



AGENCY COMMENT REQUEST

Date 09/05/25

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection	Grading Inspection
Advance Planning	☒ Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
County Geologist	

HEALTH SERVICES DEPARTMENT

☒ Environmental Health	Hazardous Materials
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PUBLIC WORKS DEPARTMENT

Engineering Services	Special Districts
Traffic	
Flood Control (Full-size)	

LOCAL

☒ Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District West County Wastewater

☒ Water District EBMUD

☒ City of Richmond

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC North Richmond MAC

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Grant Farrington

Phone # 925-655-2868

E-mail Grant.Farrington@dcd.cccounty.us

County File # CDDP25-03024

Prior to September 30, 2025

We have found the following special programs apply to this application:

☒ Landslide	Active Fault Zone (A-P)
☒ Liquefaction	Flood Hazard Area
☒ 60-dBA Noise Control	
CA EPA Hazardous Waste Site	
High or Very High FHSZ	

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ____ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP25-03024

File Date: 9/3/2025

Applicant:

Alexis Morales
904 Gertrude Ave
Richmond, CA 94801-_____

ackjm162911728@gmail.com
(415) 726-7086

Property Owner:

Alexis Morales
904 Gertrude Ave
Richmond, CA 94801-_____

ackjm162911728@gmail.com
(415) 726-7086

Project Description:

The applicant requests approval of a development plan to construct a duplex on a residential lot within an HE-C Housing Element Consistency District.

Project Location: (Address: 549 GROVE AVE, RICHMOND, CA 94801 167), (APN: 409141012)

Additional APNs:

General Plan Designation(s): RMH

Zoning District(s): HE-C

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: YES

MAC/TAC: North Richmond MAC

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: YES

Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
DPSNR04	North Richmond Development Plan	002606-9660-REV-000-5BNR04	2000.00	2000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
Total:			2162.00	2162.00

1- 212PM33 7/19/17

SILVER

AVE

TS

5TH

GROVE

11

Is

GIARAMITA

Is

6TH.

AVE

12

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

$$1'' = 50'$$

13

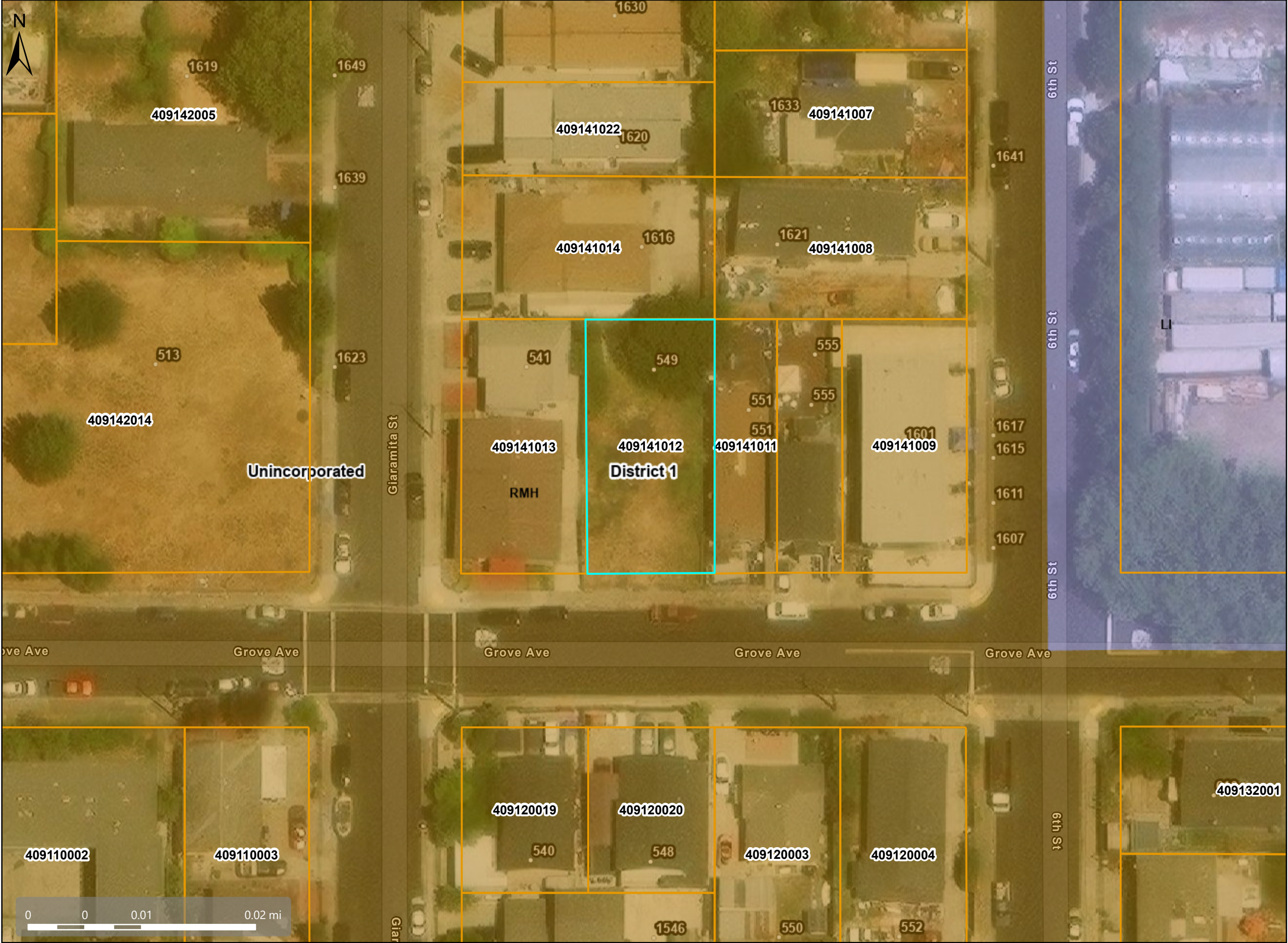
141

142

15,16)

1/6/17

General Plan



Map Legend

Assessment
Parcels

General Plan

RMH
(Residential
Medium-High
Density) (17-30
du/na)

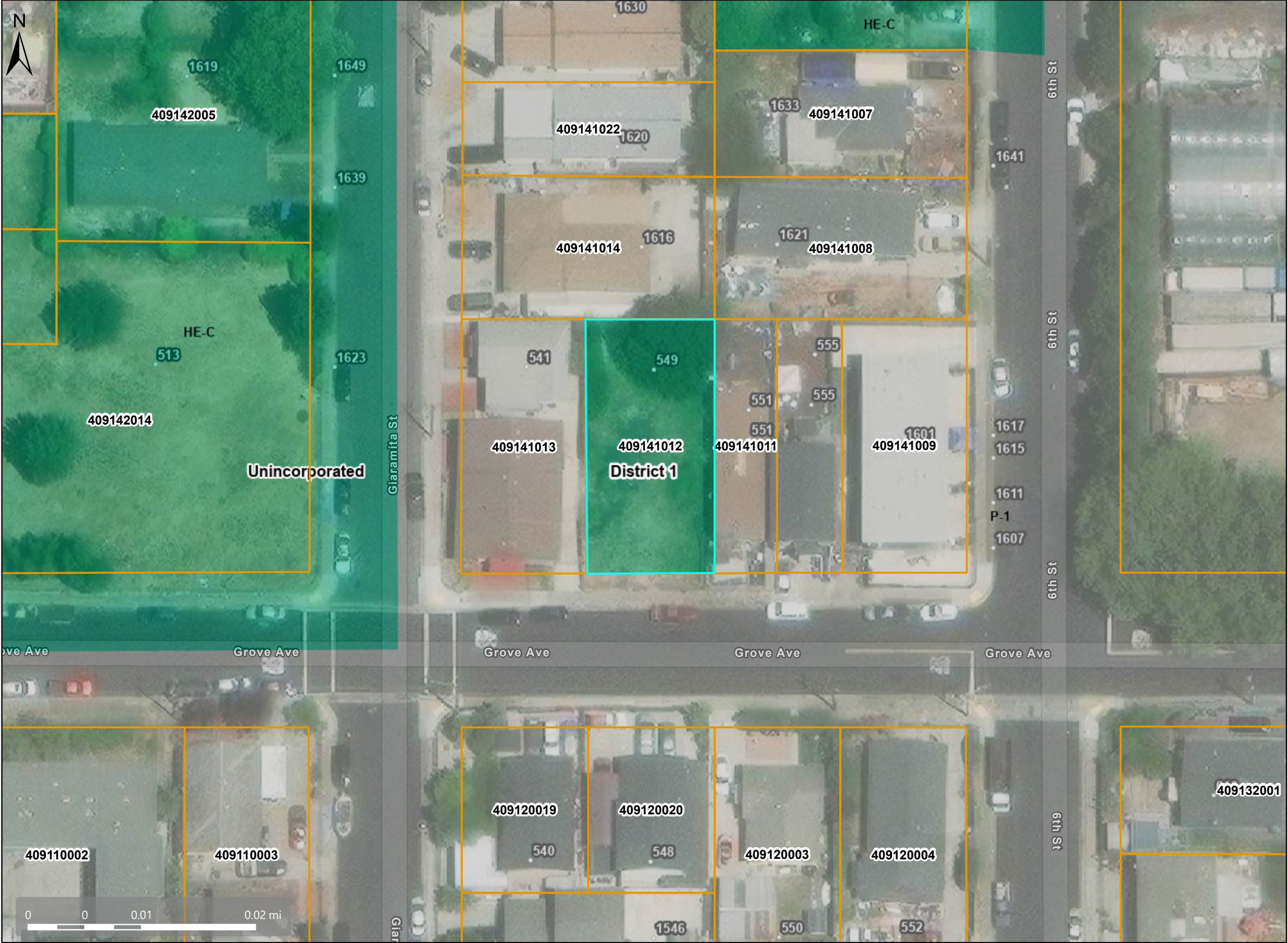
LI (Light
Industry) (1.5
FAR)

Unincorporated

Board of
Supervisors'
Districts

Address Points

Zoning



Map Legend

Assessment

Parcels

Zoning

ZONE_OVER

P-1 (Planned Unit)

HE-C (Housing Element Consistency)

Unincorporated

Board of Supervisors' Districts

Address Points

Orthophotography



Map Legend

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

REVISIONS	BY

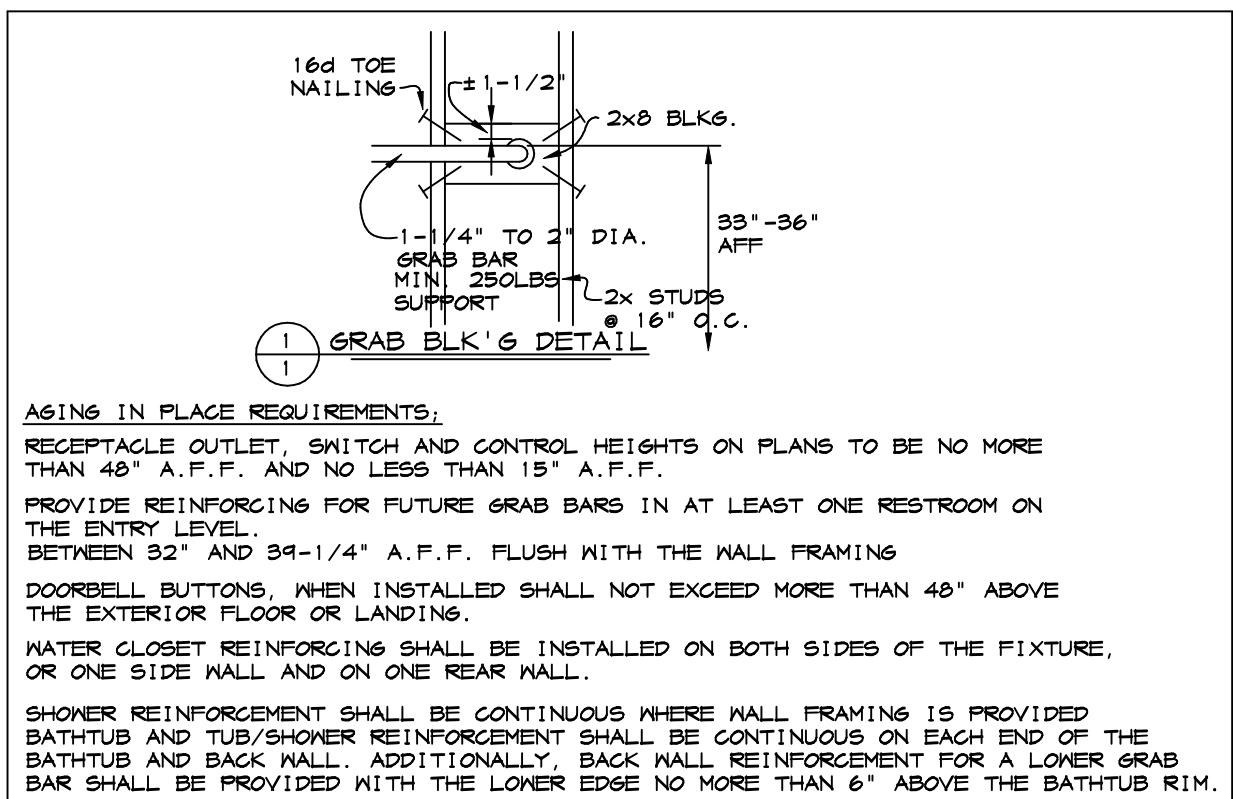
PRELIMINARY FLOOR PLAN

DUPLEX FOR:
ALEXIS MORALES
549 GROVE AVE.
RICHMOND, CA 94801

**MOREBECK
DESIGNS**

409 DENNIS DR. - VACAVILLE, CA 95688 - (707) 448-2320

DRAWN S.N. & T.M. CHECKED
DATE 6-12-25 SCALE
NOTED JOB NO.
SHEET 1
OF SHEETS



AGINGS IN PLACE REQUIREMENTS:
RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS ON PLANS TO BE NO MORE THAN 48" A.F.F. AND NO LESS THAN 15" A.F.F.
PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL.
DOORBELL BUTTONS, WHEN INSTALLED SHALL NOT EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING.
WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDES OF THE FIXTURE, OR ONE SIDE WALL AND ON ONE REAR WALL.
SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. BATHTUB AND TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE LOWER EDGE NO MORE THAN 6" ABOVE THE BATHTUB RIM.

NOTES:
EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARDS.
EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF CODES.
EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD GPM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2014 (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS).
BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALL.

DEFERRED SUBMITTALS:

TWO COPIES OF EACH DEFERRED SUBMITTAL WILL FIRST BE SUBMITTED TO THE ENGINEER OF RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.

DEFERRED SUBMITTAL:
TRUSSES AS A DEFERRED SUBMITTAL, PRIOR TO TRUSS FABRICATION PROVIDE DESIGN AND DETAILS TO THE COUNTY OF SOLANO BUILDING DIVISION. TRUSS CALCULATIONS SHALL INCLUDE A CLEAR SCALE DRAWING OF THE TRUSS LAYOUT. THE TRUSS CALCULATIONS SHALL BE REVIEWED, STAMPED, AND SIGNED BY THE ENGINEER OF RECORD PRIOR TO SUBMITTAL TO CONTRA COSTA BUILDING DIVISION (CBO).

SEPARATE SUBMITTAL:
FIRE SPRINKLER DRAWINGS TO BE PROVIDED BY OTHERS IF REQUIRED BY CONTRA COSTA COUNTY DESIGN AND INSTALL TO BE DONE BY A LICENSED SPRINKLER CONTRACTOR.

GREEN BUILDING MEASURES:

THE SINGLE FAMILY DWELLING SHALL BE PER THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE "MANDATORY MEASURES".
SHEET 6 & 7 OUTLINE THE 2022 GREEN BUILDING STANDARDS CODE REQUIREMENTS. CONTRACTOR / HOMEOWNER TO FOLLOW CODE REQUIREMENTS.

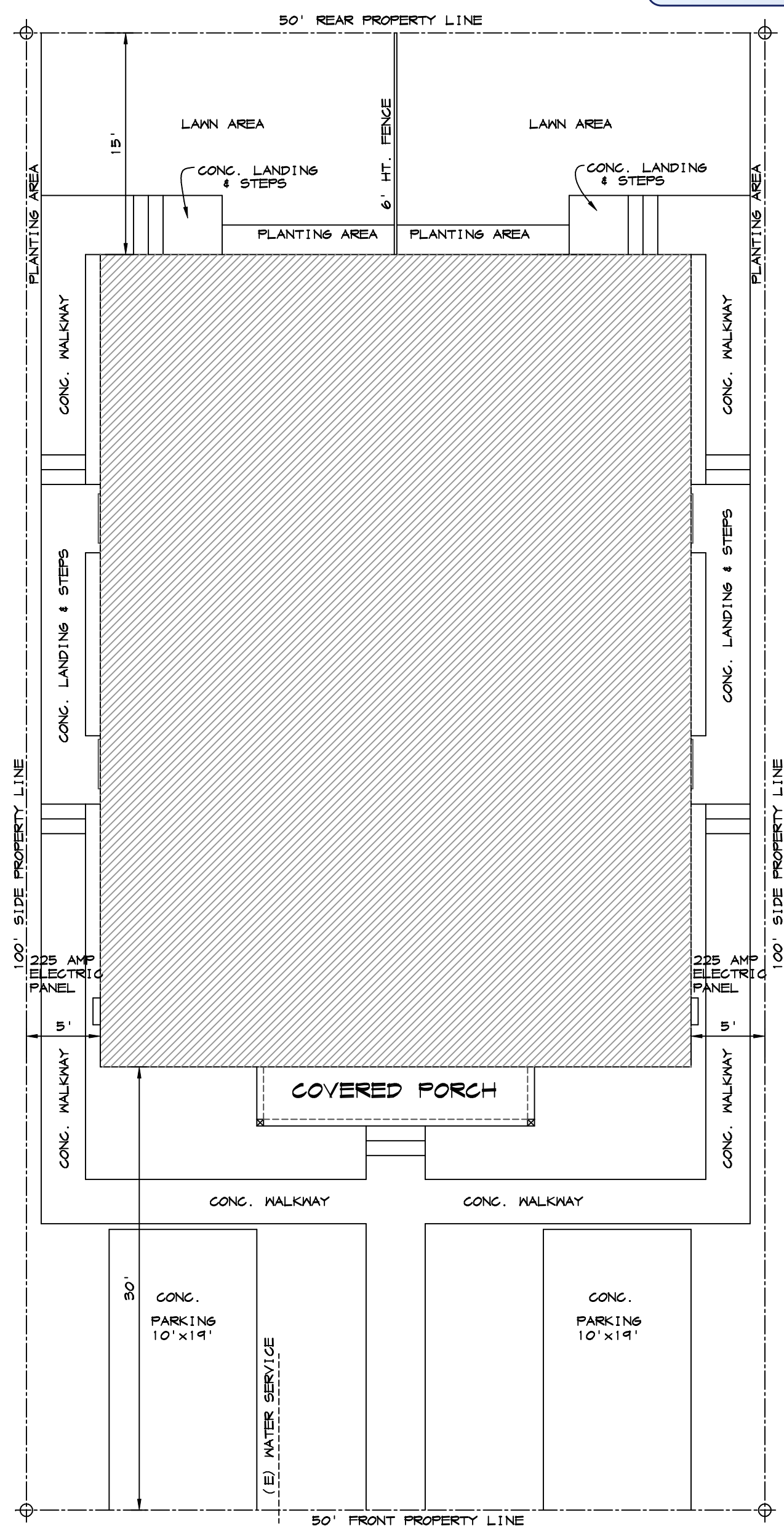
PROJECT DATA:

2,200 SF. = DUPLEX LIVING SPACE
5,000 SF. = LOT SIZE
TYPE OF CONSTRUCTION: V-N
OCCUPANCY GROUPS: R-3 & U-1
NUMBER OF STORIES: 1

*NOTE: A "HERS" VERIFICATION IS REQUIRED FOR THIS PROJECT AND WILL BE PROVIDED TO THE CITY/COUNTY PRIOR TO FINAL INSPECTION.

*NOTE: ALL SUBSTANTIAL FIELD CHANGES MADE MUST BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO CALLING FOR AN INSPECTION. SUBMIT (2) PLAN COPIES TO THE BUILDING DEPARTMENT. ADDITIONAL FEES MAY APPLY FOR THESE CHANGES TO THE ORIGINAL PERMIT SET.

NOTE: THE ADDRESS OF THE PROPERTY MUST BE LOCATED AT THE STREET/DRIVEWAY ENTRANCE AND ALSO ON THE STRUCTURE. THE ADDRESS MUST BE A MINIMUM 4" IN HEIGHT AND HAVE A SELECTIVE SURFACE.



549 GROVE AVE.

SITE PLAN

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

TITLE 24 REQUIREMENTS:

FV/SOLAR: STANDARD, 2.29 kwhdc (MIN. REQUIRED)
FENESTRATION u/whgc = 0.30/0.23
DOOR/SOLID = u/whgc
EXTERIOR WALLS = R-19/ 2x6 @ 16" O.C.
CEILING/ATTIC = R-38 2x4 @ 24" O.C.
ROOF ABOVE ATTIC = NO INSULATION
FLOOR = R-19/ 2x6 @ 16" O.C.
HP HSPF2=7.5/SEER2=14.3 (WITH DUCT)
W/H TANK HEAT PUMP (EXAMPLE: RHEEM XE40T1Q45U0)
1A9 FAN REQUIRED. 56 cfm IS MINIMUM REQUIREMENT

GENERAL INFORMATION

DUPLEX FOR: ALEXIS DUPLEX

ALEXIS MORALES
PHONE: (415) 726-7086
549 GROVE AVE.
RICHMOND, CA 94801
CONTRA COSTA COUNTY

ENGINEER OF RECORD:
NORMAN SCHEEL STRUCTURAL ENGINEER
5022 SUNRISE BOULEVARD
FAIR OAKS, CA 95628
(916) 536-9585

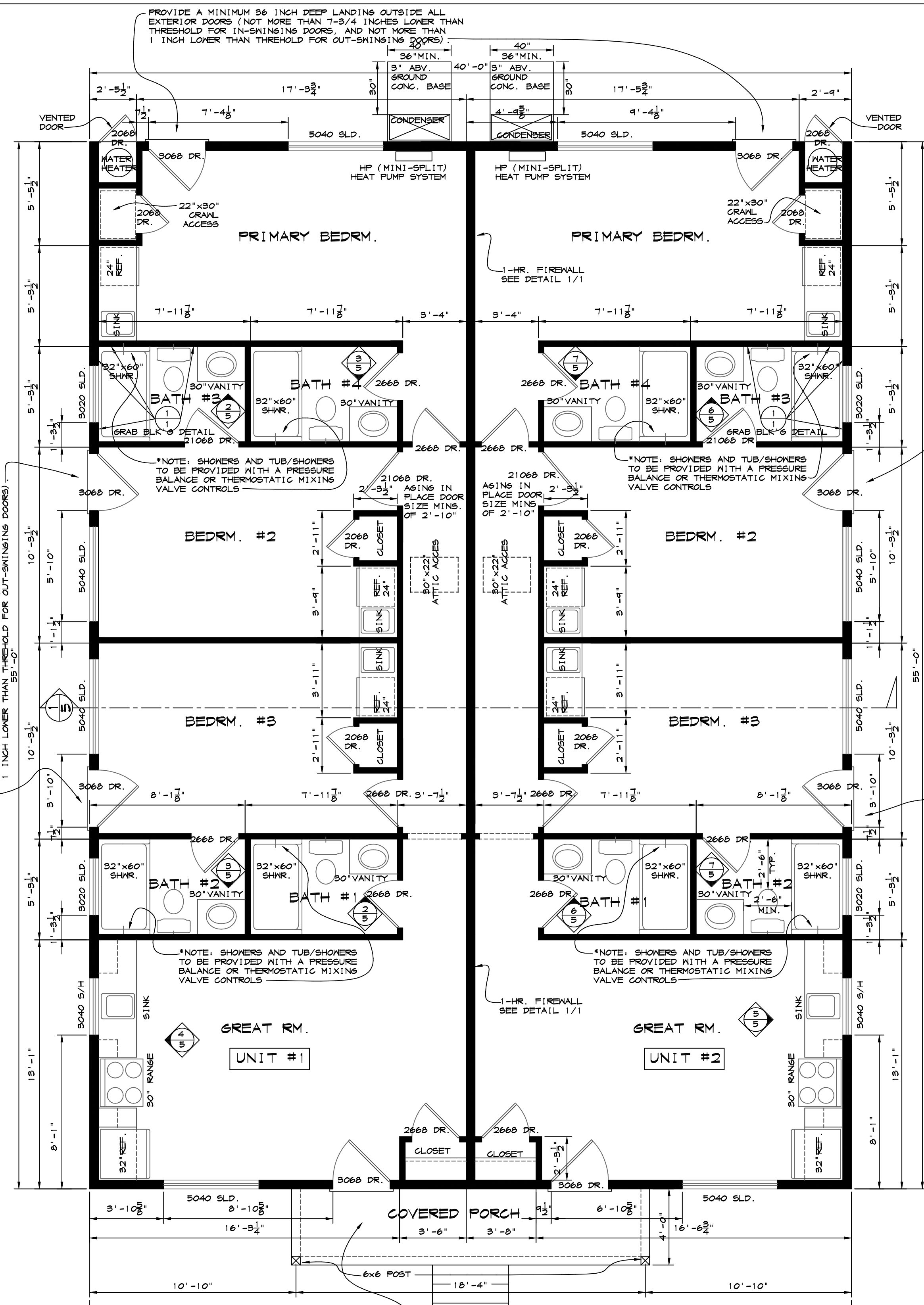
SHEET INDEX:

ARCHITECTURAL DRAWINGS:

- 1 PLOT PLAN & FLOOR PLAN
- 2 FOUNDATION PLAN & ROOF PLAN
- 3 EXTERIOR ELEVATIONS
- 4 SHEAR WALL LAYOUT & ELECTRICAL PLAN
- 5 FRAMING SECTION & CABINETS
- 6 & 7 2022 CA. GREEN BUILDING STANDARDS
- 8 & 9 TITLE 24 ENERGY CALCULATIONS

CODE DATA:

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ANY OTHER APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS.
THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

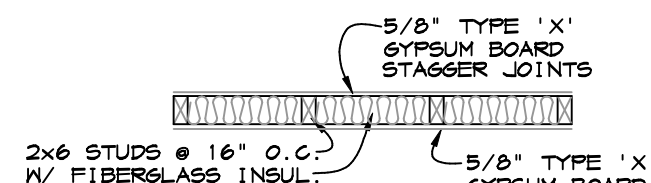


*NOTE: PROVIDE FIREBLOCKING AT 10 FT. INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY

EXTERIOR: TYP. 2X6 STUDS @ 16" O.C. W/ R-19 INSUL.
INTERIOR: TYP. 2X4 STUDS @ 16" O.C.

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

PROPER INSTALL IS IMPORTANT. FILL JOINTS WITH JOINT COMPOUND AND TAPE AND SEAL ANY PENETRATIONS (LIKE ELECTRICAL BOXES OR PIPES) WITH FIRESTOPPING MATERIALS.



1-HR. FIRE RATED WALL

SCALE: 1/2" = 1'-0"