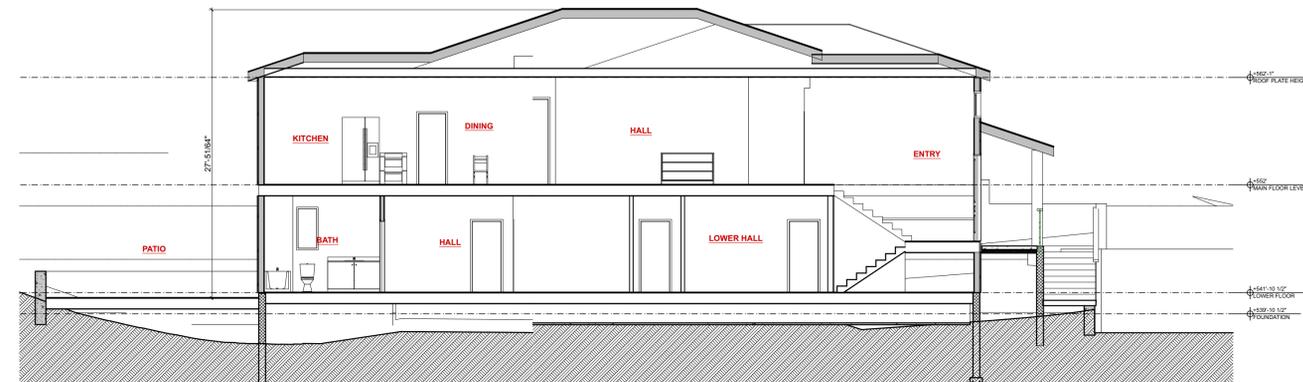
3 SOUTH ELEVATION  
 A3-1 SCALE: 1/8" = 1'-0"

REVISED

RECEIVED on 02/14/2024 CDMs23-00005  
By Contra Costa County  
Department of Conservation and Development



1 SECTION  
A4-1 SCALE: 1/8" = 1'-0"



2 SECTION  
A4-1 SCALE: 1/8" = 1'-0"



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(925) 314-9826

damcquillan.com

**GREEN VALLEY RESIDENCE**

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



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



## 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 - Lc)
- MM (Multiple Family Residential - Iv)
- MH (Multiple Family Residential - H)
- MV (Multiple Family Residential - Vi)
- MS (Multiple Family Residential - Vi)
- 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 Star)
- M-8 (Dougherty Valley Village Cent)

## Notes

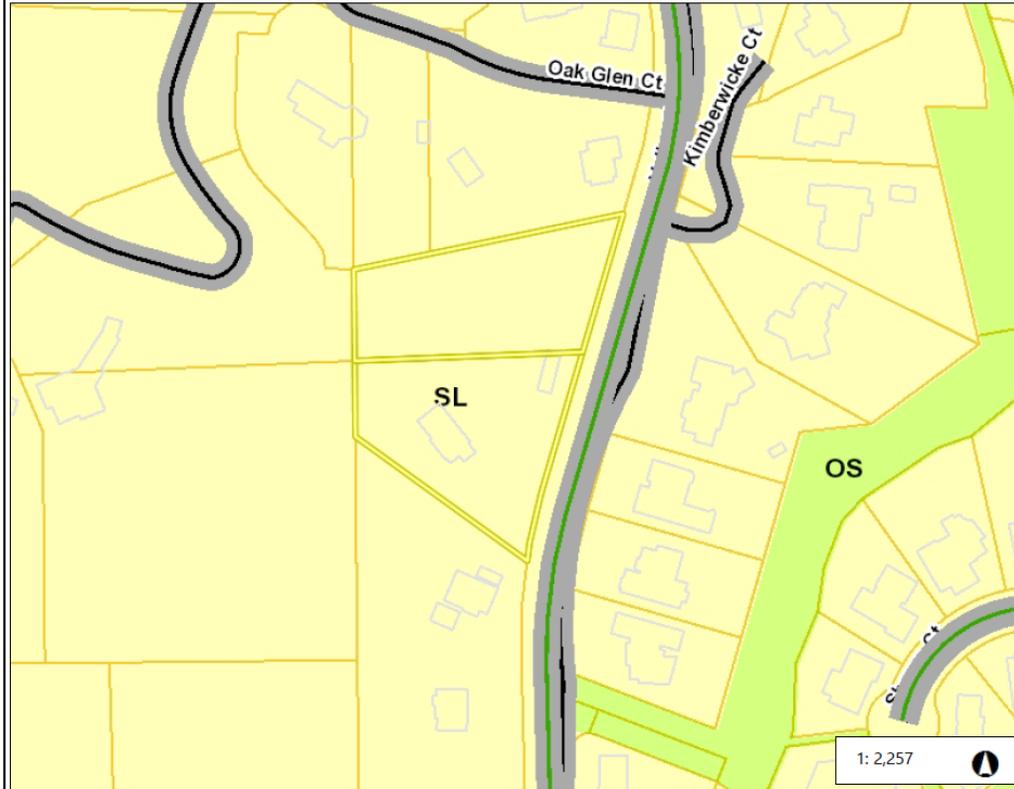
Contra Costa County -DOIT GIS

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 2,257

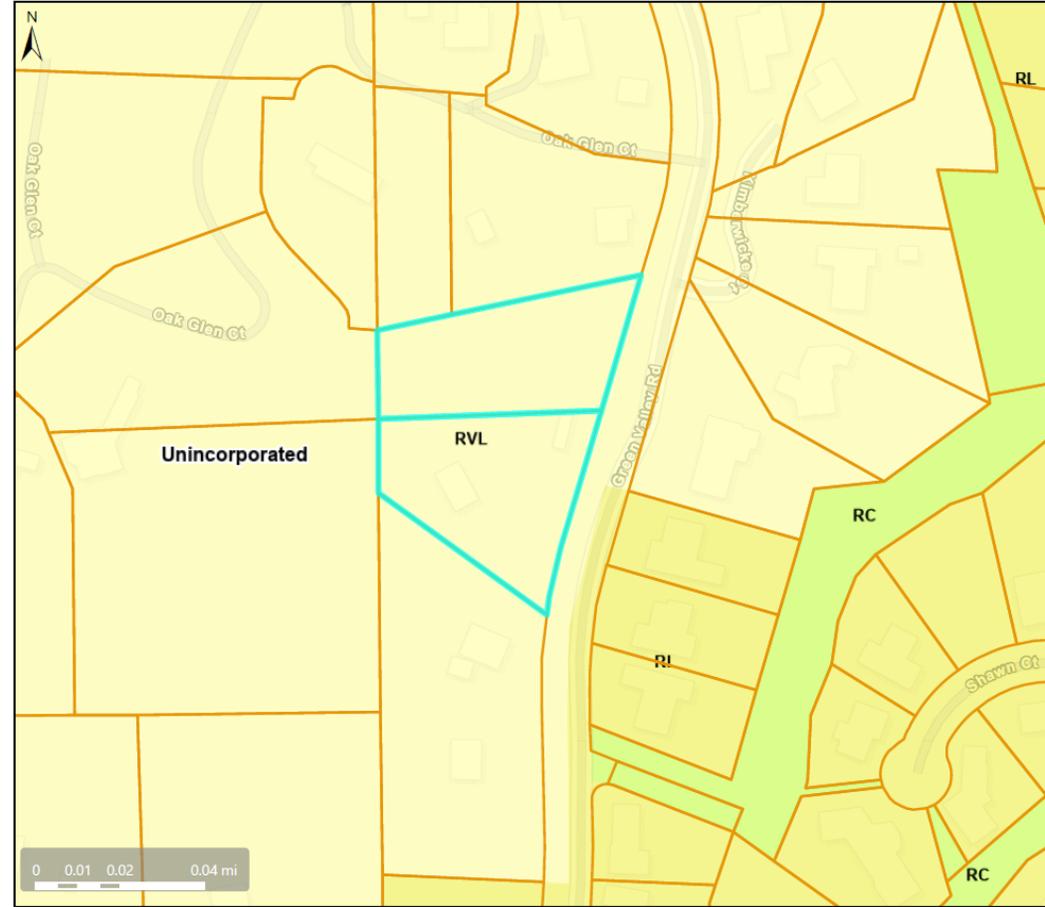


General Plan 2005-2020: SL, Single-Family Residential-Low Density



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

General Plan Envision 2045: RVL, Residential Very Low



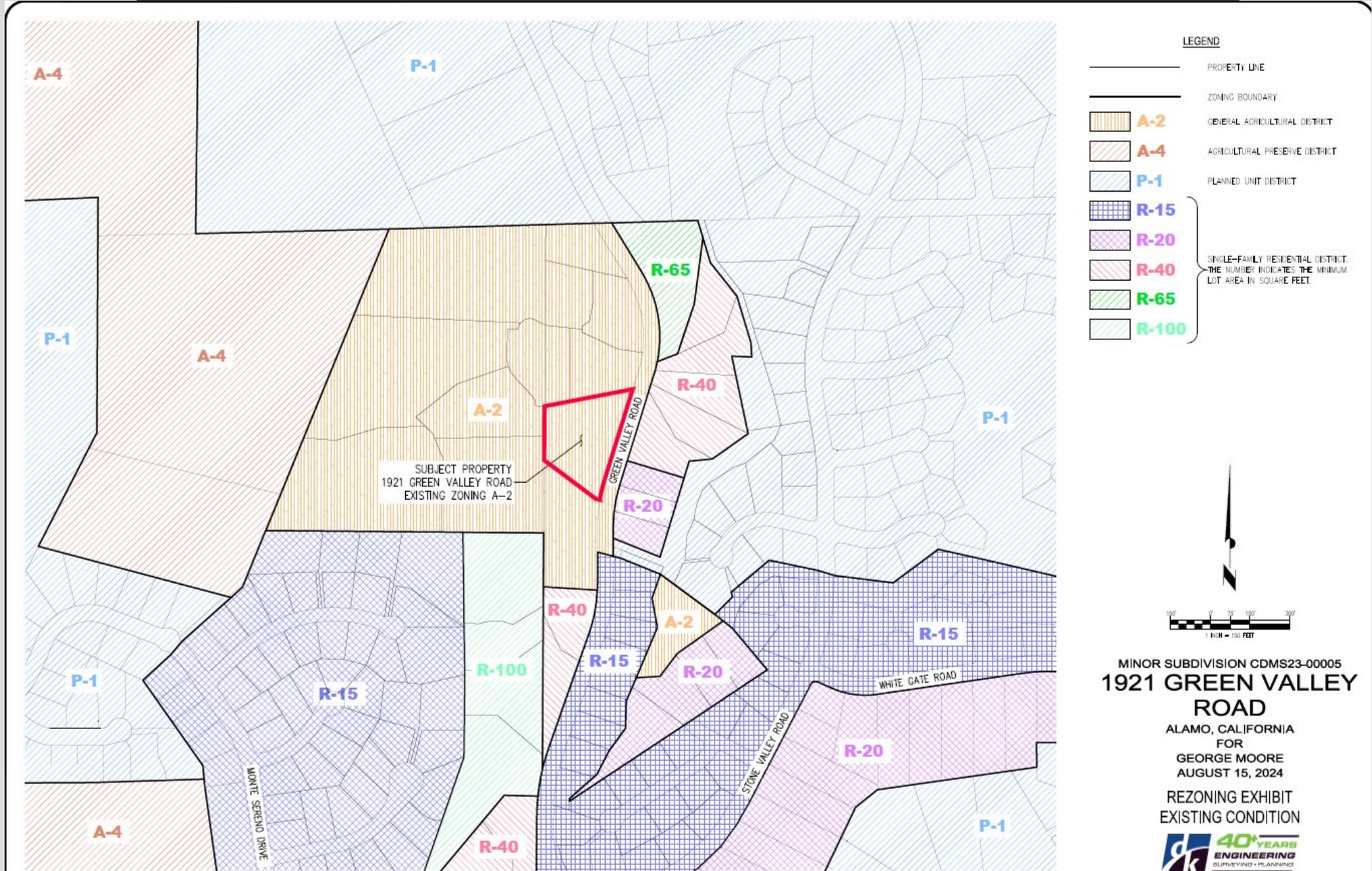
## Map Legend

- Assessment Parcels
- Planning**
- General Plan**
- RVL (Residential Very-Low Density) ( $\leq 1$  du/na)
- RL (Residential Low Density) (1-3 du/na)
- RC (Resource Conservation)
- Unincorporated

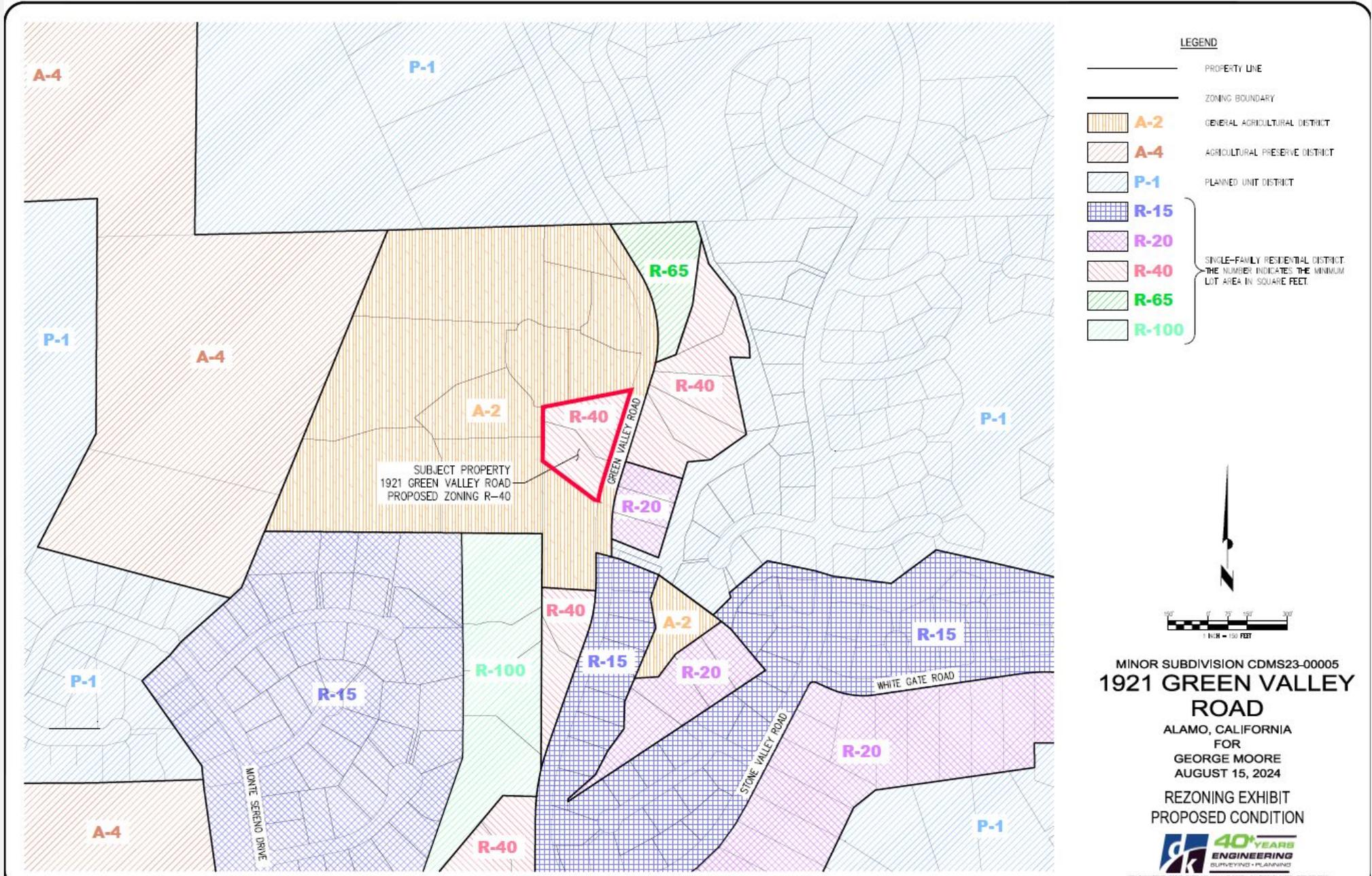
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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984

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, US

# ZONING MAP: EXISTING



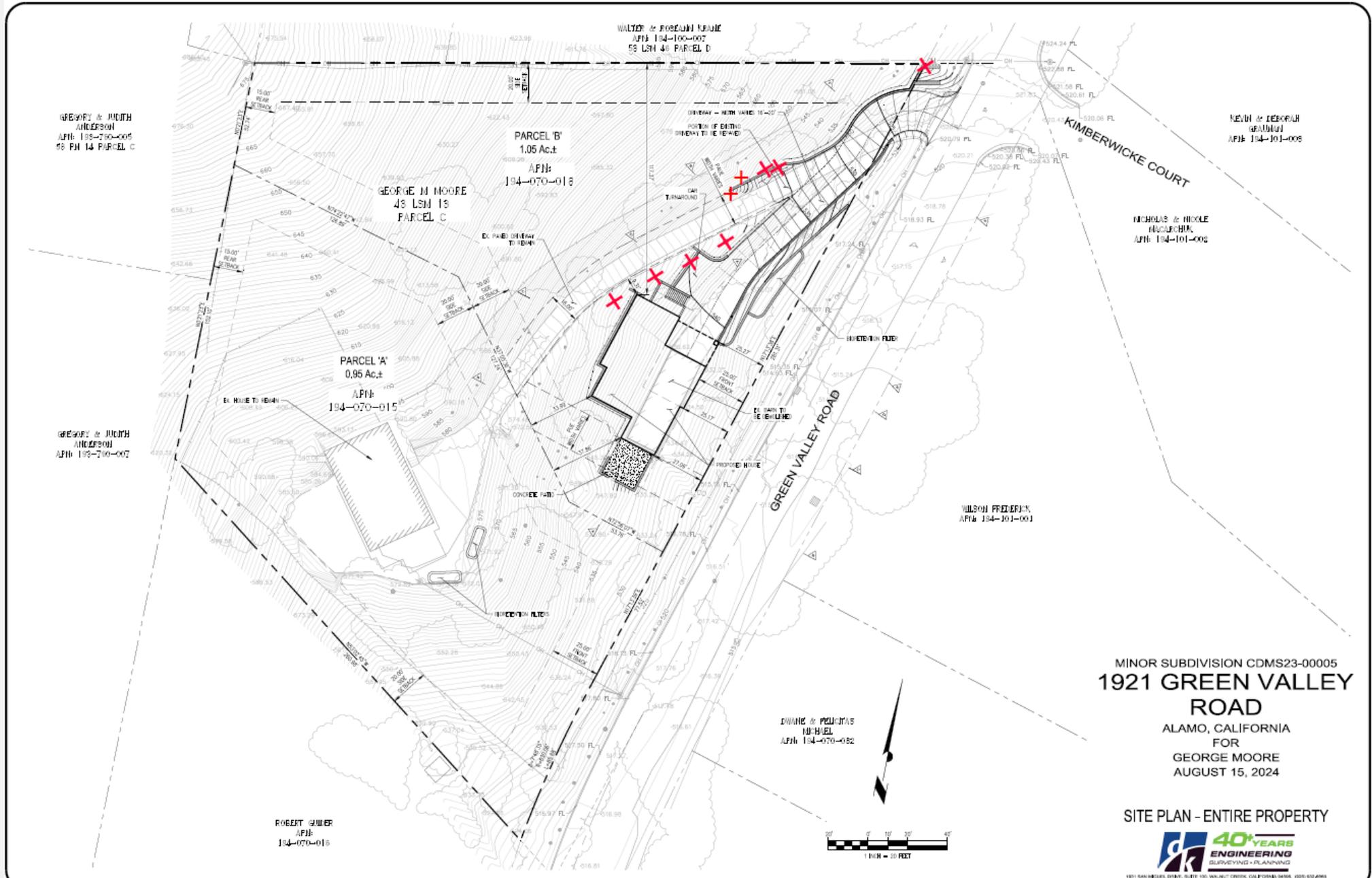
# ZONING MAP: PROPOSED







# SITE PLAN



# TWO-STORY RESIDENCE, PARCEL B



2  
A3-1

EAST ELEVATION

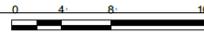
SCALE: 1/8" = 1'-0"



1  
A3-1

NORTH ELEVATION

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



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?