



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, March 16, 2026**

**1:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccounty-us.zoom.us/j/85491390617>**

**Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928**

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: [http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855)758-1310 US Toll Free or (408) 961-3928. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/85491390617> Webinar ID: 854 9139 0617.

Those participating via Zoom should indicate they wish to speak on an agenda item by using the “raise your hand” feature in the Zoom app. Public comments may also be submitted before the meeting by email at [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS

2. NOTICE OF FINE APPEAL

- 2a. MICHEAL G. WITTRIEN (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF25-00179. This case is for violation(s) of occupied travel trailers and storage of shipping containers on a vacant property at 0 Sandmound Blvd., Oakley. RK [26-934](#)

**Attachments:** [Attachment A - Sandmound Blvd.pdf](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. DONALD WARDLAW, MORE THAN CONSTRUCTION, INC. (Applicant) - 2200 CENTRAL STREET LLC (Owner), County File CDLP25-02016: The applicant requests approval of a Land Use Permit to allow the development of an electric vehicle (EV) charging station, including six charging stations sheltered by a solar canopy, and a fenced ground level power bank unit. The subject property is located at the northwest corner of the Pittsburg Avenue and Central Street intersection in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 408-270-009) MLL [26-935](#)

**Attachments:** [Attachment A Findings and COAs final.pdf](#)  
[Attachment B Maps.pdf](#)  
[Attachment C Plans.pdf](#)  
[Attachment D Agency Comments.pdf](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - [26-936](#)  
GILL MAJOR (Owner), County File# CDDP25-03021: The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as +12,000 square-foot of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required. The project site is located at 5980 Camino Tassajara in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002) AV

**Attachments:** [01 CDDP25-03021 Findings and COAs\\_Final\\_030926.pdf](#)  
[02 Maps and Plans.pdf](#)  
[03 Agency Comments.pdf](#)  
[04 Public Comments.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 6, 2026.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

File #: 26-934

Agenda Date: 3/16/2026

Agenda #: 2a.

**Project Title:** Notice of Fine Appeal  
**County File:** CECF25-00179  
**Owners:** Micheal G Wittrien  
**Zoning:** A-2  
**Site Address:** 0 Sandmound Blvd, Oakley  
**Parcel Number(s):** 032-340-004  
**Code Enforcement Officer:** Riley Kathain  
**Staff Recommendation:** See Section III  
**Notice of Fine Appeal Hearing**

### I. PROJECT DESCRIPTION

This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF25-00179. This case is for violation(s) of occupied travel trailers and storage of shipping containers on a vacant property.

### II. BACKGROUND

On March 4, 2025, department staff observed multiple travel trailers/RV's stored on the vacant lot. Two 5th wheel trailers at the south end of the lot had the slide outs extended, with several vehicles parked nearby and appeared to be occupied. There was a motorhome partially behind a fence that could not be determined if it was occupied or not. There was also a shipping container on site. Further research revealed there was a previous code case that was closed with a lien for the shipping containers.

On March 24, 2025, a **Notice to Comply** was issued for the occupied trailers and storage of shipping containers.

On April 9, 2025, a site inspection was conducted which revealed the occupied trailers and shipping containers were still on site. The property owner made no contact with the department regarding the violations.

On April 17, 2025, a **Notice of Intent to Record a Pending Nuisance Abatement Proceeding** was posted on the property with a copy sent regular mail and certified mail.

On May 16, 2025, after receiving no contact from the property owner, a phone call was made to the property owner and a voicemail was left. The property owner did not return the phone

call.

On May 22, 2025, a recorded copy of the **Notice of Pending Nuisance Abatement Proceeding** was posted on the property with a copy sent regular mail and certified mail.

On June 3, 2025, a site inspection was conducted which revealed the occupied trailers and shipping containers were still on site. The property owner made no contact with the department regarding the violations.

On July 3, 2025, a **Notice of Violation Administrative Penalty** was hand delivered to the property owner on site. The property owner advised he wanted to comply and wanted to schedule a meeting to discuss the violations and plans for the property. The property owner advised he would contact the department to schedule a meeting for the following week. No contact was made by the property owner the following week.

On August 4, 2025, the property owner emailed a proposal for how he would like to comply. This proposal included converting the shipping containers into structures, allowing for the occupied trailers to remain temporarily, request for temporary power pole, and a formal address for the parcel.

The proposal was discussed with the planning department and a phone call was made to the property owner to advise of the outcome. The mailbox was full and a follow up email was sent to the property owner, requesting contact.

On September 23, 2025, after receiving no response from the property owner, a phone call was made but the mailbox was full. An additional email was sent to the property owner, advising if no response was received, a Notice of Fine would be issued. The department received no response from the property owner.

On November 6, 2025, a **Notice of Fine Administrative Penalty** was posted on the property with a copy sent regular mail and certified mail.

On November 20, 2025, the property owner brought an appeal letter to the front office of the department. He advised the trailers are occupied by himself and his daughter. He requested a meeting with the planning department to discuss what options he has to comply. A meeting was scheduled for November 26, 2025.

On November 26, 2025, a meeting was held at DCD with the property owner, his daughter, code enforcement, and planning. The property owner wanted to dispute prior code enforcement cases that had been closed with a lien. The property owner acknowledged receiving the notices for this case and failed to respond until he emailed on August 4, 2025. The property owner advised he would like to develop the property. It was explained to the property owner that the violations would need to be removed and prior liens would need to be addressed first. The property owner requested an appeal hearing for this case.

To date of this report, the occupied trailers and shipping containers are still on site.

### **III. RECOMMENDATIONS**

Staff recommends that the County Zoning Administrator:

- 1) Direct the property owner to remove the violation within the next thirty (30) days.

OR

- 2) Direct the property owner to pay the fine amount listed in the Notice of Fine









# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

**File #:** 26-935

**Agenda Date:** 3/16/2026

**Agenda #:** 3a.

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<b>Project Title:</b>	Pittsburg Avenue EV Charging Facility Land Use Permit
<b>County File:</b>	CDLP25-02016
<b>Applicant/Owner:</b>	Donald Wardlaw, More Than Construction, Inc. (Applicant) / 2200 Central Street LLC (Owner)
<b>Zoning/General Plan:</b>	P-1 Planned Unit District / LI Light Industry
<b>Site Address/Location:</b>	Northwest corner of the Pittsburg Avenue and Central Street intersection in the North Richmond area of unincorporated Contra Costa County (Assessor's Parcel Number: 408-270-009)
<b>California Environmental Quality Act (CEQA) Status:</b>	Categorical Exemption - Class 3, CEQA Guidelines Section 15303(e), New Construction or Conversion of Small Structures.
<b>Project Planner:</b>	Maria Lara-Lemus; (925) 655-2904 <a href="mailto:maria.lara-lemus@dcd.cccounty.us">maria.lara-lemus@dcd.cccounty.us</a> < <a href="mailto:maria.lara-lemus@dcd.cccounty.us">mailto:maria.lara-lemus@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 Land Use Permit to allow the development of an electric vehicle (EV) charging facility, including six charging stations sheltered by a solar canopy, and a fenced ground level power bank unit.

### **II. RECOMMENDATION**

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

A. FIND that the project is categorically exempt from CEQA under Section 15303(e) of the

CEQA Guidelines.

- B. APPROVE Land Use Permit CDLP25-02016 to allow the development of an electric vehicle charging facility on the project site, including six charging stations sheltered by a solar canopy, and a fenced ground level power bank unit, based on the attached findings and subject to the attached conditions of approval.
- C. DIRECT staff to file a Notice of Exemption with the County Clerk.

**III. GENERAL INFORMATION**

- A. General Plan: LI Light Industry.
- B. Zoning: P-1 Planned Unit District (North Richmond).
- C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines, Section 15303(e), New Construction of Small Structures, Class 3 exemption for installation of accessory structures such as a six-stall electric vehicle charging facility.
- D. Previous Applications:
  - 1. CDS15-09423 and CDDP15-03044: This Major Subdivision for a Vesting Tentative Map to subdivide a 5.82-acre industrial lot with two existing, adjoining industrial structures into ten parcels, including a condominium conversion of five existing units in the structures, and a Final Development Plan for the construction of four small accessory structures, paving, landscaping, and frontage improvements and signage was approved by the Zoning Administrator on October 1, 2018.
  - 2. Land Use Permit CDLP21-02012: A Land Use Permit to establish an Enterprise rental truck facility within an existing industrial building was approved by the Zoning Administrator on August 2, 2021. The facility is located in the building on CDS15-09423 Parcels 4 and 5, with associated Enterprise parking on Parcels 7 and 10.

**IV. SITE/AREA DESCRIPTION**

The 0.5-acre project site is on CDS15-09423 Parcel 9 and is situated within an area comprised of various industrial uses, approximately two miles east of San Pablo Bay. Parcels in the vicinity are predominantly used for industrial land uses such as recycling facilities, contractors' yards, truck maintenance facilities, and distribution centers.

The site is a relatively flat industrial property east of Richmond Parkway, on the northwest corner of the Pittsburg Avenue and Central Street intersection. The frontages of Parcel 9 are fenced

along Central Street and Pittsburg Avenue. The Enterprise Rental Truck Facility office space and vehicle wash is located within an existing 20,548 square-foot industrial building on CDSD15-09423 Parcels 4 and 5, located north of the project site.

## **V. PROJECT DESCRIPTION**

The applicant requests approval of a Land Use Permit to allow the development of an electric vehicle charging facility, including six EV charging stations sheltered by a 3,720-square-foot solar canopy, and a fenced ground level power bank unit. The facility is intended to serve the Enterprise rental fleet as well as off-site third-party users. No signage is proposed with the project.

## **VI. AGENCY COMMENTS**

An Agency Comment Request packet was sent on June 2, 2025, to a number of public agencies, including the Building Inspection Division, the Environmental Health Division of Contra Costa Health, the Engineering Services Division of the Public Works Department, the Contra Costa County Fire Protection District, West County Wastewater, the East Bay Municipal Utility District, the City of Richmond, and the North Richmond Municipal Advisory Council. Agency comments received by staff are included in Attachment D. The following are summaries of the comments received.

- A. East Bay Municipal Utility District (EBMUD): EBMUD submitted an email on June 2, 2025, with no comments.
- B. West County Wastewater (WCW): In a letter dated June 9, 2025, WCW staff indicated the project sponsor is responsible for complying with all applicable WCW rules and regulations.
- C. Public Works Department, Engineering Services Division: On June 30, 2025, the Engineering Services Division submitted a memo stating that the application was considered to be complete, and the project site was created in 2021 as Lot # of Sub 9423 and that no additional C.3 facilities are necessary.
- D. North Richmond Municipal Advisory Council (MAC): On September 2, 2025, the North Richmond MAC recommended approval of the CDLP25-02016 application.

## **VII. STAFF ANALYSIS AND DISCUSSION**

- A. General Plan Consistency: The subject property has a General Plan land use designation of LI Light Industry which allows for low- to moderate-intensity industrial uses. The proposed six-stall EV charging facility would support the County General Plan goals related to the

reduction of emissions specifically in Impacted Communities like North Richmond.

- B. Zoning Compliance: The subject property is within the North Richmond P-1 Planned Unit District. The P-1 District is generally intended to allow diversification in relationship of various uses, buildings and structures while ensuring substantial compliance with the general plan and the intent of County Code related to public health, safety and general welfare.

The EV charging facility is generally considered to be a quasi-public or accessory commercial land use. As shown on the North Richmond P-1 Land Use Matrix, the LI designation allows a quasi-public facility with a land use permit. Thus, the EV charging facility would be allowed upon the review and approval of this Land Use Permit.

The North Richmond P-1 District includes Design Guidelines that apply to properties in the LI designation. Staff has reviewed the previous entitlement (CDLP21-02012) that established the existing Enterprise rental truck facility. The previous entitlement requires the overall site, including CSD15-09423 Parcel 9, to be consistent with the North Richmond P-1 improvement standards, which improve the overall appearance of the site (i.e. lighting, fencing and landscape). Thus, the EV charging facility on Parcel 9 is consistent with the North Richmond Design Guidelines.

## **IX. CONCLUSION**

The six-stall EV charging facility, as conditioned, will conform to the LI General Plan land use designation, relevant General Plan policies, and all applicable North Richmond P-1 District development standards. Staff recommends approval of Land Use Permit CDLP25-02016, based on the attached findings and subject to conditions of approval.

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02016,  
DONALD WARDLAW, MORE THAN CONSTRUCTION, INC. (APPLICANT) AND 2200  
CENTRAL STREET LLC (OWNER)**

**FINDINGS**

A. Land Use Permit Findings

1. *The proposed project shall not be detrimental to the health, safety and general welfare of the County.*

Project Finding: The project site is in the LI Light Industrial General Plan Land Use designation within the North Richmond P-1 Planned Unit District. The electric vehicle (EV) charging facility project is consistent with the intent of the P-1 District, which encourages a variety of uses and structures that align with the General Plan and County Code.

The project consists of six EV charging stations under a solar canopy. The proposed structures comply with all applicable P-1 District development standards, including height, setbacks, and yard requirements. Because the facility will serve both the current tenant, Enterprise, and off-site third parties, the land use is classified as a quasi-public facility. Pursuant to the County Code, such uses are permitted within this designation subject to the issuance of a Land Use Permit, ensuring the project remains compatible with the surrounding industrial context. As conditioned, the project will not be detrimental to the health, safety, or general welfare of the County.

2. *The proposed project shall not adversely affect the orderly development within the County or the Community.*

Project Finding: The project improvements are accessory to the established, adjacent Enterprise Rental Truck Facility on Parcels 4 and 5 of Major Subdivision CDSD15-09423. The EV charging stations are also available for use by third parties. The scope of work is limited to a 3,720 square-foot area of Parcel 9 of CDSD15-09423 and will not change the maximum height of buildings, the floor area ratios, the maximum lot coverage for the site or existing setbacks. Therefore, the project will not conflict with the North Richmond P-1 District regarding the applicable development standards. Thus, the project will not adversely affect the orderly development within the County or the North Richmond community.

3. *The project shall not adversely affect the preservation of property values and the protection of the tax base within the County.*

Project Finding: The establishment of the EV charging facility to serve the existing Enterprise Rental Truck Facility and third parties will enhance existing and future developments in the surrounding area by offering a quasi-public facility that will support industrial uses in the area. The enhancement of the project site will increase the availability of amenities to the surrounding neighborhood and will not adversely affect the preservation of property values.

4. *The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan.*

Project Finding: The EV charging facility supports the County General Plan goals related to the reduction of emissions specifically in Impacted Communities like North Richmond. By providing infrastructure for both the on-site tenant, Enterprise, and external fleets to transition to renewable energy, the project directly implements General Plan Policy TR-P2.11, which promotes fleet electrification and renewable power usage.

Furthermore, the charging facility is consistent the North Richmond Industrial Design Guidelines regarding the visual enhancement of existing industrial properties. The development builds upon previous entitlements that mandated the screening of parking, loading, and utility areas. The existing landscaping along the northern and western boundaries, installed under prior approvals, will be maintained to ensure the site remains buffered and visually integrated with the surrounding area. Consequently, the project is consistent with both countywide policies and specific area development standards.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

Project Finding: The addition of an EV charging facility to serve the existing Enterprise Rental Truck Facility and third parties is not anticipated to create a crime or nuisance problem within the surrounding neighborhood or community. To access the parking lot there is an existing entrance gate and chargers will have credit card readers for allowed users. Therefore, the proposed development will not create an enforcement problem with the neighborhood or community.

6. *The proposed project as conditioned shall not encourage marginal development within the neighborhood.*

Project Finding: The project site is surrounded by industrial and large-scale commercial areas. The EV charging facility will provide a service benefitting people and businesses within the surrounding community. Therefore, establishment of the proposed use will not cause any change to the established uses within the vicinity of the project site and will not encourage or set precedence for marginal development within the community.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

Project Finding: The project site is on the northwest corner of the Pittsburg Avenue and Central Street intersection, in an area comprised of various industrial uses. The EV charging facility will be located on Parcel 9 of Major Subdivision CDS15-09423, just south of the existing Enterprise Rental Truck Facility on Parcels 4 and 5 of CDS15-09423. The charging facility will be accessed by the existing common gated driveway on Pittsburg Avenue. The charging facility consists of six truck parking spaces with EV charging stations under a solar array canopy. The charging facility is intended for use by Enterprise but potentially can be used by third parties. The facility will provide a commercial/industrial service that is appropriate for the site and complements the unique characteristics of this mixed-use area. Therefore, the EV charging facility is consistent with special conditions or unique characteristics of the project site and its location or surroundings.

B. California Environmental Quality Act (CEQA) Findings

The project is categorically exempt under CEQA Guidelines Section 15303(e), New Construction of Small Structures, which provides a Class 3 exemption for installation of accessory structures such as a six-stall electric vehicle charging facility. There is no substantial evidence that establishing the EV charging facility involves unusual circumstances, resulting in, or which might reasonably result in, a significant impact on the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply to this EV charging facility.

## **CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02016**

### Project Approval

1. Land Use permit CDLP25-02016 to establish an electric vehicle charging facility, including six charging stations sheltered by a solar canopy, and a fenced ground level power bank unit, is APPROVED.
2. The Land Use permit approval described above is granted based generally on the application and project plans accepted by the Department of Conservation and Development, Community Development Division (CDD) on June 2, 2025.
3. Any change from the approved plans shall require review and approval by the CDD and may require the filing of an application to modify this Land Use permit.
4. Except for modifications described herein, pertinent conditions of approval of Land Use Permit CDLP21-02012 and Final Development Plan CDDP15-03044 shall remain in full force and effect.
5. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.

### Application Costs

6. This application is subject to an initial application deposit of \$3,000.00, which was paid with the application submittal, plus time and materials costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to issuance of a 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 2013/340, where a fee payment is over 60 days past due, the application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance.

### Grading and Building Permits

7. This approval does not constitute a grading or building permit. Please contact the Department of Conservation and Development, Building Inspection Division for information on how to apply for a grading or building permit.

Charging Facility Maintenance

8. The applicant shall establish a regular maintenance schedule, with a clear outline of responsibilities for both the property manager and staff to ensure the site remains clean at all times. Prior to the issuance of the building permit, the maintenance schedule shall be provided for review and approval by the CDD.

Construction Requirements and Restrictions

9. The applicant shall comply with the following restrictions and requirements, which shall be stated on the face of the construction drawings:
  - a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
  - b. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
  - c. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
  - d. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
  - e. 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 date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(ca.gov\)](https://www.ca.gov)

- f. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.
10. The following Bay Area Air Quality Management District, Basic Construction Measures shall be implemented during project construction and shall be included on all construction plans.
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
  - c. 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.

- d. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

### Cultural Resources

11. The following conditions of approval shall be implemented during project construction; these conditions shall be included on all construction plans.
- a. A program of on-site education to instruct all construction personnel in the identification of prehistoric and historic deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.
  - b. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is 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 site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.
  - c. 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 property owner for treatment and

disposition of the ancestor's remains. The property owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

### **ADVISORY NOTES**

**PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.**

**A. NOTICE OF 90-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.

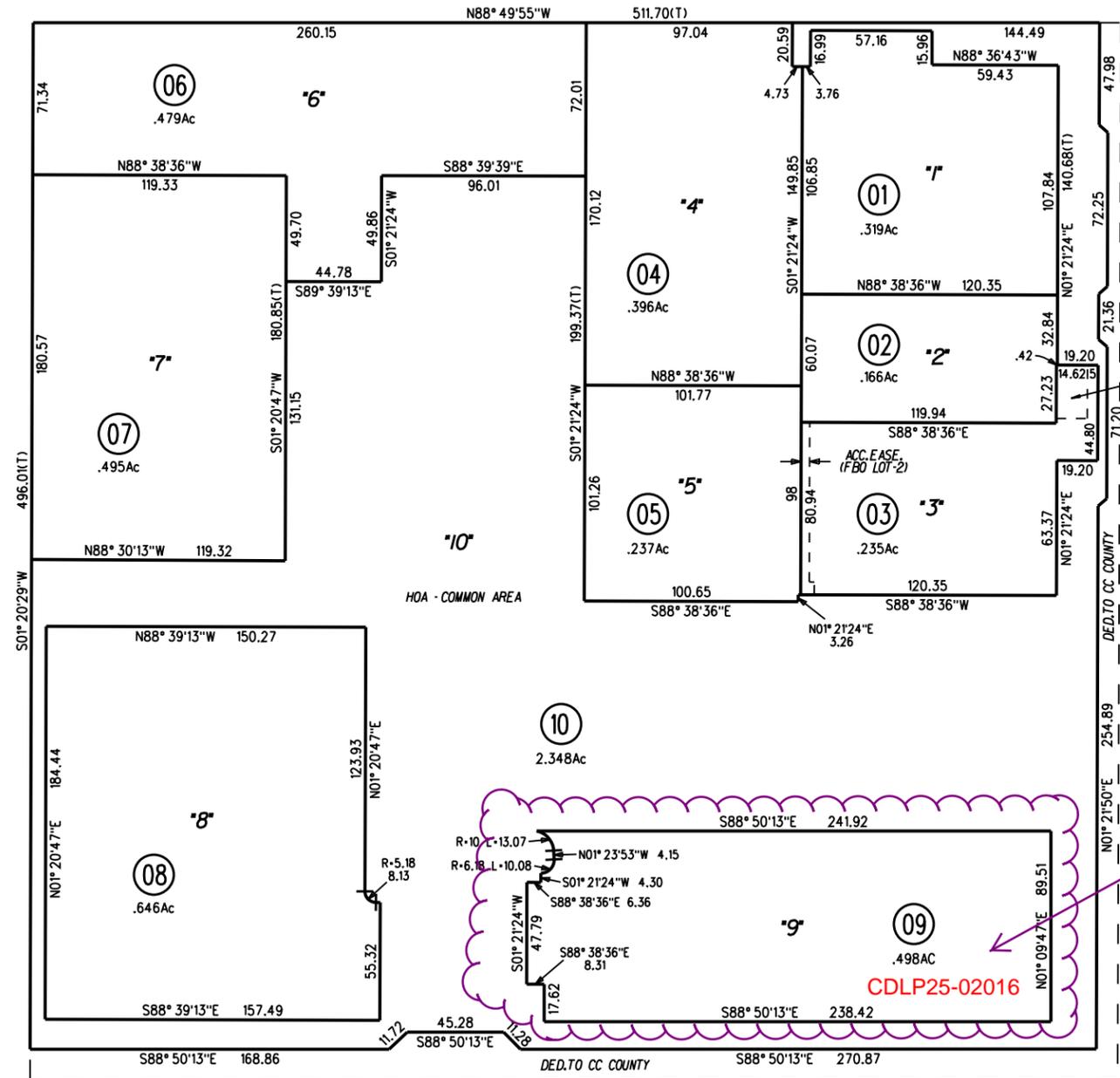
**B. Prior to applying for a grading or building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:**

- Department of Conservation and Development, Building Inspection Division
- Public Works Department
- Health Services Department, Environmental Health Division
- Contra Costa County Fire Protection District
- West County Wastewater
- Contra Costa Mosquito and Vector Control District

26



19



366SF AIRSPACE OWNERSHIP FBO LOTS 2&3

PROJECT SITE

20

CENTRAL ST

PITTSBURG AVE

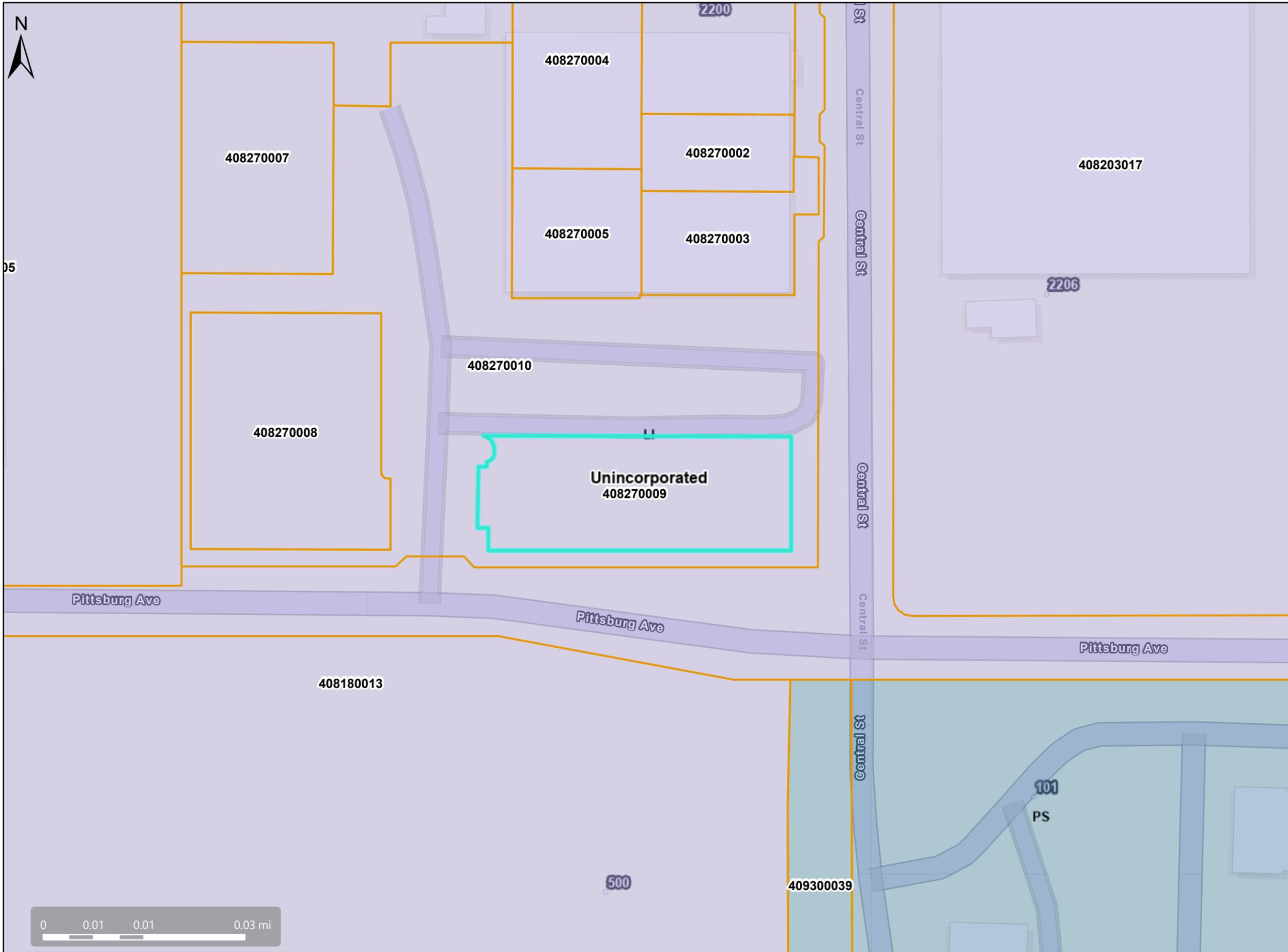
18

30

270

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.

# General Plan: LI, Light Industry



## Map Legend

- Assessment Parcels
- General Plan**
- LI (Light Industry) (1.5 FAR)
- PS (Public and Semi-Public)
- 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 inquires to the appropriate department.  
 Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984

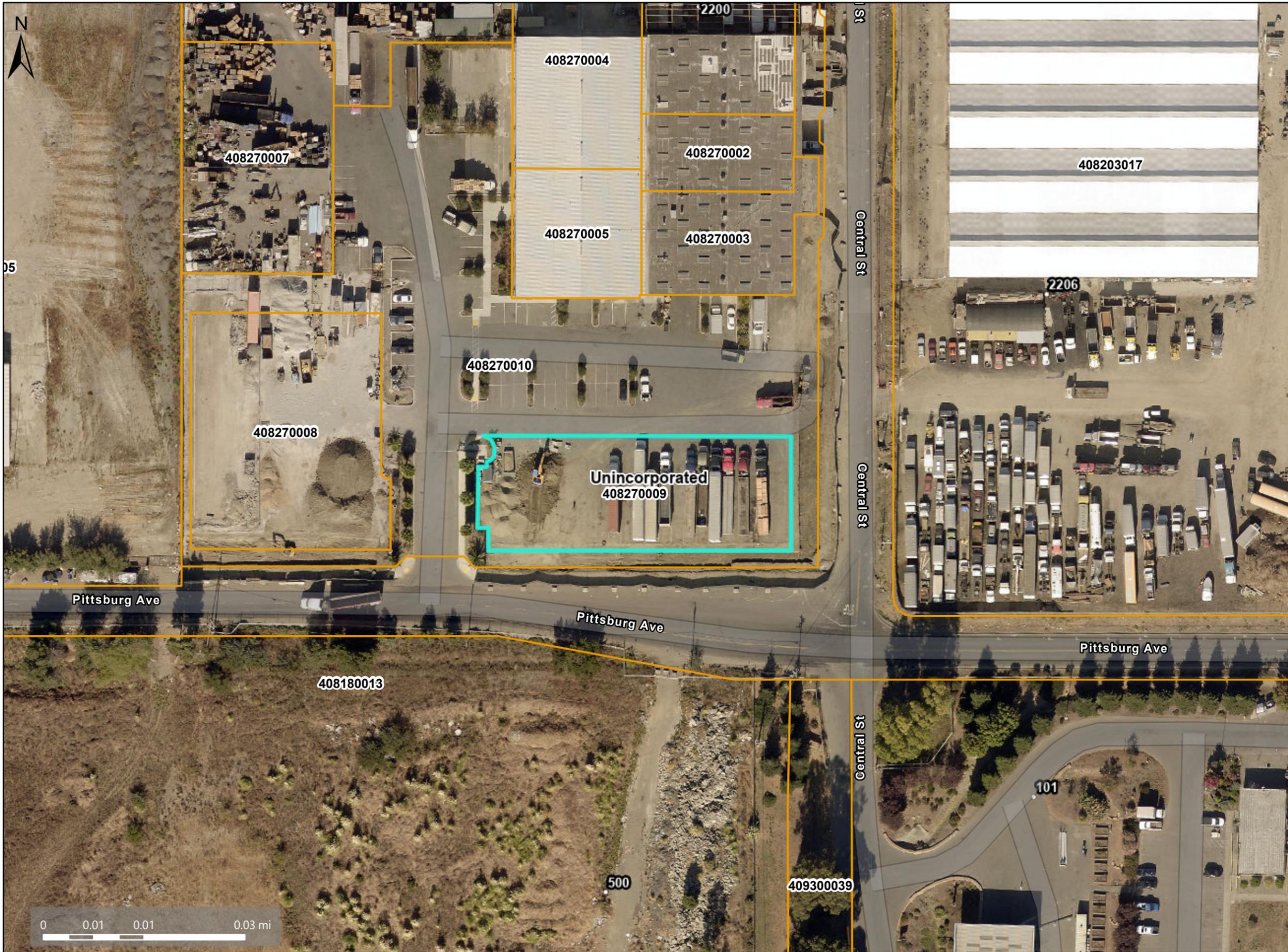
# Zoning: P-1 (North Richmond)



### Map Legend

- Assessment Parcels (orange outline)
- Zoning
- ZONE\_OVER
  - P-1 (Planned Unit) (grey fill)
  - Unincorporated (light grey fill)
- Address Points (small circle)

# Aerial View



## Map Legend

- Assessment Parcels
  - Unincorporated
  - Address Points
- Aerials 2019  
 RGB
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

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

**RECEIVED** on 06/02/2025 CDLP25-02016  
By Contra Costa County  
Department of Conservation and Development

**VICINITY MAP**



**PROJECT SCOPE**

IN AN EXISTING COMMERCIAL/INDUSTRIAL SITE, A PAVED PORTION OF ONE PARCEL (9) IS TO RECEIVE 6 ELECTRIC TRUCK CHARGING STATIONS. ACCESS TO THE CHARGING AREA IS VIA THE EXISTING SITE ENTRANCE GATE.  
  
A CANOPY OVER THE CHARGING SPACES IS TO BE CONSTRUCTED WITH PHOTOVOLTAIC PANELS TO PROVIDE POWER. THERE WILL ALSO BE A FENCED GROUND LEVEL POWER BANK UNIT TO RECEIVE THE PV ELECTRICITY AND CONVEY IT TO THE CHARGERS.  
  
NO CHANGES TO LANDSCAPE AREAS ARE PROPOSED. NO NEW SIGNAGE OTHER THAN DIRECTIONAL SIGNAGE WITHIN SITE.

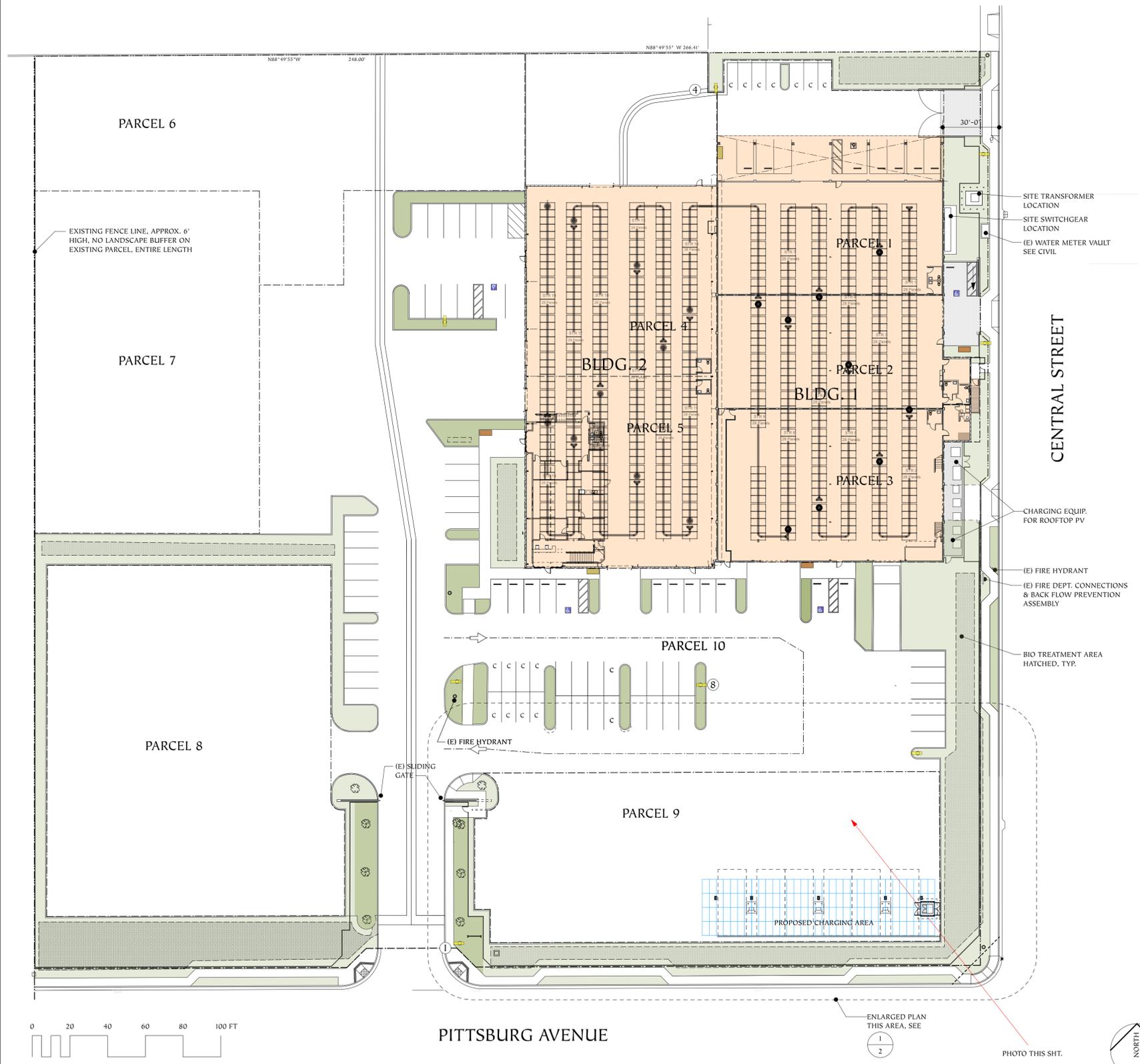
**INDEX OF DRAWINGS**

SHT. NO.	DESCRIPTION
1	SITE PLAN, PROJECT SCOPE AND DATA
2	SITE PLAN DETAIL, CHARGER PLAN
S-1	KEY PLAN
S-2	CANOPY SECTION & FRAMING PLAN
S-3	CANOPY DETAILS
S-4	MOUNTING DETAILS

**PROJECT DESIGN TEAM**

**ARCHITECT:**  
More Than Construction, Inc./Donald Wardlaw  
2214 13th Ave., Oakland CA 94606  
510.318.2752 donald@more-than-construction.com

**ENGINEER:**  
**BAJA**  
CONSTRUCTION CO., INC.  
225 PUFFER ST., MARTINEZ, CA 94553  
415.926.9800 FAX: 415.926.9801



**SINEXCEL**

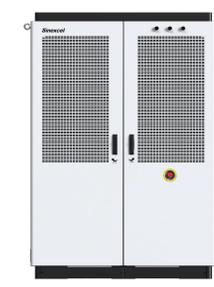
**SEC 480kW Distributed Charger**

**Overview**

SEC series DC charger is a high-power DC distributed charger independently developed by Sinexcel. It supports new 40KW DC charging module, with a maximum charging power of 480KW. The whole charging system has high efficiency and flexible configuration. By controlling the User Terminal to charge for EV, it can realize not only even load sharing, but also the flexible output distribution of several connectors. In this way, the SEC distributed charger can realize the flexible power distribution among the connectors.  
  
SEC series charger can provide liquid cooling and air cooling User Terminal, as well as CCS1 and CHA charging standard. The charger can meet the charging demand of larger capacity and high endurance from electric vehicle on the market. SEC series charger adopts modular design, and has multiple protections, flexible power distribution and charging control system, which has high efficiency, stable outputs and high reliability. Therefore, it can charge for the EV with high power via reliable User Terminal.



USER UNIT



POWER BANK

**CHARGING EQUIPMENT**

FILE:	Central Chargers2S.vwx
PLOT:	Wednesday, May 14, 2025
PROJECT:	Proposed Site Alteration: <b>2200 Central DC Chargers</b> 2200 Central, Parcel 9 North Richmond, CA 94539
BUSINESS OWNER:	<b>MSH Group</b> 201 W. Richmond Ave., 'C' Richmond, CA 94801

**More Than Construction, Inc.**

Architectural Services  
  
Donald Wardlaw, Architect  
General Building Contractor (Inactive)  
CA Lic. No. 829157  
donald@more-than-construction.com 2214 13th Avenue, Oakland CA 94606 510.318.2752

	Date	Item
	MAY 14, 2025	ZONING SUBMITTAL

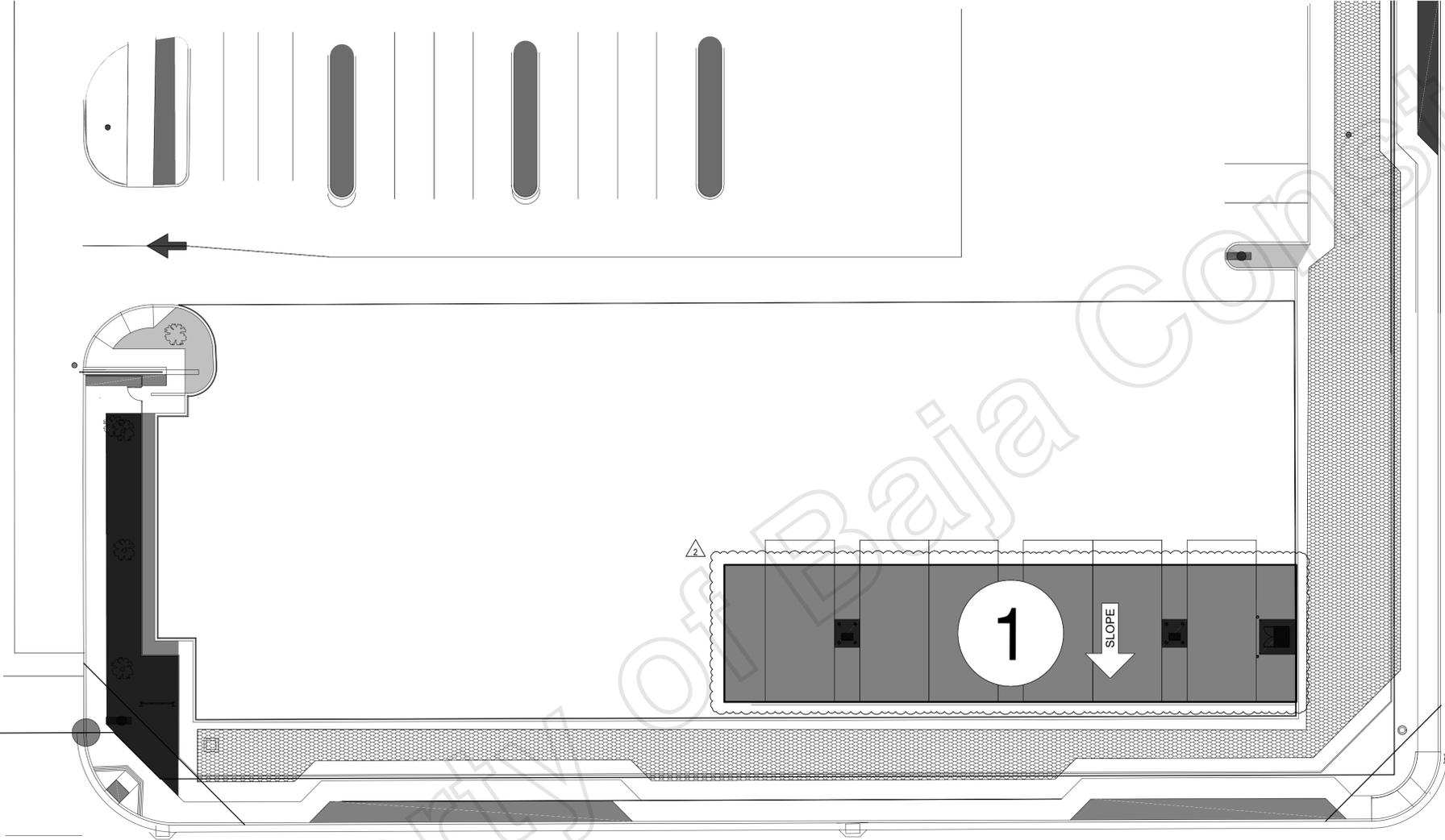
**PROPOSED SITE PLAN**  
**PROJECT SCOPE**  
**SITE PHOTOS**

**PROPOSED SITE PLAN**  
Scale: 1" = 30'-0"

SHT. 1 OF 6



1



PITTSBURG AVENUE



CUSTOMER REVIEWED & APPROVED THIS PLAN SET

PRELIMINARY PLAN APPROVER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

KEY PLAN

SCALE: N.T.S.

1. CODE  
2022 CALIFORNIA BUILDING CODE  
2016 NAS-AISI COLD-FORMED STEEL DESIGN MANUAL  
ASCE 7-16
2. OCCUPANCY CLASSIFICATION AND TYPE OF CONSTRUCTION  
OCCUPANCY = GROUP U  
CONSTRUCTION TYPE = TYPE II-B
3. LOADS  
BUILDING OCCUPANCY CATEGORY II  
SOLAR LIVE LOAD: 12 PSF (NON-REDUCIBLE)  
  
BASIC WIND SPEED (3-SECOND GUST): 92 MPH (ULTIMATE), EXP. "C"  
WIND IMPORTANCE FACTOR = 1.0  
Kz = 0.85    Kzt = 1.0    G = 0.85  
  
SEISMIC DESIGN CATEGORY "D"  
SEISMIC IMPORTANCE FACTOR = 1.0  
SITE CLASS "D"    Ss = 2.022    S1 = 0.776    Sds = 1.618  
SEISMIC FORCE RESISTING SYSTEM: CANTILEVERED COLUMN  
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE  
DESIGN BASE SHEAR = Cs(W)    Cs = \_\_\_\_\_
4. FOUNDATION  
FOUNDATION DESIGN BASED ON CBC TABLE 1806.2, SOIL CLASS 5, TWICE THE LATERAL BEARING PRESSURE  
MAY BE USED FOR STRUCTURES NOT AFFECTED BY 1/2" GROUND MOTION PER SECTION 1806.3.4  
- ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF  
- LATERAL BEARING PRESSURE = 100 PSF/FT
5. CONCRETE  
ALL CONCRETE REQUIRED HERE-IN SHALL BE DONE IN ACCORDANCE W/ ACI STANDARD 318-19,  
SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, WHICH IS HEREBY MADE A PART OF THESE  
DOCUMENTS, WITH THE FOLLOWING MODIFICATIONS:  
PARA 2.1.2: CEMENT SHALL COMPLY W/ ASTM C150, TYPE II.  
PARA 3.2: F'c SHALL BE 2,500 PSI AT 28 DAYS FOR ALL CONCRETE. NO SPECIAL INSPECTION REQUIRED.  
PARA 4.1.3: THE USE OF EARTH CUTS FOR FORMS IS PERMITTED.  
PARA 5.2: REINFORCING SHALL BE NEW BILLET STEEL COMPLYING W/ ASTM A615, GRADE 60.
6. SOLAR PANELS  
CONTRACTOR SHALL VERIFY ALL FRAME DIMENSIONS AND PANEL DIMENSIONS PRIOR TO STARTING  
CONSTRUCTION.  
  
SOLAR PANELS, SOLAR PANEL COMPONENTS AND CONNECTORS SHALL BE DESIGNED, SUPPLIED BY OTHERS  
(NOT BY BAJA CONSTRUCTION). MODULES ARE MOUNTED AT 1/4 INCH BETWEEN PANELS BOTH WAYS. THE  
SOLAR MODULE SIZE USED TO DETERMINE THE DIMENSIONS SHOWN ON THIS DRAWING WERE 2256mm  
(~88.82") X 1133mm (~44.61") (LONGI LR5-72HBD, 530 WATT MODULE). THE BEAM LENGTH NEEDS TO BE  
REVISED IF SOLAR MODULES OF DIFFERENT SIZES ARE USED. IF THE BEAM LENGTH INCREASES, THE  
STRUCTURAL ENGINEER MUST CHECK THE CALCULATIONS.
7. LIGHT GAUGE STRUCTURAL STEEL FRAMING  
ALL STRUCTURAL STEEL FRAMING MATERIALS AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST  
EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED  
STEEL STRUCTURAL MEMBERS". MINIMUM YIELD STRENGTH Fy=55 KSI AND MINIMUM TENSILE STRENGTH  
Fu=70 KSI  
  
ALL FRAMING MEMBERS SHALL BE MINIMUM G60 GALVANIZED FOR CORROSION PROTECTION.  
  
ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE AWS D1.1  
"STRUCTURAL WELDING CODE - STEEL" AND AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL".  
REINFORCING BARS WELDED TO STEEL SHALL CONFORM TO ASTM A706 AND AWS D1.4 "STRUCTURAL WELDING  
CODE - REINFORCING STEEL". USE E70xx LOW HYDROGEN ELECTRODES. ALL WELDING TO BE PERFORMED BY  
WELDERS HOLDING A VALID CERTIFICATE AND HAVING CURRENT EXPERIENCE IN LIGHT GAGE STEEL.  
CERTIFICATES SHALL BE ISSUED BY AN ACCEPTED TESTING AGENCY. DO NOT DRILL OR NOTCH MEMBERS  
WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.  
  
STRUCTURAL STEEL MEMBERS SHALL BE FURNISHED TO THE SPECIFIED MINIMUM YIELD POINT OR GREATER.  
THE ASTM, GRADE, AND OTHER SPECIFICATIONS SHALL BE INDICATED BY SUITABLE MEANS ON EACH LIFT OR  
BUNDLE OF FABRICATED MATERIAL.
8. FASTENERS  
STEEL SCREW FASTENERS SHALL BE ITW BULDEX SELF-DRILLING SCREWS (ICC-ES ESR-1976) OR EQUAL.  
SCREWS SHALL BE GALVANIZED OR STAINLESS STEEL.
9. CONTRACTORS  
THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATIONS TO THE PLANS AND  
SPECIFICATIONS. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD  
UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. SHOP DRAWINGS SUBMITTED TO THE  
ENGINEER FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS NOTED THAT SPECIFIC CHANGES  
ARE BEING REQUESTED. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE  
LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTORS OR SUBCONTRACTORS INVOLVED AND IT SHALL  
BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.  
  
CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID  
EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. THESE PROVISIONS  
SHALL REMAIN IN POSITION UNTIL SUFFICIENT PERMANENT MEMBERS ARE ERECTED TO INSURE THE SAFETY OF  
THE PARTIALLY ERECTED STRUCTURES. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT  
THE FINISHED STRUCTURE. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT  
INCLUDE INSPECTION OF THE ABOVE ITEMS.
10. ENGINEER OF RECORD  
BAJA CONSTRUCTION CO., INC. AND/OR THEIR ENGINEERING CONSULTANTS IS ONLY RESPONSIBLE FOR THE  
CONTENTS OF THESE DRAWINGS AND STRUCTURAL CALCULATIONS AS PROVIDED FOR THIS PROJECT. BAJA  
CONSTRUCTION CO., INC. AND THEIR ENGINEERING CONSULTANTS ARE NOT CONSIDERED THE ENGINEER OF  
RECORD FOR ANYTHING OTHER THAN THE PREFABRICATED STEEL SYSTEM CANOPY/CARPORT/RV & BOAT  
STORAGE/OR MINI-STORAGE SYSTEMS THAT IS SHOWN ON THESE PLANS.  
  
THESE PLANS ARE APPLICABLE ONLY TO THE SPECIFIC PROJECT NOTED ON THE PLANS. IN ADDITION, THESE  
PLANS ARE ONLY APPLICABLE TO THIS PROJECTS PROVIDED BAJA CONSTRUCTION PROVIDES AND INSTALLS ALL  
MATERIAL SPECIFIED HEREIN.
11. ALTERNATE FOOTING AND OPTIONAL TRIM  
IF THE ALTERNATE FOOTING SHOWN IN THIS DRAWING IS REQUIRED, THERE WILL BE AN ADDITIONAL CHARGE  
FROM BAJA CONSTRUCTION.

PRELIMINARY DRAWINGS,  
NOT FOR CONSTRUCTION. THESE DRAWINGS ARE  
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MEANS WITHOUT THE PRIOR WRITTEN PERMISSION  
OF BAJA CONSTRUCTION CO., INC.

KEY PLAN

NOTES

SEMICANT  
2200 Central Street  
2200 Central St. Richmond, CA  
For: MSH Group

**BAJA**  
CONSTRUCTION CO., INC.  
223 FOSTER ST., MARTINEZ CA 94553  
1-800-366-9600 FAX: (925) 229-0161

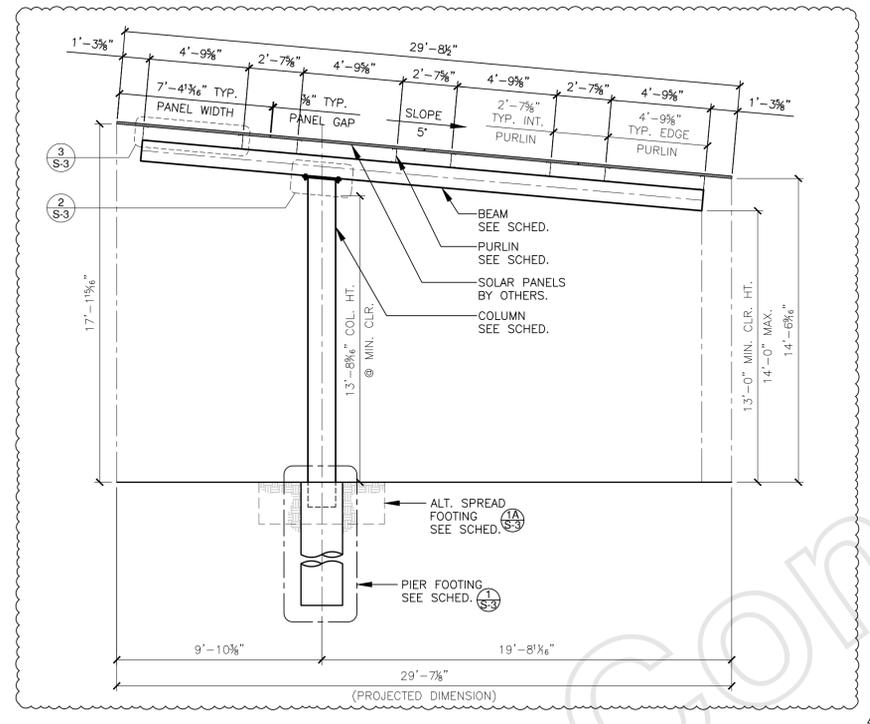
REV. NO.	DATE	DESCRIPTION
1	05/13/25	UT DESIGN CHANGES
2	04/25/25	JMR DESIGN CHANGES

PROJ. NO.: 25-2547	DATE: 05/13/25
DRAWN: JMR	CHECKED: IJT

SHEET:  
**S-1**  
1 OF 4

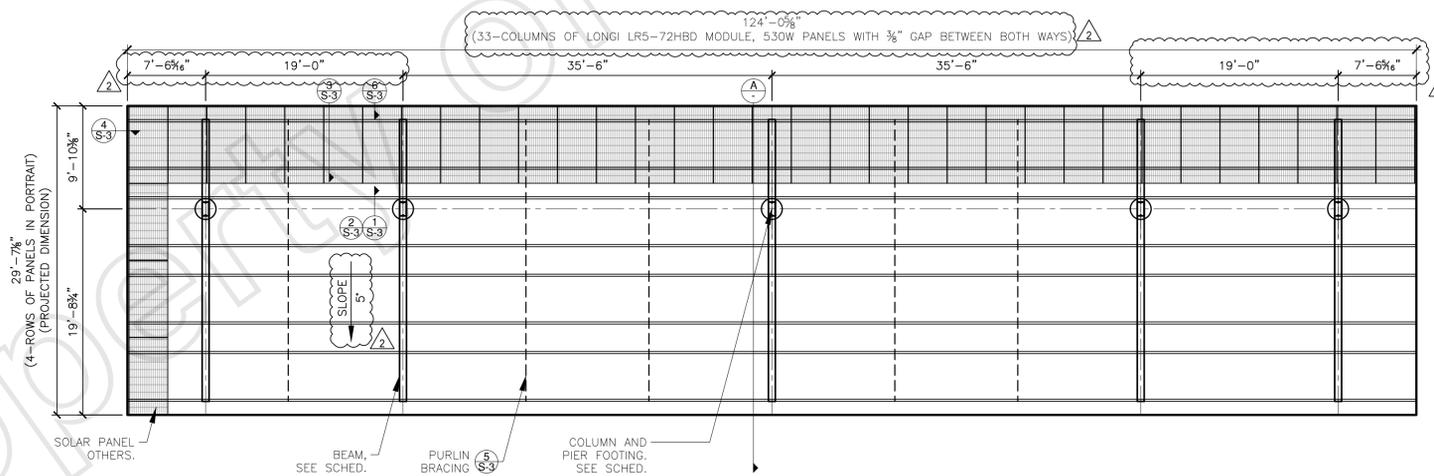
GENERAL STRUCTURAL NOTES

SCALE: N.T.S.



CROSS SECTION: ARRAY 1

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



FRAMING AND FOUNDATION PLAN: ARRAY 1 (160 PANELS TOTAL)

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

CROSS SECTION  
FRAMING PLAN

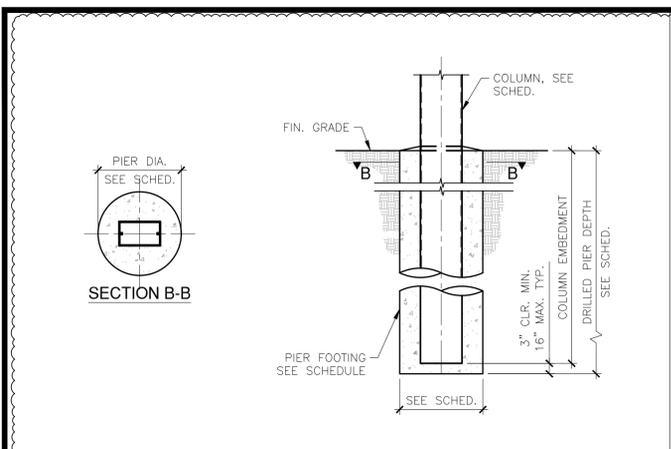
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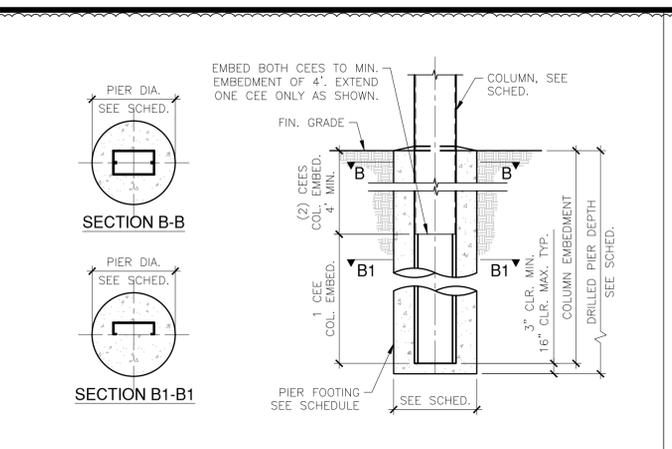
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OF BAJA CONSTRUCTION CO., INC.

PROJ. NO:	DATE:
25-2547	05/13/25
DRAWN:	CHECKED:
JMR	IJT
SHEET:	

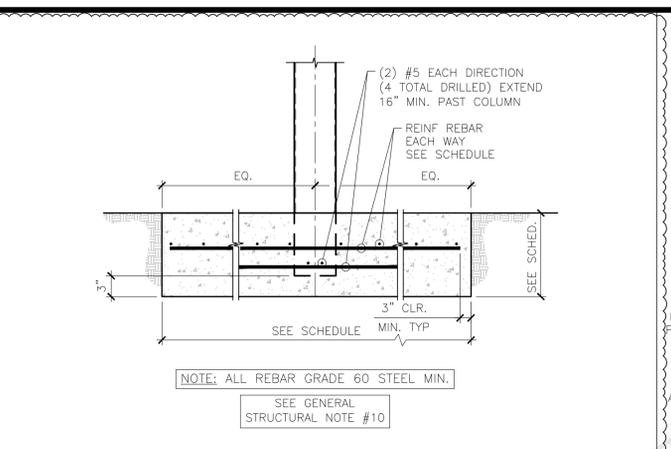
S-2  
2 OF 4



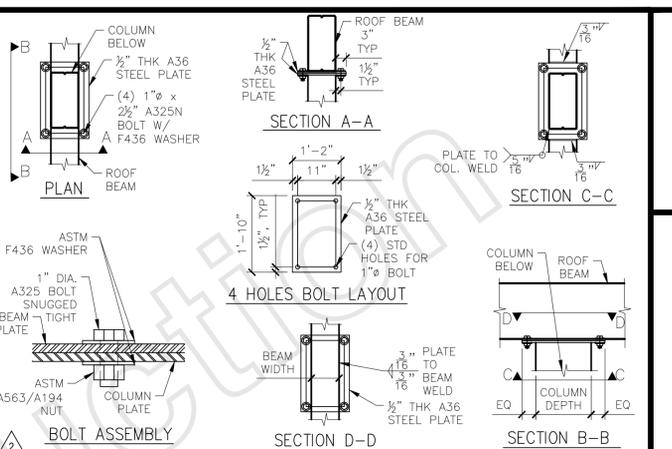
PIER FOOTING SCALE: N.T.S. 1



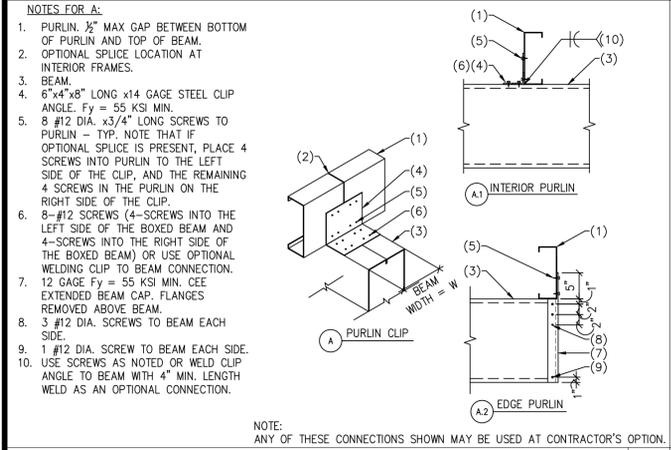
PIER FOOTING (OPTION) SCALE: N.T.S. 1A



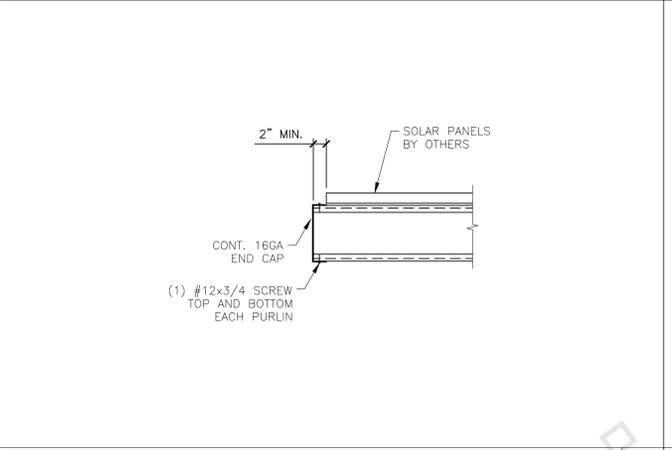
ALTERNATE FOOTING SCALE: N.T.S. 1A



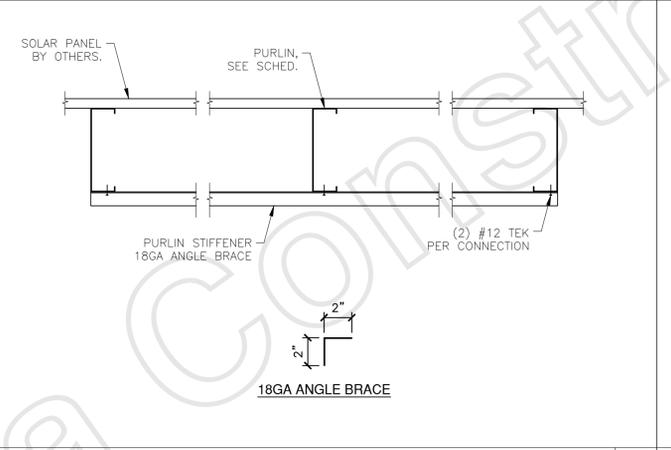
BEAM TO COLUMN CONNECTION SCALE: N.T.S. 2



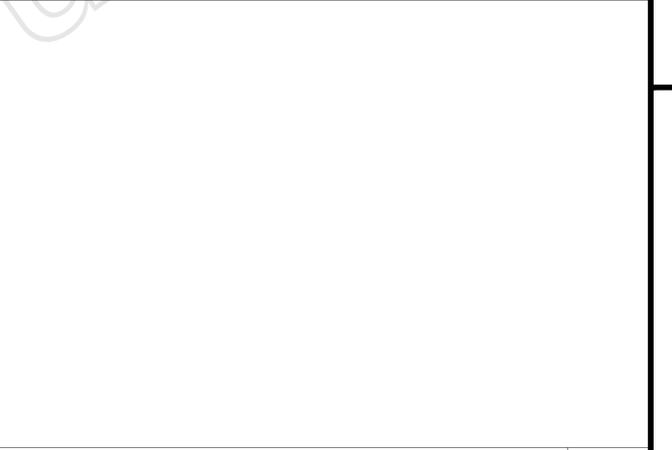
PURLIN TO BEAM CONNECTION SCALE: N.T.S. 3



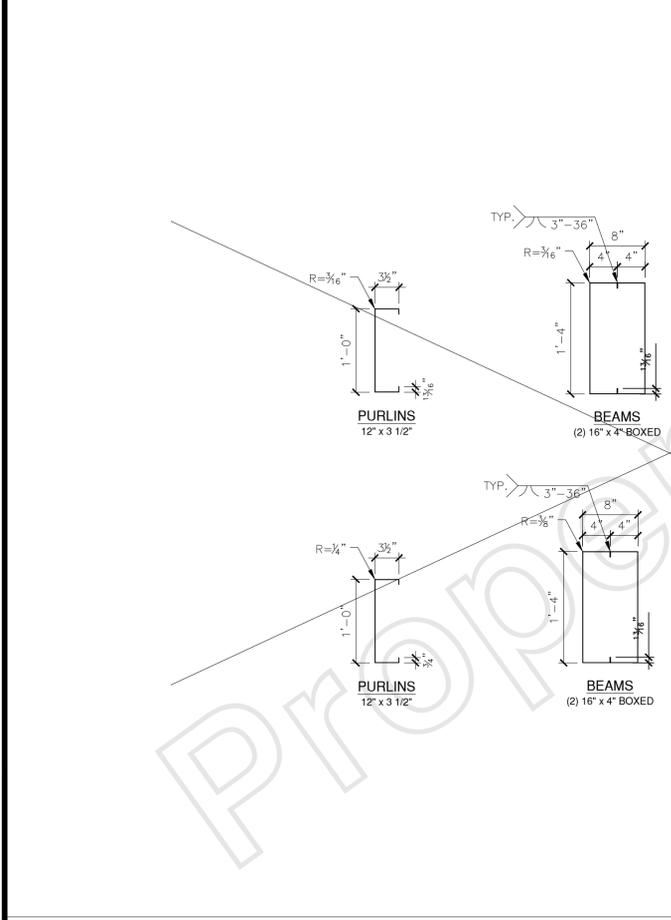
PURLIN CLOSURE SCALE: N.T.S. 4



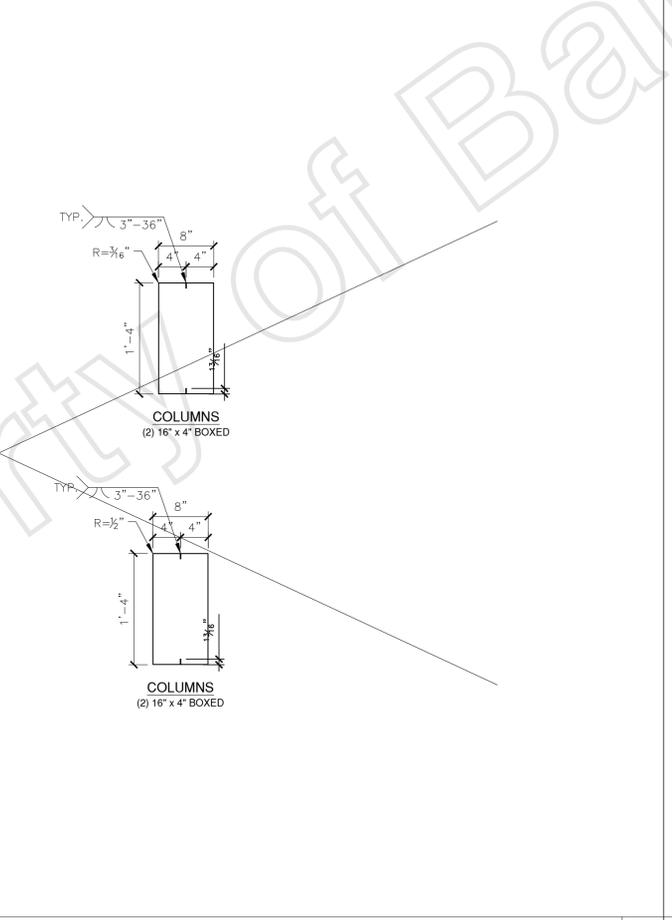
PURLIN BRACING SCALE: N.T.S. 5



NOT USED



MEMBER PROFILES (SEE MEMBER SCHEDULE FOR THICKNESS) SCALE: 1"=1'-0"



MEMBER SCHEDULE SCALE: 1"=1'-0"

MODEL	SSS SEMICANT
STRUCTURE	ARRAY 1
CROSS SECTION	A
BUILDING DEPTH	29'-7 7/8"
BAY WIDTH	24'-0"
SOLAR PANEL	SOLAR PANEL, DESIGNED, SUPPLIED BY OTHERS (NOT BY BAJA)
PURLIN	CEE ___ x ___ x ___ LIP x ___ GA [0. ....] Fy=___ KSI OR CEE ___ x ___ x ___ LIP x ___ GA [0. ....] Fy=___ KSI
BEAM	(2) CEE ___ x ___ x ___ LIP x ___ GA [0. ....] BOXED Fy=___ KSI OR (2) CEE ___ x ___ x ___ LIP x ___ GA [0. ....] BOXED Fy=___ KSI
COLUMN	(2) CEE ___ x ___ x ___ LIP x ___ GA [0. ....] BOXED Fy=___ KSI OR (2) CEE ___ x ___ x ___ LIP x ___ GA [0. ....] BOXED Fy=___ KSI
PIER FOOTING	AT DIRT: ___" x ___" x ___" DEEP AT ASPHALT: ___" x ___" x ___" DEEP AT CONCRETE SLAB: ___" x ___" x ___" DEEP
ALTERNATE SPREAD FOOTING	___" SQUARE x ___" DEEP WITH (_)# REINF. BARS EACH WAY

MEMBER SCHEDULE SCALE: N.T.S.

PROJ. NO.:	25-2547	DATE:	05/13/25
DRAWN:	JMR	CHECKED:	IJT
SHEET:	S-3	REV. NO. DATE:	05/13/25 IJT DESIGN CHANGES 04/25/25 IJT DESIGN CHANGES

SCALE: N.T.S.

**DETAILS, PROFILES, SCHEDULE**

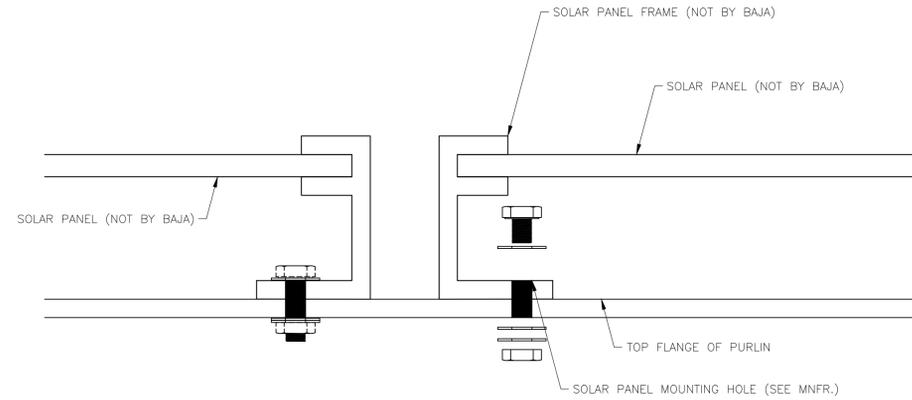
**SEMICANT**  
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**BAJA**  
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223 FOSTER ST., MARTINEZ CA 94553  
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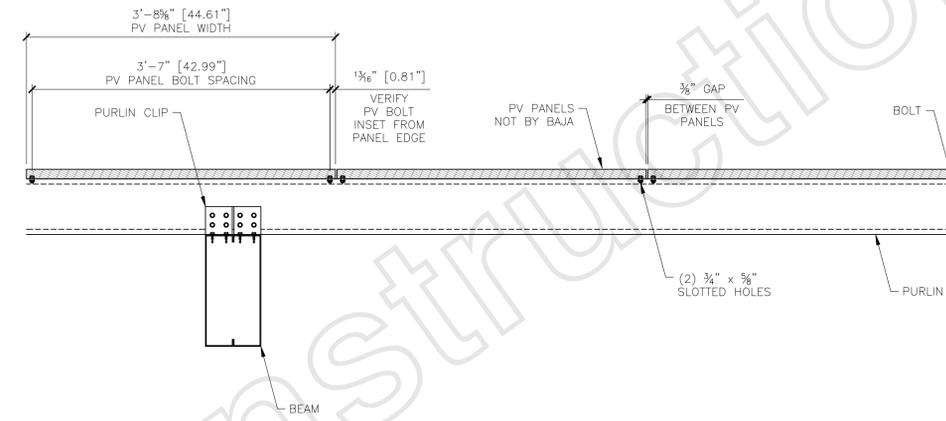
SHEET: **S-3**  
3 OF 4

NOTE:  
 (A) SOLAR PANELS TO BE MOUNTED USING (4) MOUNTING HOLES AS SHOWN ON MNFR'S OEM DATA SHEET.  
 (B) MNFR'S PANEL INSTALLATION DETAIL SHALL SUPERCEDE THIS DETAIL.  
 (C) BOLT ASSEMBLY TO BE PER MNFR'S RECOMMENDATIONS.



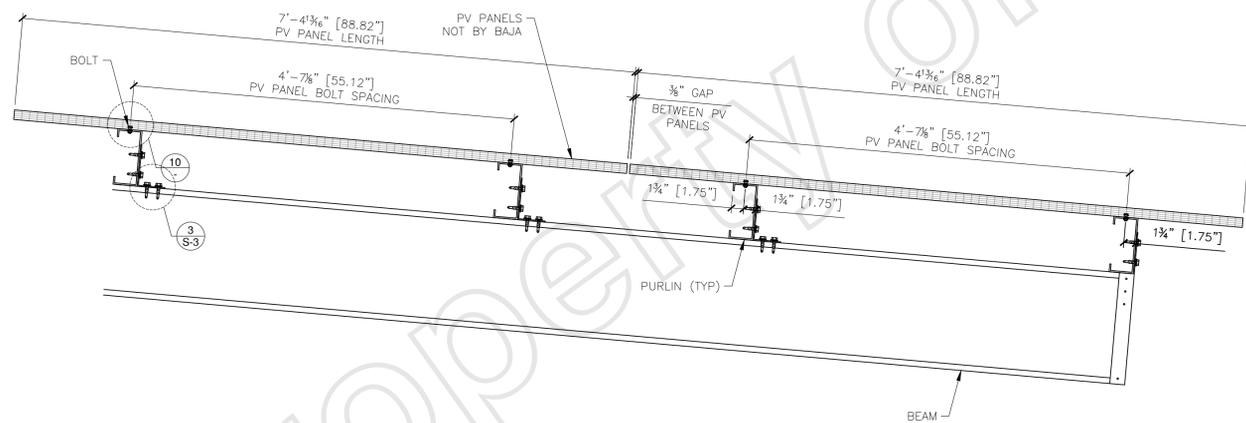
STANDARD SOLAR PANEL MOUNTING DETAIL

SCALE: N.T.S. 10



SOLAR PANEL SECTION (WIDTH)

SCALE: N.T.S. 11



SOLAR PANEL SECTION (LENGTH)

SCALE: N.T.S. 12

## Hi-MO 5 LR5-72HBD 530~550M

- Based on M10 wafer, best choice for ultra-large power plants
- Advanced module technology delivers superior module efficiency
  - M10 Gallium-doped Wafer
  - Smart Soldering
  - 9-busbar Half-cut Cell
- Globally validated bifacial energy yield
- High module quality ensures long-term reliability

12 12-year Warranty for Materials and Processing

30 30-year Warranty for Extra Linear Power Output

Complete System and Product Certifications  
 IEC 61215, IEC 61730, UL 61730  
 ISO9001:2015: ISO Quality Management System  
 ISO14001:2015: ISO Environment Management System  
 ISO45001:2018: Occupational Health and Safety  
 IEC62941: Guideline for module design qualification and type approval

LONGI



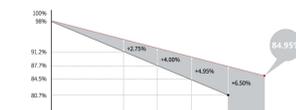
Hi-MO 5

LR5-72HBD 530~550M

21.5% MAX MODULE EFFICIENCY | 0~3% POWER TOLERANCE | <2% FIRST YEAR POWER DEGRADATION | 0.45% YEAR 2-30 POWER DEGRADATION | HALF-CELL Lower operating temperature

Additional Value

30-Year Power Warranty



Mechanical Parameters

Cell Orientation	144 (6x24)
Junction Box	IP68, three diodes
Output Cable	4mm <sup>2</sup> ±40, -200mm±1400mm length can be customized
Glass	Dual glass, 2.0±0.0mm heat strengthened glass
Frame	Anodized aluminum alloy frame
Weight	32.3kg
Dimension	2256x1133x35mm
Package	31pcs per pallet / 155pcs per 20' GP / 558pcs per 40' HC

Module Type	STC: AM1.5 1000W/m <sup>2</sup> 25°C		NOCT: AM1.5 800W/m <sup>2</sup> 20°C 1m/s		Test uncertainty for Pmax < 3%	
	LR5-72HBD-530M	LR5-72HBD-535M	LR5-72HBD-540M	LR5-72HBD-545M	LR5-72HBD-550M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax/W)	530	535	540	545	550	413.1
Open Circuit Voltage (Voc/V)	49.29	49.36	49.35	49.40	49.50	49.68
Short Circuit Current (Isc/A)	13.71	13.87	13.78	13.85	13.92	13.99
Voltage at Maximum Power (Vmp/V)	41.35	41.50	41.50	41.65	41.80	41.95
Current at Maximum Power (Imp/A)	12.82	12.87	12.90	12.97	13.04	13.12
Module Efficiency(%)	20.7	20.9	21.1	21.3	21.5	

Electrical characteristics with different rear side power gain (reference to 540W front)			
Pmax /W	Voc/V	Isc /A	Pmax gain
567	49.50	14.54	41.65 13.61 5%
594	49.50	15.23	41.65 14.26 10%
621	49.60	15.91	41.75 14.91 15%
648	49.60	16.60	41.75 15.56 20%
675	49.60	17.31	41.75 16.21 25%

Operating Parameters		Mechanical Loading	
Operational Temperature	-40°C ~ +85°C	Front Side Maximum Static Loading	5400Pa
Power Output Tolerance	0~3%	Rear Side Maximum Static Loading	2100Pa
Voc and Isc Tolerance	±3%	Hailstone Test	25mm Hailstone at the speed of 23m/s
Maximum System Voltage	DC1500V (IEC62109)		
Maximum Series Fuse Rating	30A		
Nominal Operating Cell Temperature	45±0.5°C		

PRELIMINARY DRAWINGS, NOT FOR CONSTRUCTION. THESE DRAWINGS ARE PROTECTED BY U.S. PATENT RIGHTS AND ARE THE PROPERTY OF LONGI SOLAR CO., LTD. (A U.S. COMPANY). ALL RIGHTS RESERVED. ANY REPRODUCTION, MODIFICATION, OR DISTRIBUTION IN ANY FORM BY ANY MEANS WITHOUT THE PRIOR WRITTEN PERMISSION OF LONGI SOLAR CO., LTD. IS STRICTLY PROHIBITED. LONGI SOLAR CO., LTD. reserves the right of final interpretation. ©2022 LONGI SOLAR CO., LTD. www.longi.com

SOLAR PANEL DATASHEET

SCALE: N.T.S. -

MOUNTING DETAILS

SEMICANT  
 2200 Central Street  
 2200 Central St. Richmond, CA  
 For: MSH Group

BAJA  
 CONSTRUCTION CO., INC.  
 223 FOSTER ST., MARTINEZ CA 94553  
 1-800-366-9600 FAX: (925) 229-0161

REV. NO.	DATE	DESCRIPTION
1	05/13/25	UT (NOT ON THIS SHEET)
2	04/25/25	JMR (NOT ON THIS SHEET)

PROJ. NO.:	DATE:
25-2547	05/13/25
DRAWN:	CHECKED:
JMR	UT

SHEET: S-4  
 4 OF 4

**RECEIVED** on 06/02/2025 **CDLP25-02016**  
By Contra Costa County  
Department of Conservation and Development

**From:** [Planning.review](#)  
**To:** [Maria Lara-Lemus](#)  
**Cc:** [Planning.review](#); [Khanlai Chanthavee](#)  
**Subject:** CDLP25-02016 - 0 PITTSBURG AVE, RICHMOND  
**Date:** Monday, June 2, 2025 3:25:46 PM  
**Attachments:** [image001.png](#)

---

Dear Maria,

EBMUD has no comment on the subject agency request.

Best Regards,  
Amy

Amy Wen | Sr Administrative Clerk  
Water Distribution Planning Division





June 9, 2025

Maria Lara-Lemus  
Contra Costa County  
Department of Conservation and Development  
Community Development Division  
30 Muir Road  
Martinez, CA 94553

**Subject: CDLP25-02016**  
**0 Pittsburg Avenue, Richmond, CA 94801**  
**APN(s): 408-270-009**

Dear Maria,

West County Wastewater (WCW) appreciates this opportunity to comment on CDLP25-02016 located at 1509 Elm Avenue, Richmond, California. The applicant is requesting approval of a Land Use Permit to allow the installation and use of six (6) electric (EV) truck charging stations with solar canopies and a fenced ground level power bank unit on the subject, paved lot. The EV chargers would be used by an existing tenant on the subject property, "Enterprise", but also would have credit card readers and be available for public use. No new signage other than directional signage within the site or new landscaping is proposed.

In order to obtain wastewater service, the Applicant must comply with all applicable WCW rules and regulations; including, but not limited to the following:

Once we've received items #1 and #2 from the customer, we will be able to make the determination regarding whether wastewater service can be provided and will provide item #3 to the customer:

1. Provide a plot plan, to scale, showing the following information:
  - a. Site Address



- b. Assessor's Parcel Number(s) (APNs)
  - c. Easement(s), if applicable
  - d. Location(s) of the structure(s) in relation to the parcel(s)
  - e. Location(s) of the parcel(s) in relation to the street(s)
  - f. Location(s) of the sewer lateral(s) and connection(s) to the sewer main(s) if sewer lateral construction is necessary or proposed (construction of a new sewer lateral, modification of an existing sewer lateral, etc.)
  - g. Location(s) of the room(s)/area(s)/drainage fixture units in relation to the structure(s) if modification is necessary or proposed
  - h. North arrow for each plan view
  - i. Sidewalk(s)
  - j. Street name(s)
  - k. Street address(es)
  - l. Full name(s), company name(s) (if applicable), phone number(s) and email address(es) of the property owner as well as all consultants and contractors associated with the work
  - m. Current use vs. proposed use in narrative/written form in the scope of work section
  - n. Current water meter size vs. proposed water meter size in narrative/written form in the scope of work section
2. Submit the plot plan directly to: [permits@wcwd.org](mailto:permits@wcwd.org) for WCW review and approval.

**[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]**



3. Separate fee estimates will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above).

**Note:** If WCW has already stamped/approved plans that match the proposed scope of work, no additional plans will be required to be submitted to WCW for approval.

If you have any questions, please contact me at (510) 222-6700, Option 3.

Sincerely,

*Armondo Hodge*

Armondo Hodge

Phone: (510) 222-6700, Option 3

Email: [permits@wcd.org](mailto:permits@wcd.org)

Attachment(s):

1. WCW Schedule of Fees
2. GIS Map

**WEST COUNTY WASTEWATER DISTRICT**  
**Schedule of User Fees**  
 Effective July 1, 2024

**Sewer Service Charge Rates**

**USER TYPE**

<b>A.) SINGLE FAMILY RESIDENTIAL</b>		
1 Flat Rate		\$ 791.00
<b>B.) MULTI- FAMILY RESIDENTIAL</b>		
1 Flat Rate		\$ 690.00
<b>C.) MOBILE HOME RESIDENTIAL</b>		
1 Flat rate		\$ 690.00
<b>D.) COMMERCIAL DOMESTIC STRENGTH</b>		
1 Flat rate		N/A
2 Min Charge		\$ 791.00
3 Flow Charge		\$ 8.48
4 BOD Charge		N/A
5 SS Charge		N/A
<b>E.) COMMERCIAL HIGH STRENGTH</b>		
1 Flat rate		N/A
2 Min Charge		\$ 791.00
3 Flow Charge		\$ 14.27
4 BOD Charge		N/A
5 SS Charge		N/A
<b>F.) INDUSTRIAL</b>		
1 Flat rate		N/A
2 Min Charge		\$ 791.00
3 Flow Charge		\$ 5.45
4 BOD Charge		\$ 0.56
5 SS Charge		\$ 0.66

**ANNEXATION FEES**

Annexation Fees	(per parcel)	\$ 3,057.00
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**PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION**

**USER TYPE**

<b>A.) SINGLE FAMILY RESIDENTIAL</b>		
1 Plan Approval	(Per Building)	\$ 230.00
2 Permit		\$ 461.00

**WEST COUNTY WASTEWATER DISTRICT**  
**Schedule of User Fees**  
 Effective July 1, 2024

<b>B.) MULTI FAMILY, TRAILER COURTS, GUEST DWELLINGS, CONDOMINIUMS</b>			
1 Plan Approval	(Per Building)	\$	267.00
2 Permit		\$	497.00
<b>C.) SCHOOL BUILDINGS OR CHURCHES</b>			
1 Plan Approval	(Per Building)	\$	267.00
2 Permit		\$	497.00
<b>D.) COMMERCIAL INSTALLATIONS</b>			
1 Plan Approval	(Per Building)	\$	1,199.00
2 Permit		\$	767.00
<b>E.) INDUSTRIAL INSTALLATIONS</b>			
1 Contributing Domestic Flow Only - Plan Approval		\$	929.00
2 Contributing Domestic Flow Only - Permit		\$	386.00
3 Contributing Industrial Waste - Plan Approval		\$	852.00
4 Contributing Industrial Waste - Permit		\$	3,417.00
<b>F.) MISCELLANEOUS INSTALLATIONS</b>			
1 Plan Approval		\$	115.00
2 Permit		\$	489.00
<b>G.) MINOR REPAIRS, ALTERATIONS AND DEMOLITION</b>			
1 Plan Approval		\$	190.00
2 Permit		\$	344.00
<b>TENTATIVE MAP REVIEW (Based on the number of parcels in the Subdivision)</b>			
1 20 lots and Under		\$	4,183.00
2 21 + lots		\$	4,492.00
<b>SEWER MAIN CONSTRUCTION PERMIT FEES</b>			
1 Permit - District Maintained (per 1,500 l.f. or fraction thereof)		\$	13,395.00
2 Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)		\$	8,388.00
3 Per Manhole (applies to all SME projects)		\$	386.00
<b>CAPACITY CHARGES</b>			
<b>A.) Single Family Residential</b>			
1 Water meter size: 5/8"		\$	2,381.00
2 Water meter size: 3/4"		\$	3,572.00
3 Water meter size: 1"		\$	5,953.00
4 Water meter size: 1.5"		\$	11,905.00

**WEST COUNTY WASTEWATER DISTRICT**  
**Schedule of User Fees**  
 Effective July 1, 2024

5 Water meter size: 2"	\$ 19,048.00
6 Meters above 2" are individually assessed	
<b>B.) Multi Family per unit</b>	<b>\$ 2,381.00</b>
<b>C.) Commercial Domestic Strength</b>	
1 Water meter size: 5/8"	\$ 2,344.00
2 Water meter size: 3/4"	\$ 3,517.00
3 Water meter size: 1"	\$ 5,861.00
4 Water meter size: 1.5"	\$ 11,722.00
5 Water meter size: 2"	\$ 18,755.00
6 Meters above 2" are individually assessed	
<b>D.) Commercial High Strength</b>	
1 Water meter size: 5/8"	\$ 5,506.00
2 Water meter size: 3/4"	\$ 8,259.00
3 Water meter size: 1"	\$ 13,756.00
4 Water meter size: 1.5"	\$ 27,531.00
5 Water meter size: 2"	\$ 44,049.00
6 Meters above 2" are individually assessed	

**ENVIRONMENTAL COMPLIANCE INSPECTIONS**

<b>Business Type</b>	
1 Food Service Establishment Inspection	\$ 372.00
2 Dental Facility Inspection	\$ 372.00
3 Permitted Industrial User - Inspection	\$ 737.00
4 Permitted Industrial User - Sampling	\$ 1,484.00
5 Auto Service Facility Sampling	\$ 550.00

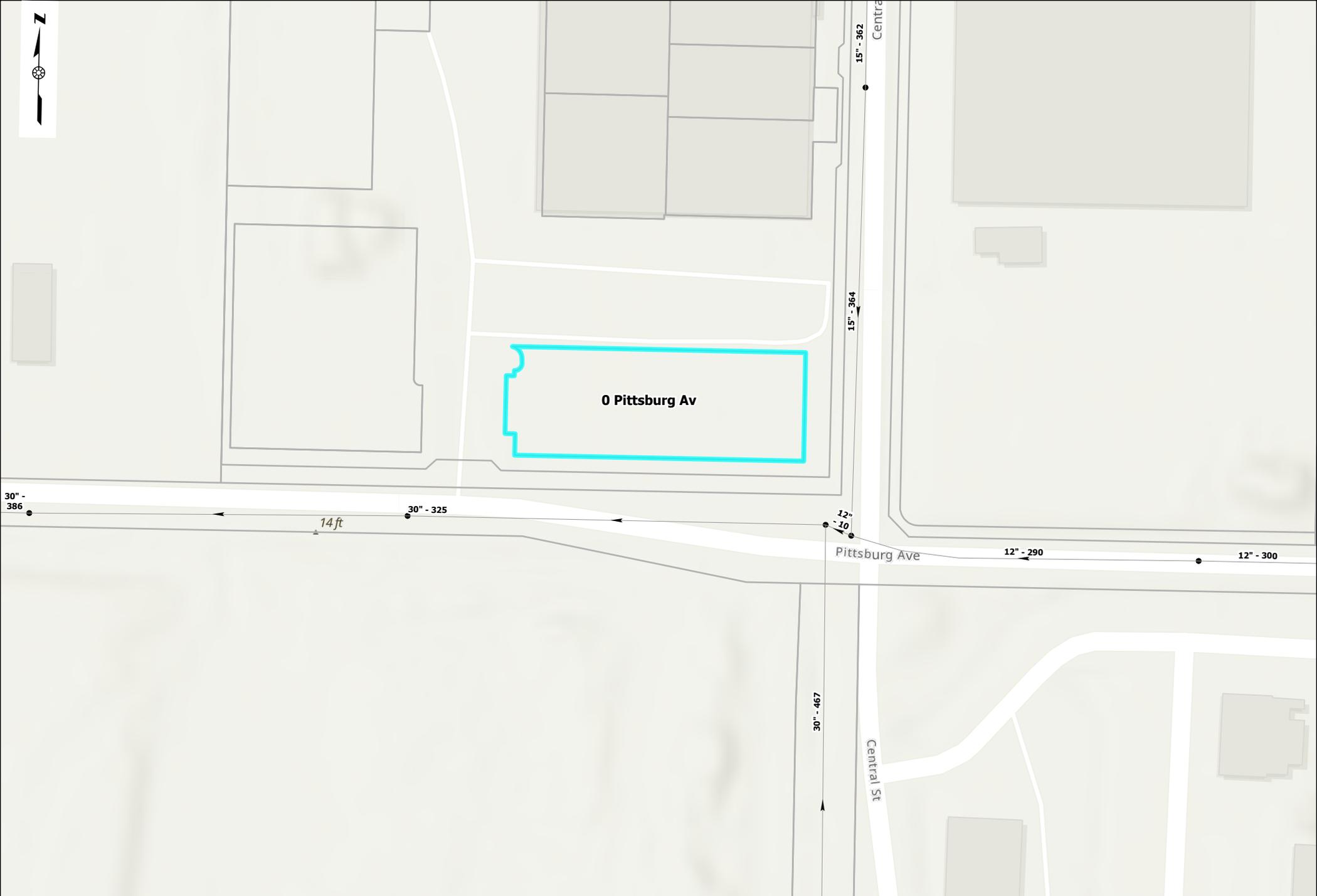
**TEMPORARY DISCHARGE PERMIT & OTHER FEES**

Temporary Discharge Permit	\$ 597.00
Dishonored Check Fee	\$ 10.00
Collection Fee	<i>See Note</i>
Variances	\$ 100.00

**Note:** The Collection Fee is the District's actual cost to collect delinquent charges. The fee may include collection agency fees, applicable County charges, legal fees, and court costs.

The District shall refund sewer services fees or capacity charges only as provided in the District's Fees and Charges Ordinance.

AUTHORITY: FEES AND CHARGES ORDINANCE OF WEST COUNTY WASTEWATER DISTRICT



- Sewer Gravity Main
- Sewer Force Main
- Sewer Main Reference
- Sewer Manhole Reference
- Cleanout
- Lamp Hole
- Manholes
- Easement
- Parcels
- WCW Boundary

Prepared By: Mohammad Ghoury  
 Date Exported: 6/9/2025

Scale  
  
 0 45 90 Feet

**0 Pittsburg Av / Richmond / 94801 / APN: 408-270-009**

**This West County Wastewater ("WCW") Geographic Information System ("GIS") data was created for WCW use only and was not created for nor intended to be used by third parties. WCW is furnishing the attached GIS data, including any shapefiles, pursuant to the California Public Records Act, and expressly disclaims the accuracy of the data or its fitness for any particular purpose.**





# Memo

**RECEIVED** on 6/30/2025 **CDLP25-02016**  
By Contra Costa County  
Department of Conservation and Development

Date: June 30, 2025

**TO:** Maria Lara-Lemus, Planner, Department of Conservation and Development  
**FROM:** Larry Theis, Consultant Civil Engineer, Engineering Services Division   
**SUBJECT:** **LAND USE PERMIT LP25-02016**  
**30-DAY COMMENTS – COMPLETE**  
(Donald Wardlaw, More Than Construction, Lot 9 of Sub 9423 (547M48) Commercial truck Parking Lot – EV Charger/Solar Canopy APN 408-270-009)  
**FILE:** **LP25-02016**

We have reviewed the application for LP25-02016 received by your office on June 2, 2025 and submit the following comments:

### Background

The subject property is located within a commercial lot with multiple parcels in the northwest corner of the intersection of Pittsburg Avenue and Central Street in the North Richmond area (APN 408-270-009). This specific lot is approximately 0.5 acres in total area with existing asphalt parking lot. The applicant is proposing to install a solar array canopy (30' wide and 124' long downward sloped to the south) over six truck parking spaces with EV charging stations for use by an existing tenant and potentially the public.

### Stormwater Management and Discharge Control

It appears that this Lot (#9 of SUB 9423) was created in 2021 which already included elements for a bioretention swale around the perimeter of the overall commercial lot. No additional C.3 elements need to be added as a result of this project since the new overhead impervious surface runoff of the solar canopy is directed to the existing bioswale for clean water treatment. The solar canopy area (~3,720 SF which also makes it a non-regulated project) is less than 50% of impervious surface of the existing development (parking lot) and is essentially replacing in kind (not adding impervious surface), therefore no additional C.3. facilities are necessary.

***The submitted application should be considered complete.***

Should you have any questions, please contact Larry Theis at (925) 890-9732.

LT:  
G:\engsvc\Land Dev\DP\LP25-02016\LP25-02016 PW 30-day Comments 6-30-25

cc: J. LaRocque Engineering Services  
L. Gossett, Engineering Services

**From:** [Tania Pulido](#)  
**To:** [Maria Lara-Lemus](#)  
**Subject:** Re: CDLP25-02016 - 0 Pittsburg Ave, Richmond (APN: 408-270-009)  
**Date:** Monday, September 8, 2025 11:21:24 AM

---

Hi Maria,

The permit was approved by the NRMAC on Tuesday, September 2nd. Thank you.

---



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

**File #:** 26-936

**Agenda Date:** 3/16/2026

**Agenda #:** 4a.

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**Project Title:** Small Lot Design Review Development Plan for a New Single-Family Residence

**County File(s):** #CDDP25-03021

**Applicant:** Sabino Urrutia, Elevation Design + Consulting

**Owners:** Kulwant & Major Gill

**Site Address/Location:** 5980 Camino Tassajara Road, Danville APN: 206-200-002

**California Environmental Quality Act (CEQA) Status:** The proposed project is exempt under CEQA Guidelines Section 15303(a) New Construction - One Single Family Residence.

---

**Project Planner:** Adrian Veliz, Senior Planner (925) 655-2879 [Adrian.veliz@dcd.cccounty.us](mailto:Adrian.veliz@dcd.cccounty.us)  
<<mailto:Adrian.veliz@dcd.cccounty.us>>

---

**Staff Recommendation:** Approve (See Section II for Full Recommendation)

---

### **I. PROJECT SUMMARY**

The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as  $\pm 12,000$  square-feet of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required.

### **II. RECOMMENDATION**

The Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

- A. FIND that the project is categorically exempt from CEQA under Section 15303(a) of the CEQA Guidelines.
- B. APPROVE Development Plan, County File #CDDP23-03021 to allow the development of a

new single-family residence, based on the attached findings and subject to the attached conditions of approval.

- C. DIRECT staff to file a Notice of Exemption.

### **III. BACKGROUND**

On May 13, 2025, the applicant submitted an application for a Small Lot Design Review for the proposed residence. On June 18, 2025, the Community Development Division (CDD) staff mailed a Notice of Opportunity to Request a Public Hearing to property owners within 300-feet of the project site boundaries. CDD staff received comments from three respondents, two of which included a request for a public hearing on the matter. The public comments received by CDD staff express concerns that the proposed residence is incompatible with the surrounding neighborhood in terms of scale and aesthetics. The comments received by CDD staff are discussed in more detail within the Public Comments and Request for Public Hearing section of this report. Due to the public hearing requests, the project proponent subsequently submitted this Small Lot Design Review Development Plan application on August 12, 2025, to allow for the continued processing of the proposed project.

### **IV. GENERAL INFORMATION**

- A. General Plan: The subject property is located within an Agricultural Lands (AL) General Plan Land Use Designation.
- B. Zoning: The subject property is located within an A-2 General Agricultural District (A-2).
- C. California Environmental Quality Act (CEQA) Compliance: The proposed project is exempt under CEQA Guidelines Section 15303(a). This CEQA section applies to project involving the construction of one single-family residence.
- D. Previous Applications:
- a. CDSL25-00044: Administrative Small lot design review application submitted May 13, 2025. The administrative application was superseded by this Development Plan application due to requests for public hearing on the matter in response to County noticing.
- E. Lot Creation: The subject property is a legal lot identified as Lot B of minor subdivision #MS56-64, for which a record of survey (27LSM20) was recorded on April 27, 1964.

### **V. SITE/AREA DESCRIPTION**

The subject property consists of approximately 1.95 acres of agricultural-zoned land addressed 5980 Camino Tassajara in the Danville area of unincorporated Contra Costa County. The subject property has approximately 204.16-foot-wide frontage along the western side of Camino Tassajara, a public

right-of-way providing vehicular access to the site. The subject property is relatively flat near the frontage (i.e. easterly portions of the site) as compared to the open space hillsides which begin to take rise near the rear (western) property boundaries and beyond. The site lacks buildings or structural improvements and predominantly consists of short-mown grasslands completely devoid of trees/shrubs.

The project vicinity consists of lands also located within agricultural zoning districts (e.g. A-2, A-20, A-40, A-80). The project site is abutted to the west by several hundred acres of open space hillside lands within an Agricultural Preserve (A-80) zoning district and to the east by the Camino Tassajara public right of way. Tassajara creek is located approximately ¼ mile east of the project site. The north/south stretch of Camino Tassajara in the project vicinity generally follows the course of Tassajara Creek, within a relatively flat valley between prominent open space hillsides. The vast majority of open space hillside lands in the surrounding area consists of larger (80+ acres) within A-80 zoning districts which has a minimum parcel size of 80-acres. There are also numerous smaller parcels between 1-to-15 acres in area within General Agricultural (A-2) district, in which the minimum parcel size is 5-acres. The smaller A-2 zoned are concentrated along Camino Tassajara Road between Bruce Drive and Highland Avenue, and many have been improved with single-family residences consistent with permitted land uses within A-2 districts.

Established land uses on adjoining agricultural lands include a variety of established agricultural, public, commercial, and residential land uses. The subject property is one of five contiguous "substandard lots" (i.e. A-2 zoned parcels less than 5 acres in area) located along the western side of Camino Tassajara between Highland Road and Johnston Road. Development on the nearby substandard lots includes a San Ramon Valley Fire District training facility, a residence/dog training facility addressed 5990 Camino Tassajara, a detached single-family residence addressed 5890 Camino Tassajara, and a residence/swimming school addressed 5800 Camino Tassajara. Nearby development along the eastern side of Camino Tassajara is essentially limited to two equestrian facilities (addressed 5901 and 5959 Camino Tassajara), each of which includes an existing residence on the premises.

## **VI. PROJECT DESCRIPTION**

The applicant is seeking approval of a Small Lot Design Review Development Plan for a proposed two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The gross floor area includes 11,354 square feet of conditioned living space divided roughly equally amongst two floors, a 932 square-foot rear covered patio, and an attached 1,367 square-foot six-car garage. The proposed residence has a building height of 25'6". The project includes driveway, and septic tank improvements, as well as ±12,000 square-feet of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The proposed 20-foot-wide driveway would be comprised entirely of pervious pavers and would extend approximately 200 linear feet west into the lots interior to provide vehicular access to the front of

the proposed residence and garage. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater dispersal/treatment where collection and conveyance to an adequate storm drain system or watercourse is required.

## **VII. AGENCY COMMENTS**

On August 12, 2025, CDD staff forwarded application materials to outside agencies - including County Department Conservation and Development Building Inspection Division, County Health Department Environmental Health Division, County Department of Public Works Engineering Services Division, San Ramon Valley Fire Protection District, and Contra Costa Mosquito & Vector Control District - with a request for comment on the proposed project. The agency comments received by CDD staff in response to this request are summarized below.

- A. County Department of Public Works - Engineering Services Division: In a memo dated December 31, 2025, Engineering Services Division provide recommended conditions of approval relating to site access and drainage for the proposed development. The recommendations have been incorporated as conditions of approval for the project. See attached comment letter for additional details.
- B. San Ramon Valley Fire Protection District (SRVFPD): In a letter dated August 26, 2025, SRVFPD advised of fire codes applicable to the project relating to access, rural water supply, and requirements for properties within a High Fire Hazard Severity Zone within the State Responsibility area. If the project is approved, construction plans will be subject to fire district review to ensure compliance with applicable fire code provisions. See attached comment letter for additional details on the specified code requirements.
- C. Contra Costa Mosquito & Vector Control District: In a letter dated August 13, 2025, Vector Control District staff advised that certain design features proposed with the project can become high-volume mosquito production sites absent appropriate design. The district recommends designing the project to ensure that such features do not retain areas of stagnant water more than 72 hours and the development of a operation and maintenance plan to preclude vector production.

## **VIII. PUBLIC COMMENTS AND REQUEST FOR PUBLIC HEARING**

On June 18, 2025, CDD staff mailed a Notice of Opportunity to Request a Public Hearing to property owners within 300-feet of the project site boundaries. During the 10-day public comment period, staff received three written comments in response, two of which requested a public hearing on the matter. The concerns expressed in the written public comments, as summarized by CDD staff, are detailed below followed by a brief staff response.

- A. **Shane Garrehy 5990 Camino Tassajara**: In a letter dated June 26, 2025, the commenter expresses opposition to the project on the basis of the size of the home and inconsistency with

surrounding properties. Additionally, the neighbor states that the project could result in privacy issues for nearby families due to the large size of the home. The commenter further opines that the project would disrupt the visual harmony and rural identity of the area and represents too sharp of a contrast with the surrounding neighborhood.

Staff Response: The commenter contends that the scale of the project does not belong in the neighborhood and that the proposed home size is inconsistent with development in the vicinity, to the detriment of visual harmony and the surrounding rural character. Generally speaking, there are no policies or ordinances limiting the size of a single-family residence in unincorporated Contra Costa County. Additionally, CDD staff finds the proposed residence to be sized consistently (in terms of building footprint and gross floor area) with multiple agricultural buildings existing on adjoining parcels. For example, two equestrian centers (La Jolla Equestrian and Iron Horse Equestrian) exist along the eastern side of Camino Tassajara, opposite the project site. Each of these facilities includes at least one covered horse arena with a footprint exceeding that of the proposed residence. Both neighboring equestrian facilities include multiple additional examples of buildings having footprints exceeding that of typical residential development. Buildings of comparable or larger areas are routinely constructed on lands within A-2 General Agricultural district for residential or non-residential use. While acknowledging that the proposed residence is significantly larger than those existing on adjoining parcels, it is also important to recognize that the surrounding area is not a residential neighborhood, but rather, an agricultural area comprised of buildings having a wide variety of sizes, appearances, and uses. The surrounding agricultural area consists of parcels of sufficient area to be conducive for accommodating buildings of this size, for those residential or non-residential land uses permissible within the A-2 General Agricultural zoning district, as specified in Chapter 84-38 of the County Ordinance code. Therefore, CDD staff does not agree with the stated opinion that the proposed project is out of scale or otherwise incompatible with the surrounding agricultural area.

The comments also express concern that the project would result in privacy issues for neighboring families. However, since the commenter does not reside on land adjoining the project site and topography/neighboring structures obstruct sight lines from the project to their property, no such impacts are expected for the existing residence addressed 5990 Camino Tassajara. See below staff response to privacy concerns raised by adjoining property owners Brian and Jennifer Oas.

**B. Brian and Jennifer Oas:** In an email dated June 30, 2025, Mr. and Mrs. Oas request a public hearing be held on the matter, citing unspecified concerns. In subsequent email correspondence dated November 25, 2025, Mr. Oas raises the following concerns:

1. The project scale/massing is substantially out of scale with the existing development pattern along Camino Tassajara.

Staff Response: As mentioned in response to the above Garrehy comments, multiple existing agricultural buildings on adjoining properties exceed the proposed building square-footage, both in terms of gross floor area and footprint. It appears that the comments regarding the

incompatible scale of the project are based solely on a comparison of the project to nearby residential dwellings. In the context of the agricultural surroundings, which include numerous instances of agricultural buildings having comparable square-footage, in addition to single-family residences, the project is clearly consistent with existent agricultural development in the area in terms of square footage, building footprint, and impervious surface.

2. The proposed home design differs from other homes in the area which are predominantly single-story ranch style.

Staff Response: Pursuant to section 88-38.802 of the County Zoning ordinance, development within the A-2 district is limited to a maximum of 2.5 stories and 35 feet in height. At  $\pm 23.5$  feet in height, the proposed two-story project is well below the maximum permissible building height. Although the closest homes to the project (i.e. those on northern/southern adjoining parcels) are of single-story configuration, this fact alone does not limit the rights of surrounding parcels to develop their parcels in a manner consistent with applicable zoning ordinance development standards. As discussed in the attached design review findings, CDD staff considers the proposed height and design to be consistent and compatible with the surrounding agricultural area.

3. The proposed design will adversely affect privacy by directing views into the neighboring yard and bedrooms.

Staff Response: The Oas residence, addressed at 5800 Camino Tassajara, is the existing home that is nearest to the proposed building site. Just four other homes exist within 1,000 feet of the project, each of them located over 250 feet south of the proposed building pad. Topography in the area will significantly obstruct views of the project from three of the nearby southerly residences. Thus, the sparsely populated surroundings are such that the project has minimal potential to adversely affect the privacy enjoyed on surrounding parcels.

In general, adverse privacy impacts amongst homes on adjoining parcels are expected to increase as the distance separating them decreases. Consequently, the potential for adverse privacy impacts is considered highest when one or both of the neighboring homes is located in close proximity to a common property line. This circumstance does not apply to the proposed project as it provides adequate building separation between neighboring homes. The northern façade of the proposed residence would be parallel with and 20 feet distant from the property line adjoining the Oas property. The Oas residence exists approximately 40 feet beyond the common property line, resulting in about 60 feet of separation between the project and the existing Oas residence. Although the neighbor is seemingly accustomed to a greater degree of separation between nearby homes, the proposed project would nonetheless result in building separation exceeding that which is typical in residential zoning districts. Therefore, staff considers the potential for privacy impact to be relatively low.

Additionally, the project design would not direct views onto the neighboring yard or into the Oas residence. This is due to the fact that the project includes only three first story windows

facing north towards the Oas residence. The proposed 60 feet building separation, combined with an existing 7-foot-tall wooden fence will serve to obscure line-of-site between habitable first floor living areas within the adjoining residences. The northern facing windows in the northwestern corner of the proposed second story do have higher potential to adversely affect privacy relative to those on the first floor. However, since the neighbor's home is of a single-story configuration, the views from northern facing second story windows would overlook the rooftop of the Oas residence but would not allow views into interior living areas. There are no northern facing windows directly overlooking the Oas rear yard, as the project proposes a single-story covered patio along portions of the property line directly adjacent to the neighbors back yard. Thus, since most second story windows are overlooking the roof of the neighbor's home the proposed project would expectedly maintain privacy between neighboring properties. In order to ensure that this is the case, CDD staff recommends that the Zoning Administrator condition the project to require that the northern facing second story "Prayer Room" window be revised to consist of with an opaque/transom privacy window having a sill height of at least 48" above the finished floor. As conditioned, the project would substantially inhibit views between the proposed second story and the neighboring Oas residence/rear yard. The northern facing windows within the second story "Laundry" and "Bedroom "#3" may remain as proposed since these windows are oriented towards the front yard and large off-street parking area serving the commercial swimming school operating on the neighbor's property more so than towards the existing residential improvements.

Based on the above discussion, CDD staff does not anticipate the proposed project would adversely affect privacy on the Oas residence to any significant degree. As conditioned, the project proponent may develop their property in a manner consistent with all development standards for the A-2 district in which the property is located while maintaining adequate privacy between adjoining parcels.

4. County staff's scrutiny of the project is inconsistent with the intent of the small lot occupancy ordinance because it does not adequately assess potential adverse project-related effects, including those relating to privacy, light, noise, aesthetics, and neighborhood compatibility.

Staff Response: The intent of the "Small Lot Occupancy" provision of the County Ordinance code (Section 82-10.002[c]), is to allow for development of any legal lot of substandard area or average width with a single-family dwelling that meets all setback/yard requirements of the County Ordinance Code, or for which a variance has been granted for setback/yard requirements. The subject property is a legal lot of substandard area, consisting of a 1.95-acre parcel where 5 acres is the minimum parcel size in the A-2 General Agricultural zoning district. The proposed project meets applicable setback, side yard, and rear yard requirements for structural development within A-2. Thus, the project is consistent with the stated intent of said ordinance. Therefore, the subject site qualifies for small lot occupancy "unless the zoning administrator determines that the proposed dwelling appears not to be compatible with the surrounding neighborhood.

As discussed in detail within the attached small lot design review findings, CDD staff finds the project consistent and compatible with its agricultural surroundings in terms of location, size, height and design. The commenter states that Section 82-10.002(c) specifically requires heightened scrutiny of privacy impacts, light and noise intrusion, neighborhood context and compatibility, and visual impacts on adjacent properties. This comment does not accurately characterize the small lot occupancy ordinance which does not mention "privacy", "light intrusion", "noise", or "visual impact". Therefore, the attached small lot design review findings evaluating the project in terms of location, size, height, and design, are consistent with all criteria specified in Section 82-10.002(c) of the County Ordinance Code.

5. The design review findings must be published and made available sufficiently in advance of the public hearing to allow for meaningful review and participation.

Staff Response: The small lot development review findings are included as an attachment to this staff report and published in accordance with The Brown Act (i.e. Government Code 54950 et seq.).

6. The commenter states that project fails to address existing drainage issues relating to the subject property's location within an active floodplain and watershed drainage path that experiences heavy stormwater runoff from the hills abutting the property to the rear.

Staff Response: The project site, and the greater vicinity along the north-to-south stretch of Camino Tassajara fronting the project site, are surrounded by hundreds of acres of open space hillsides which are part of the Tassajara Creek watershed. This includes a ±250-acre parcel consisting of substantial hillside grazing lands which drain through the project site (5980 Camino Tassajara) and the Oas Residence (5800 Camino Tassajara) towards the Camino Tassajara right-of-way. The project drainage plan has been forwarded to Engineering Services Division Staff with the County Department of Public Works (PW) for review/comment. Having reviewed the proposed drainage, PW staff have determined the drainage plan to be adequate for the area, which has no known drainage issues. The project involves a small development project affecting a marginal percentage of the overall project site. It would not require any off-site alteration to open space lands upslope of the project which could significantly affect the drainage pattern for surrounding watershed lands. Additionally, the project would not result in an increased discharge of concentrated stormwater runoff onto adjacent lands. The site is within an "X" flood zone designation, as mapped by the Federal Emergency Management Agency (FEMA). Based on the FEMA flood hazard mapping designation, the project is not located within an active flood plain.

The area proposed for residential development is a relatively flat area of the property, with natural grades ranging from 632-to-634 feet above sea level beneath the building footprint. Since the project will be constructed over an area with little topographical variation, and doesn't include a basement or other subterranean elements, no mass grading or substantial topographic modification is necessary to complete proposed construction. Similarly, as discussed in more detail within the Drainage Analysis section of this report, the project is

considered a small land development project since it entails less than 10,000 square feet of new impervious surface. The runoff management measures proposed as part of the proposed Stormwater Control Plan for a Small Land Development Project have been reviewed and deemed adequate by County staff with the Department of Public Works. Therefore, based on the lack of substantial mass grading and the project's compliance with applicable stormwater management requirements, there is no expectation that the project would result in the adverse flood hazards described by the commenter.

7. The project's is subject to review under the California Environmental Quality Act (CEQA).

Staff Response: The proposed project is a discretionary action that is subject to the provisions of CEQA. Pursuant to CEQA Guidelines section 15303(a) - New Construction, projects involving the construction of one single-family residence are categorically exempt from CEQA review. Therefore, the proposed project to construct one single-family residence on the subject property qualifies for this exemption, and no further environmental review is necessary for the proposed project.

- C. Chuck Bauman:** In an email dated June 30, 2025, Mr. Baumann requests a public hearing be held on the matter, citing unspecified concerns.

Staff Response: The development plan application was submitted for the purpose of presenting the project to the County Zoning Administrator for a decision at a noticed public hearing.

## **IX. STAFF ANALYSIS**

- A. General Plan Consistency: The subject property is located within an Agricultural Land (AL) General Plan Land Use designation. Single-family residential development is permissible within the AL designation up to a maximum density of one unit per ten acres. The AL designation is applied to agricultural areas primarily composed of soils rated Class 3 or lower per the National Resources Conservation Service (NCRS) Land Capability Classification. Most areas within this designation are non-irrigated, rural lands that may support grazing and dryland farming, though it also includes non-prime productive agricultural lands. Other types of agricultural, open space, and non-urban land uses may be consistent with the AL designation when conducted in accordance with County's policies pertaining to agricultural areas. These land uses included limited opportunities for recreation, lodging (farm stays, bed and breakfast, etc.), food services (farm-to-table dining, farm stands, etc.), special events, and similar activities that support the County's agricultural economy. The proposed project involves the development of one single-family residence on a presently vacant AL-designated parcel. Thus, the project is consistent with the AL designation.

The Conservation, Open Space, and Working Lands Element of the Contra Costa County 2045 General Plan includes additional policies applicable to development in agricultural-designated lands. Collectively, these policies support the preservation of open space, promote sustainable agricultural practices, and protect prime farmland within the County's agricultural core. Most of

these policies are not applicable to the development of a single-family residence on agricultural lands within density ranges permissible in agricultural designations and therefore do not apply to this project.

According to County GIS data, the project site and surrounding lands along Camino Tassajara are identified as areas exposed to a Day/Night Average Sound Level (DNL) in excess of 65 decibels (dB). Although such noise levels are typical for agricultural areas, they exceed levels considered normally acceptable for residential land uses. Policy HS-14, within the Health and Safety Element of the Contra Costa County 2045 General Plan, includes measures intended to provide an acceptable noise environment in all areas of the County. The project is conditioned to restrict construction activities to weekdays and non-holidays between the hours of 7:30am to 5:00pm, consistent with the requirements of Policy HS-14. The applicant’s compliance with all project conditions ensures that the project will be consistent with all applicable Health and Safety Element Policies.

- B. Zoning Consistency: The subject property is located within a General Agricultural (A-2) Zoning District. Generally, the intent of the A-2 Zoning District is to promote all types of agriculture and compatible land uses, on lands suitable for the production of food and/or fiber. Pursuant to County Ordinance Article 84-38.4 (Uses) a detached single-family dwelling on each parcel and the accessory structures and uses normally auxiliary thereto are permitted by right within the A-2 zoning district. The proposed project involves the construction of a single-family dwelling, consistent with permitted uses in the district. As shown in the table below the project compliant with all development standards for the A-2 district.

	A-2 Development Standard	Proposed Project
Front Setback (Min)	25 feet	+190 feet
Side Yard (Min)	20 feet	20 feet
Aggregate Side Yard (Min)	40 feet	+52 feet
Rear Yard (Min)	15 feet	+30 feet
Building Height (Max)	35 feet	23.5 feet
Building Height (Max)	2.5 stories	2 stories
Off Street Parking (Min)	1 Space (9' x 19')	6-car garage

The project is proposed on a legal lot ±1.945 acres in area where 5 acres is the minimum parcel size in the A-2 district. Although section 84-38.608 specifies that the land uses permissible in the A-2 district pursuant to Article 84-38.4 of the County Ordinance are allowable only on lots equaling or exceeding 5 acres in area, County Ordinance Section 82-38.610 specifies that any legal lot having at least 40,000 square feet of area and established prior to November 29, 1973 may be used as provided in Article 84-38.4. The subject property consists of "Parcel B" as shown on the Record of Survey Map for Minor Subdivision #MS56-64, recorded on April 22, 1964. Thus,

the ±1.945-acre subject property may be used as provided in Article 84-38.4. Thus, the proposed land use is consistent and compatible with permitted land uses within the A-2 district.

The project will not conflict with agricultural land uses permissible within the A-2 district and the development generally exceeds the minimum setback and yard requirements applicable to structural development within the district. Therefore, the project is considered consistent and compatible with all provisions of the A-2 district.

- C. Small Lot Design Review: Pursuant to Section 82-10.002(c) of the County Ordinance Code, a legal lot of less area or width than required by Divisions 82 and 84 may be improved with a single-family dwelling meeting yard and setback requirements "unless the zoning administrator determines that the proposed dwelling appears not to be compatible with the surrounding neighborhood". In making this determination, the zoning administrator (ZA) may schedule a public hearing to review the proposed dwelling's impact on the surrounding neighborhood in terms of its location, size, height and design. Based on the substandard area of the 1.95-acre subject property (where 5-acres is the minimum required), the proposed residential development is subject to design review. In evaluating the proposed project, CDD staff finds the project to be compatible with the surrounding neighborhood, based on the following:

1. Location: The proposed project involves the construction of a new two-story single-family residence meeting all development standards for the A-2 district in which the project is located. The proposed building pad is oriented toward a rear (northwestern) corner of the subject property. Similarly, existing homes on parcels in the immediate vicinity tend to be oriented towards the rear of their respective lots, typically providing much more than the minimum 25-foot front setback required in A-2. The project site is abutted to the rear by a large parcel consisting of roughly 250 acres of unimproved rolling hillsides within an exclusive agricultural (A-80) zoning district. The project site and adjoining parcels west of Camino Tassajara are essentially surrounded to the north, west, and south by the open space hillsides consisting of nearby hilltops having elevations ranging between one to two hundred feet higher than that of the proposed building pad.

The immediate project vicinity is sparsely populated agricultural-zoned land. Existing residences within 300 feet of a property boundary are limited to those on the northern and southern adjacent parcels. The southerly adjacent residence, addressed 5890 Camino Tassajara, is located at least 200 feet south of the proposed residence and overlooks the project site from land situated approximately 15 to 20 feet higher in elevation than that of the proposed building pad. Thus, given the degree of separation, the project location would not affect the privacy or enjoyment of the southerly neighboring residence. The northern façade of the proposed residence would be 20 feet away from the northern side property line, consistent with the 20-foot minimum side yard requirement for the A-2 district. The existing residence on the northern adjacent parcel is located approximately 40 feet beyond the common property boundary, providing a typical separation of at least 60 feet between residences on adjoining parcels. The proposed building separation is consistent with A-2 minimum development standards and far exceeds the building separation that is typical

within residential zoning districts. Therefore, staff does not anticipate the proposed home location to substantially affect privacy or otherwise adversely affect the northerly adjacent residence.

Considering that the project complies with all development standards applicable to residential development within the A-2 district, and the fact that the project proposes to orient building construction at the rear of the lot consistent with agricultural and residential development observed on adjoining parcels, the project is proposed at an appropriate location upon the subject property that is consistent with the surrounding development pattern.

2. Size: The project includes a proposed two-story, seven-bedroom residence consisting of 11,354 square feet of conditioned living area split about evenly between two-stories. Additionally, the residence includes an attached six-car garage and a 932-square-foot rear covered patio, resulting in a proposed gross floor area of 13,832 square feet within an 8,264-square-foot building footprint. The Contra Costa County Ordinance does not place an upper limit on lot coverage, floor area ratio, or area for single-family residences in A-2 (or within residential zoning districts), and large custom-built estates are much more common within agricultural areas of unincorporated Contra Costa County where a detached single-family residence (SFR) is also considered a compatible land use. Existing residences along Camino Tassajara range from 840 to 29,291 square feet in area. Although the project results in a residence that is larger than existing homes on adjoining parcels, the project size is within the range of home sizes observed in the area.
3. Height: Pursuant to County Ordinance section 84-38.802, building height within the A-2 district is limited to a maximum of 2.5 stories and 35 feet. The proposed residence consists of a two-story home with a building height of 23 feet - 6 inches, in conformance with the maximum permissible building height for the A-2 district. There are several buildings in the vicinity of comparable height to the proposed project, including a two-story home and clubhouse building existing across the street from the subject property at 5959 Camino Tassajara. There are multiple additional examples of two-story residences - and at least one three story residence - in the project vicinity including homes along Johnston Road approximately ¼ mile northeast of the project. Therefore, the proposed two-story project results in a building height substantially similar to that of those existing in the project vicinity.
4. Design: The proposed residence is a custom design featuring a grand entry foyer with high ceilings, flanked on either side by perpendicular two-story northern and southern wings extending towards the property frontage. The northern and southern wings converge with the entry to form a large "U" shaped interior courtyard at the front of the proposed home and garage. The exterior of the home would consist of stucco finish, with decorative stonework throughout the home's front facade. The project also includes several oversized windows, especially at the rear of the home that give the residence a distinctively modern look.

The project vicinity consists of agricultural lands which are host to a variety of established agricultural, public, commercial, and residential land uses. Development on nearby properties includes the San Ramon Valley Fire District training facility, a residence/dog training facility addressed 5990 Camino Tassajara, a detached single-family residence addressed 5890 Camino Tassajara, and a residence/swimming school addressed 5800 Camino Tassajara. Nearby development along the eastern side of Camino Tassajara is essentially limited to two equestrian facilities (addressed 5901 and 5959 Camino Tassajara), each of which includes an existing residence on the premises.

Aesthetically, development along this stretch of Camino Tassajara reflects an area where land uses are visibly transitioning from primarily agricultural to rural residential in nature. Existing buildings in the area include single-story ranch-style residences, multi-story residences, warehouse-type buildings with roll-up doors, barns, horse arenas, clubhouse, paddocks, stables, etc. The proposed residence would differ in appearance from those existing on adjoining parcels, however, that is generally already the case in viewing existing improvements on nearby properties. Additionally, since surrounding topography essentially isolates views of the project site to those available from adjacent properties, the homes design will not significantly detract from the existing visual character for the greater Tassajara Valley area. Further, since the surrounding area is not a residential neighborhood, but rather an agricultural area utilized for varying nonresidential and residential land uses, the effect of varying architecture is considered minimal in this circumstance, especially considering the large parcel sizes involved and the high degree of separation between buildings on adjoining lands. In cumulative consideration of the above, staff finds the proposed design to be appropriate for the subject property, and substantially compatible with the surrounding agricultural area.

- D. Collect and Convey Ordinance (Division 914): Division 914 of the County Ordinance code requires that all stormwater entering and/or originating on this property be collected and conveyed, without diversion and within an adequate storm drainage system which conveys the stormwater to an adequate natural watercourse. The project proponent is seeking an exception from the collect and convey requirements of the County ordinance. County staff within the Engineering Services Division of the Department of Public Works are not adverse to the granting of this exception based on the low ratio of improved/unimproved land and the large parcel size providing adequate surface area for stormwater infiltration.
- E. Contra Costa Clean Water Program Compliance: Based on Contra Costa Clean Water Program guidelines (Stormwater C.3 Guidebook, updated June, 2025), a single-family residence that is not part of a larger plan of development resulting in less than 10,000 square-feet of new impervious surface is considered a "small project". Pursuant to C.3 guidelines, small projects may utilize runoff reduction measures (e.g. dispersal to vegetated areas, pervious pavement, cisterns/rain barrels, bioretention facilities) to manage on site runoff and are not required to prepare the more comprehensive SWCP that would be required for larger "regulated projects". The project would result in a new 9,634 square feet of new impervious surface and is therefore considered a "small

project". The Stormwater Control Plan (SWCP) for a Small Land Development Project prepared for this project utilizes vegetated dispersal areas and pervious driveway pavement to manage onsite runoff, consistent with C.3 guidelines for small projects. Considering that the project would only affect 9,634 square feet of a parcel roughly 85,000 square feet in area (or roughly 11.3% of total parcel area), the vast majority of the parcel area would remain open space to allow originating on or traversing the subject property to infiltrate the ground before exiting the property.

## **X. CONCLUSION**

Staff recommend approval of Small Lot Design Review Development Plan #CDDP25-03021, subject to the attached findings and conditions of approval.

### Attachments:

- Findings and Conditions of Approval
- Maps and Project Plan
- Agency Comments
- Public Comments

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE# CDDP25-03021;  
SABINO URRUTIA, ELEVATION DESIGN + CONSULTING (APPLICANT), KULWANT &  
MAJOR GILL (OWNERS)**

**I. FINDINGS**

**A. Small Lot Design Review Findings:**

The project is compatible with the surrounding neighborhood in terms of its (a) location, (b) size, (c) height, and (d) design.

1. *Location.* The project involves the construction of a new two-story single-family residence meeting all development standards for the A-2 district in which the project is located. The building pad is oriented toward a rear (northwestern) corner of the subject property. Similarly, existing homes on parcels in the immediate vicinity tend to be oriented towards the rear of their respective lots, typically providing much more than the minimum 25-foot front setback required in A-2. The project site is abutted to the rear by a large parcel consisting of roughly 250 acres of unimproved rolling hillsides within an exclusive agricultural (A-80) zoning district. The project site and adjoining parcels west of Camino Tassajara are essentially surrounded to the north, west, and south by the open space hillsides consisting of nearby hilltops having elevations ranging between one to two hundred feet higher than that of the proposed building pad.

The immediate project vicinity is sparsely populated agricultural-zoned land. Existing residences within 300 feet of a property boundary of the project site are limited to those on the northern and southern adjacent parcels. The southerly adjacent residence, addressed 5890 Camino Tassajara, is located at least 200 feet south of the residence and overlooks the project site from land situated approximately 15 to 20 feet higher in elevation than that of the building pad. Thus, given the degree of separation, the project location would not affect the privacy or enjoyment of the southerly neighboring residence. The northern façade of the proposed residence would be 20 feet away from the northern side property line, consistent with the 20-foot minimum side yard requirement for the A-2 district. The existing residence on the northern adjacent parcel is located approximately 40 feet beyond the common property boundary, providing a typical separation of at least 60 feet between residences on adjoining parcels. The building separation is consistent with A-2 minimum development standards and far exceeds the building separation that are typical within residential zoning districts.

Considering that the project complies with all development standards applicable to

residential development within the A-2 district, and the fact that the project proposes to orient building construction at the rear of the lot consistent with agricultural and residential development observed on adjoining parcels, the project is at an appropriate location upon the subject property that is consistent with the surrounding development pattern.

2. Size. The project includes a two-story, seven-bedroom residence consisting of 11,354 square feet of conditioned living area split about evenly between two-stories. Additionally, the residence includes an attached six-car garage and a 932-square-foot rear covered patio, resulting in a gross floor area of 13,832 square feet within an 8,264-square-foot building footprint. The Contra Costa County Ordinance does not place an upper limit on lot coverage, floor area ratio, or area for single-family residences in A-2 (or within residential zoning districts), and large custom-built estates are much more common within agricultural areas of unincorporated Contra Costa County where a detached single-family residence (SFR) is also considered a compatible land use. Existing residences along Camino Tassajara range from 840 to 29,291 square feet in area. Although the project results in a residence that is larger than existing homes on adjoining parcels, the project size is within the range of home sizes observed in the area.
3. Height. Pursuant to County Ordinance section 84-38.802, building height within the A-2 district is limited to a maximum of 2.5 stories and 35 feet. The residence consists of a two-story home with a building height of 23 feet - 6 inches, in conformance with the maximum permissible building height for the A-2 district. There are several buildings in the vicinity of comparable height to the project, including a two-story home and clubhouse building existing across the street from the subject property at 5959 Camino Tassajara. There are additional two-story residences – and at least one three story residence – in the project vicinity including homes along Johnston Road approximately ¼ mile northeast of the project. Therefore, the two-story project results in a building height substantially similar to that of those existing in the project vicinity and within the A-2 district in general.
4. Design. The residence is a custom design featuring a grand entry foyer with high ceilings, flanked on either side by two-story northern and southern wings extending towards the property frontage. The northern and southern wings converge with the entry to form a large “U” shaped interior courtyard at the front of the home and garage. The exterior of the home would consist of stucco finish, with decorative stonework throughout the homes front facade. The project also includes several oversized windows, especially at the rear of the home that give the residence a

distinctively modern look.

The project vicinity consists of agricultural lands which are host to a variety of established agricultural, public, commercial, and residential land uses. Development on the nearby properties includes a San Ramon Valley Fire District training facility, a residence/dog training facility addressed 5990 Camino Tassajara, a detached single-family residence addressed 5890 Camino Tassajara, and a residence/swimming school addressed 5800 Camino Tassajara. Nearby development along the eastern side of Camino Tassajara is essentially limited to two equestrian facilities (addressed 5901 and 5959 Camino Tassajara), each of which includes an existing residence on the premises.

Aesthetically, development along this stretch of Camino Tassajara reflects an area where land uses are visibly transitioning from primarily agricultural to rural residential in nature. Existing buildings in the area include single-story ranch-style residences, multi-story residences, warehouse-type buildings with roll-up doors, barns, horse arenas, clubhouse, paddocks, stables, etc. The residence would differ in appearance from those existing on adjoining parcels, however, that is generally already the case in viewing existing improvements on nearby properties. Additionally, since surrounding topography essentially isolates views of the project site to those available from adjacent properties, the homes design will not significantly detract from the existing visual character for the greater Tassajara Valley area. Further, since the surrounding area is not a residential neighborhood, but rather an agricultural area utilized for varying nonresidential and residential land uses, the effect of varying architecture is considered minimal in this circumstance, especially considering the large parcel sizes involved and the high degree of separation between buildings on adjoining lands. In cumulative consideration of the above, the design of the residence is determined to be appropriate for the subject property, and substantially compatible with the surrounding agricultural area.

**Exception Findings:**

The applicant has requested an exception to the collect and convey requirements specified in Division 914 of the County Ordinance Code in order to allow on site treatment of stormwaters originating on or traversing the project site, where collection and conveyance to an adequate natural watercourse within an adequate storm drain system is required. Pursuant to Chapter 92-6 of the County Code, the Advisory Agency (Zoning Administrator) may authorize exceptions to the requirements and regulations of County Code Division 914. Accordingly, following are the findings for granting the requested exceptions.

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

The subject parcel is nearly 2 acres in area and is surrounded by agricultural or open space land. The nearest watercourse, Tassajara creek, is located nearly a quarter mile east of the property. There are no known drainage issues at the property and after development will have ample surrounding open space area of onsite runoff to infiltrate prior to existing the property.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Collecting and conveying stormwater runoff to an adequate public storm drain system would be impactful to the property and potentially add more roadside runoff within the Camino Tassajara public right of way - and more so to the offsite areas to reach the nearest adequate watercourse located over a quarter-mile distant from the project. Given the lack of existing storm drainage infrastructure, and the distance to the nearest adequate watercourse, full compliance with the Collect and Convey requirements of Division 914 of the County Ordinance would involve extensive off-site improvements which would be incongruous with a project of this nature and scale. The granting of the exception will allow the property owner to develop their land in a manner consistent with permitted land uses within the A-2 zoning district, and consistent with stormwater management practices in rural areas of Contra Costa County.

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.

Granting this exception would not be materially detrimental to the public welfare or injurious to other properties. The proposed development will convert approximately 11.3% of the total open space lot to impervious surface. The remaining open space area will infiltrate the new runoff from the home and patios. There is a low likelihood of additional impacts to the neighboring properties or the general public.

#### **B. California Environmental Quality Act (CEQA) Findings:**

1. Small Lot Design Review Development Plan #CDDP25-03021 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a), which pertains to the construction of a new single-

family residence. The project involves the construction of a new single-family residence on a vacant legal lot within unincorporated Contra Costa County. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. None of the exceptions in CEQA guidelines section 15300.2 apply.

## **CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP25-03021**

### **Project Approval**

#### **Small Lot Design Review Approval**

1. This application for a Small Lot Design Review Development Plan is APPROVED for the construction of a two-story, 13,832-square-foot single-family residence on a parcel of substandard area and improvements associated with providing vehicular access and utilities thereto,.
2. The Development Plan approval described above includes an exception to Division 914 (Collect and Convey) of the County Ordinance Code
3. The Design Review approval described above is granted based upon:
  - The application and project plans received by the Department of Conservation and Development, Community Development Division (CDD) on August 12, 2025;
  - Revised Plans, stamped received by CDD on November 17, 2025;
4. Any change from the approved plans shall require review and approval by the CDD and may require the filing of an application to modify this Development Plan..

### **Privacy Windows**

5. Any northern facing second story "Prayer Room" window shall consist of opaque glass (e.g. frosted, patterned, bubbled, or ribbed), and shall have a sill height elevation of at least 48 inches above the finished floor elevation to limit visibility towards the nearby residence addressed 5800 Camino Tassajara. **Prior to CDD stamp approval of construction plans for a residential building permit**, the applicant shall provide CDD staff with elevation drawings and window-schedules demonstrating compliance with this condition.

## **Landscaping**

6. Prior to CDD stamp approval of plans for the issuance of building or grading permits, the applicant shall provide landscaping and irrigations plans for all landscaped areas of the project which demonstrate compliance with the County Landscape Ordinance and the California Model Efficient Landscape Ordinances. The landscaping and irrigation plans shall be subject to review and approval by CDD staff.

## **Payment of Fees**

7. This application is subject to an initial application deposit of \$3000.00, which was paid with the application submittal, plus time and material costs if the application review expenses exceed 100% of the initial deposit. Any additional costs due must be paid within 60 days of the permit approval date or prior to use of the permit, whichever occurs first. The applicant may obtain current costs by contacting the project planner. If the applicant owes additional fees, a bill will be sent to the applicant shortly after permit issuance.

## **Construction Period Restrictions and Requirements**

All construction activity shall comply with the following restrictions, which shall be included in the construction drawings.

8. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
9. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
10. Transportation of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.
11. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
12. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also

be visible to ensure compliance with applicable regulations.

13. Unless specifically approved otherwise via prior written authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 7:30 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 details on the actual date the state and federal holidays occur, please visit the following websites:

Federal Holidays: [www.federalreserve.gov/aboutthefed/k8.htm](http://www.federalreserve.gov/aboutthefed/k8.htm)

California Holidays: [State Holidays :: California Secretary of State](#)

### **PUBLIC WORKS CONDITIONS OF APPROVAL FOR SUBDIVISION CDDP25-03021**

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

### **General Requirements**

14. In accordance with Section 92-2.006 of the Ordinance Code, this development plan 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 improvement outlined below shall require the review and approval of the Public Works Department and are based on the site plan prepared by Elevated Design + Consulting Dated November 14, 2025.
  
15. The applicant shall submit improvement plans prepared by a registered civil engineer to the Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The conditions of approval below are subject to the review and approval of the Public Works Department.

### **Frontage – Setback**

16. The applicant shall not place or install driveway gates, water tanks and pumps, or any solar equipment within the 50-foot setback from the public works right of way for Camino Tassajara.
  
17. The applicant shall obtain encroachment permit from County Public Works Department for all work within the public right of way for Camino Tassajara, including the construction of driveway connections, utility lateral line connections, or other improvements.

### **Street Lights**

18. The property owner(s) shall annex their property into the County Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. The applicant will be assessed the annual rate for the general benefit of having street lights throughout the County. The annexation shall occur prior to issuance of a building permit.

### **Drainage Exception**

19. The applicant shall be permitted an exception from the collect and convey requirements of the County Ordinance Code due to the large size of the existing parcel, provided that there are no known drainage problems on-site currently, the existing drainage pattern is maintained, and additional concentrated stormwater runoff is not discharged onto adjacent properties.

## **Stormwater Management and Discharge Control**

20. 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.
21. The applicant shall submit final site improvement plans which provide a breakdown of the total proposed impervious surface areas (roof tops, patios, porch, pool area) and verify that this total does not exceed 10,000 square feet.
22. The applicant shall construct the entire driveway with porous pavers or crushed porous aggregate (aggregate base (AB) is not acceptable) in accordance with Appendix C of Revised 9<sup>th</sup> Edition of Contra Costa Clean Water Program Stormwater C.3 Guidebook – June, 2025.

## ADVISORY NOTES

**ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.**

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

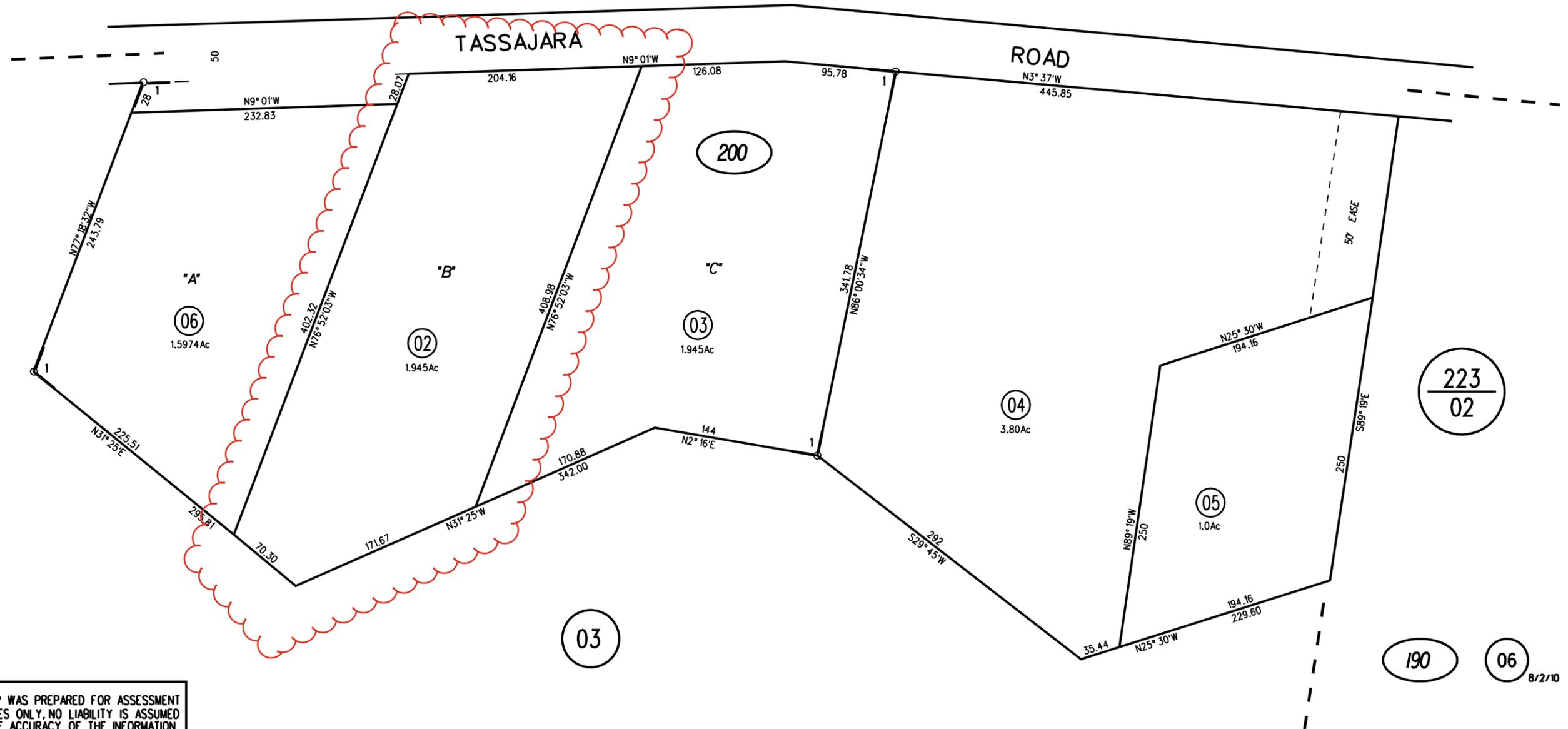
Pursuant to California Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a 90-day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

- B. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County Area of Benefit as adopted by the Board of Supervisor. Payment is required prior to issuance of a building permit.
- C. The applicant will be required to comply with the drainage fee requirements for Drainage Area 102 as adopted by the Board of Supervisors. Fee shall be paid prior to issuance of building permits.
- D. Prior to applying for a building permit, the applicant is strongly encouraged to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the project:
- Contra Costa County Building Inspection Division
  - Contra Costa County Environmental Health Division
  - East Bay Municipal Utility District
  - Central Contra Costa Sanitary District
  - San Ramon Valley Fire Protection District

POR SEC 4 T2S R1E MDBM  
1- 27LSM20 4/22/64 1975 ROLL

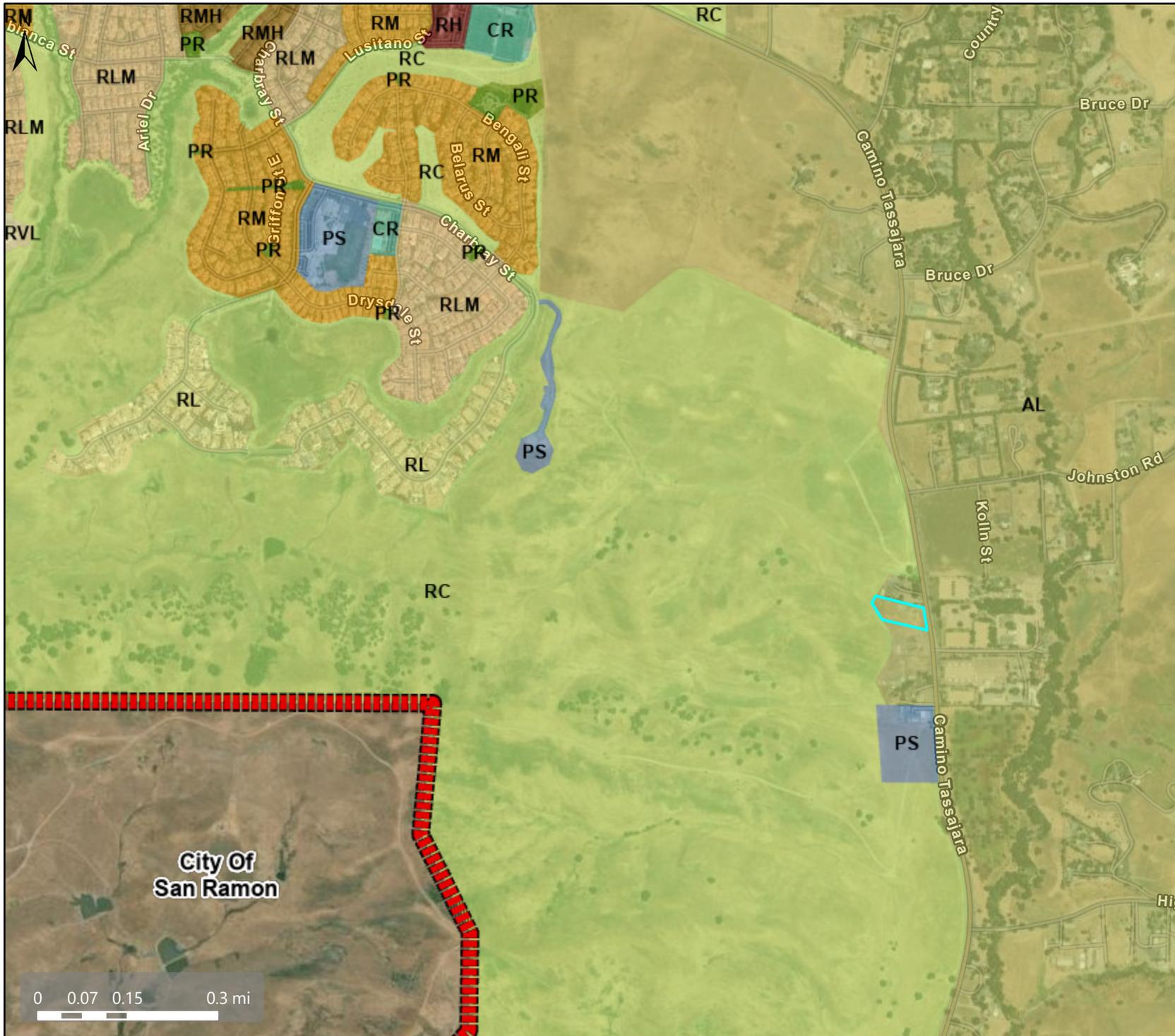


PB  
205



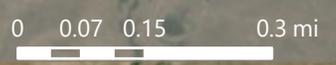
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

# General Plan: Agricultural Lands (AL)



## Map Legend

- County Border
- Planning Layers (DCD)**
- General Plan**
- RVL (Residential Very-Low Density) (≤1 du/na)
- RL (Residential Low Density) (1-3 du/na)
- RLM (Residential Low-Medium Density) (3-7 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- RH (Residential High Density) (30-60 du/na)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/20 ac in DPZ)
- City Limits



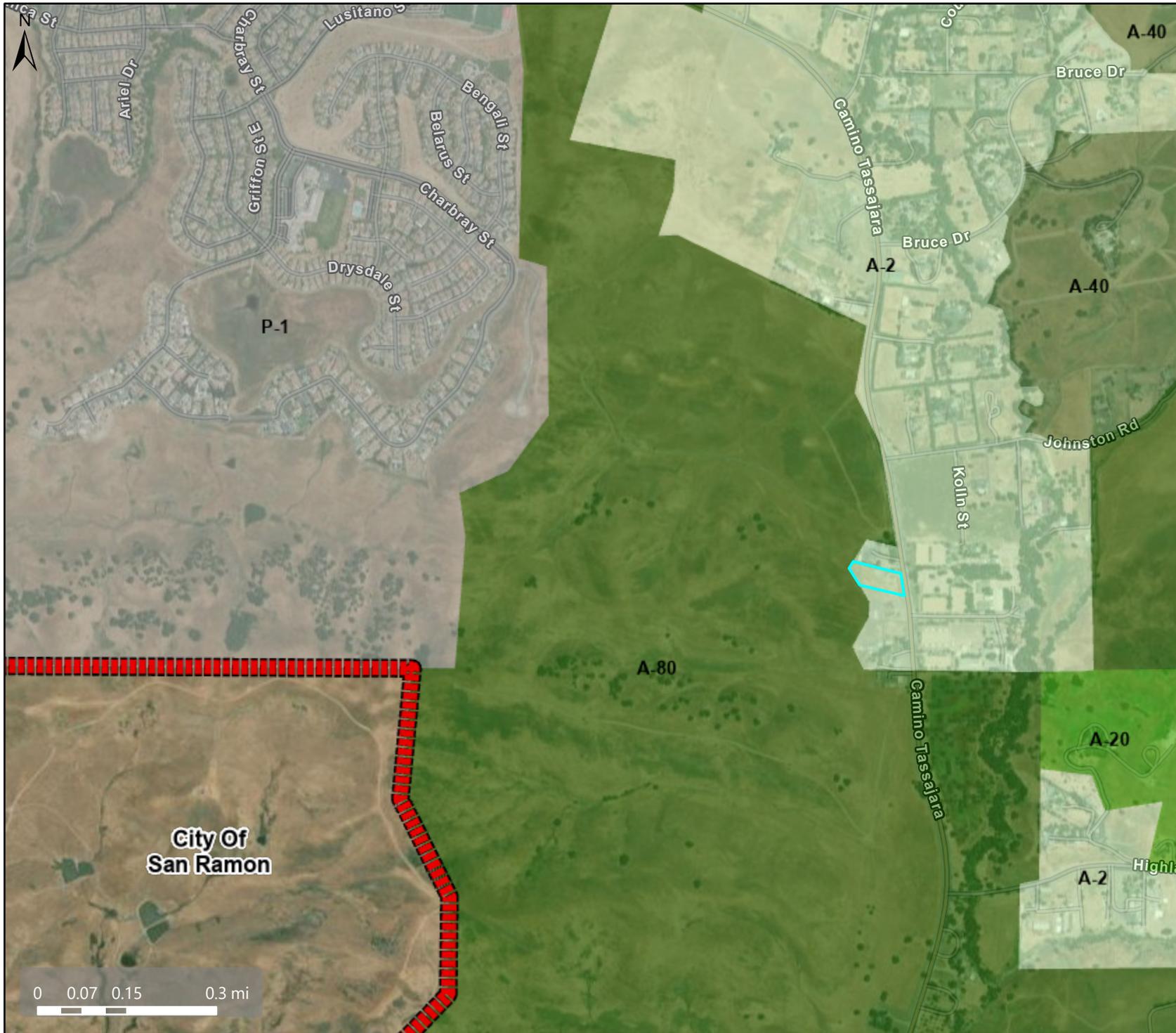
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THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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

# Zoning: General Agricultural District (A-2)



## Map Legend

County Border

Planning Layers (DCD)

Zoning

ZONE\_OVER

A-2 (General Agriculture)

A-20 (Exclusive Agriculture)

A-40 (Exclusive Agriculture)

A-80 (Exclusive Agriculture)

P-1 (Planned Unit)

City Limits

0 0.07 0.15 0.3 mi

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

# Aerial



### Map Legend

-  County Border
-  Assessment Parcels

206200006

206200002

206200003

*Camino Tassajara*

0 0.01 0.01 0.02 mi

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

# MAJOR RESIDENCE

## NEW SINGLE FAMILY RESIDENCE

**5980 CAMINO TASSAJARA.  
PLEASANTON, CA. 94588  
A.P.N. 206-200-002**

**RECEIVED** on 11/17/2025 CDDP25-03021  
By Contra Costa County  
Department of Conservation and Development

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS & ANY OTHER DISCREPANCIES FOR ACCURACY PRIOR TO THE START OF CONSTRUCTION. ANY & ALL DISCREPANCIES FOUND TO BE BROUGHT TO DRAFTSMAN / ENGINEER'S ATTENTION. ANY STRUCTURAL CHANGES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO FIELD CHANGE. IT IS FURTHER NOTED THAT THE APPROVED RECORD SET OF DRAWINGS BY THE BUILDING DEPARTMENT IS THE CONTRACTOR'S FINAL WORKING PLANS.

### 2022 CRC TABLE R602.3.(1)

DESIGN AND CONSTRUCTION. EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2), OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). WALL SHEATHING SHALL BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHERE PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2.1(1) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2.1(2) AND SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3). WALL SHEATHING USED ONLY FOR EXTERIOR WALL COVERING PURPOSES SHALL COMPLY WITH SECTION R703.



PRELIMINARY EXTERIOR COLOR RENDERING

### PROJECT DATA

PROJECT SIZE & TYPE (S.F.R.)	
MAIN FLOOR LIVING SPACE	5,806 S.F.
SECOND LEVEL LIVING SPACE	5,548 S.F.
TOTAL LIVING SPACE	11,354 S.F.
6-CAR GARAGE	1,079 S.F.
COVERED PATIO	932 S.F.
BACK PATIO	527 S.F.
FRONT PORCH	807 S.F.
TOTAL CONSTRUCTION PROJECT	13,832 S.F.
TOTAL GROUND FLOOR BUILDING AREA	8,284 S.F.
LOT SIZE	1.945 ACRES
CONSTRUCTION STYLE	MODERN
CONSTRUCTION TYPE	V-B
AUTOMATIC SPRINKLERS	NO
ZONING	RESIDENTIAL
LAND USE	SINGLE FAMILY DWELLING

### SUMMARY OF WORK

- CONSTRUCTION OF A TWO STORY; 7 BEDROOM, 1 OFFICE, 1 PRAYER ROOM, 1 THEATER, 6 FULL BATHS, WITH 1 6-CAR GARAGE

### BUILDING CODES

BUILDING CODE	2022 CALIFORNIA BUILDING CODE
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE	2022 ANSI A117.1 ACCESSIBILITY CODE
HEALTH DEPARTMENT	2022 CALIFORNIA HEALTH CODE
RESIDENTIAL CODE	2022 CALIFORNIA RESIDENTIAL CODE
ENERGY CODE	2022 CALIFORNIA ENERGY CODE
GREEN CODE	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

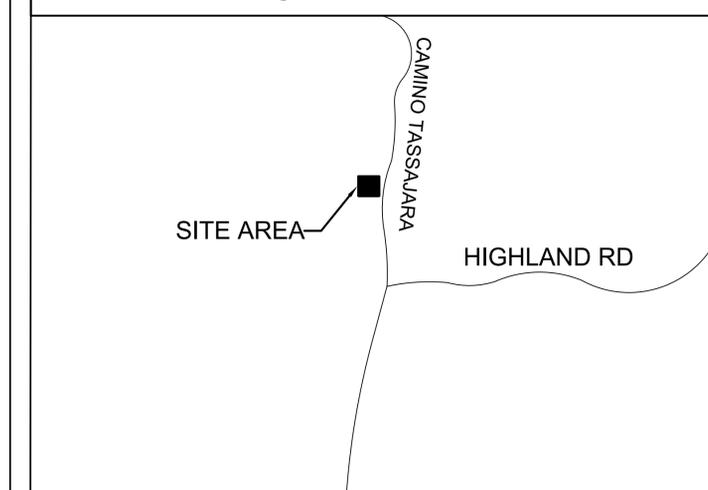
### GENERAL NOTES

- CONSTRUCTION OF PLUMBING WALLS IN RESIDENTIAL CONSTRUCTION TO BE OF SUFFICIENT DEPTH TO ACCOMMODATE ANY REQUIRED DRILLING OR NOTCHING. CLEAN OUTS TO BE IN PLACE AT TIME OF UNDER FLOOR/PRESLAB INSPECTION.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE ABOVE LISTED CODES AND ALL OTHER PUBLICATIONS NOTED HEREIN.
- DETAILS SHOWN ON THE STRUCTURAL DRAWINGS ARE TYPICAL AND SIMILAR DETAILS SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE ON THE PLANS. ANY DISCREPANCIES ON DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER
- THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR ALL THE ERRORS IN DETAILING, FABRICATION, AND THE CORRECT FITTING OF THE STRUCTURAL MEMBERS.
- NAILING SHALL BE IN COMPLIANCE WITH THE TABLE R602.3.1(1) CRC
- TRUSS CLIPS SHALL BE PROVIDED AT ALL INTERIOR PARTITIONS WITH 1/2" CLEARANCE FROM TOP PLATE OF PARTITION AND BOTTOM CHORD.
- PROVIDE A DOUBLE TOP PLATE WITH A MINIMUM 48 INCH LAP SPLICE AND NAILED AT EACH END WITH 16d NAILS.
- ALL HEADERS TO BE 4x12 D.F. NO.1 UNLESS OTHERWISE NOTED.
- PLYWOOD SHEATHING OVER EXPOSED EAVES, OR OTHER EXPOSED AREAS, ARE TO BE EXTERIOR, EXPOSURE 1 OR CC PLUGGED.
- PROVIDE SOLID BLOCKING AT EXTERIOR WALLS ON TRUSSED ROOFS.
- PROVIDE A WEEP SCREED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR AND STUD WALLS TO BE STUCCOED.
- AN A.I.T.C. CERTIFICATE FOR EACH GLUE LAMINATED TIMBER SHALL BE AVAILABLE AT THE JOB SITE.
- EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30 INCHES IN WIDTH, THE CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE A MINIMUM OF 24 INCHES.
- NEED TO STUBMIT COMPACTION TEST BEFORE FIRST INSPECTION REQUEST.
- "HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION".

### SHEET INDEX

TRADE	SHEET	DESCRIPTION	
ARCHITECTURAL	A1.0	COVER SHEET AND NOTES	
	TP-1	TOPOGRAPHIC SURVEY	
	OWTS	ONSITE WASTE TREATMENT SERVICE	
	A2.0	SITE PLAN	
	A3.0	MAIN FLOOR PLAN	
	A4.0	ARCHITECTURAL DETAILS	
	A5.0	ELEVATION PLAN	
	A6.0	ELEVATION PLAN	

### VICINITY MAP



### PROJECT DIRECTORY

**OWNER:**  
MAJOR GILL  
5980 CAMINO TASSAJARA.  
PLEASANTON, CA. 94588

**ARCHITECT DESIGNER**  
ELEVATION DESIGN + CONSULTING  
915 13TH STREET  
MODESTO, CA. 95354  
209-872-2099 (SABINO URRUTIA)  
elevation-dc@outlook.com

Description  
Date  
Rev. #

MAJOR RESIDENCE

5980 CAMINO TASSAJARA.  
PLEASANTON, CA. 94588  
A.P.N.#

COVER SHEET AND NOTES

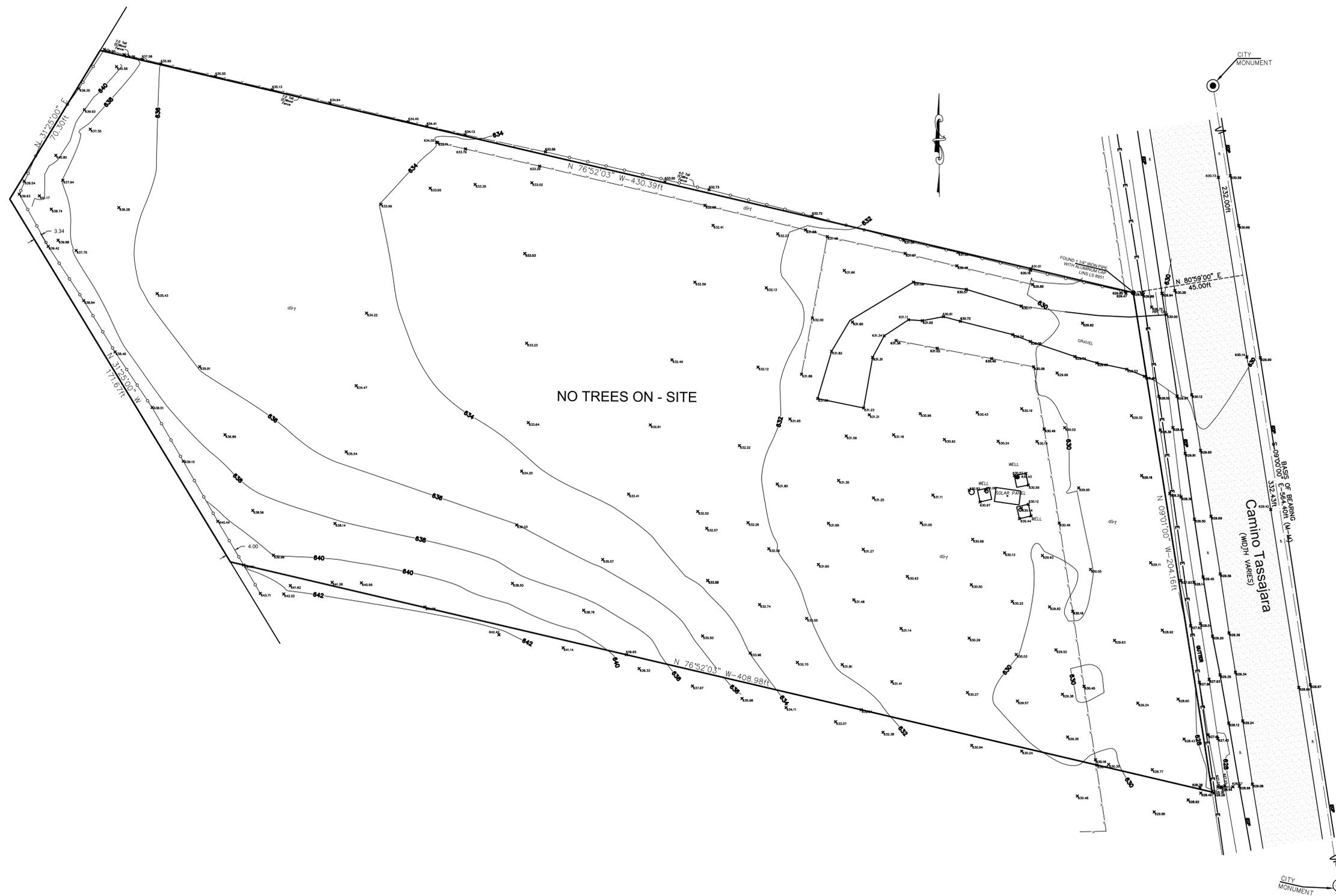
**elevation**  
DESIGN + CONSULTING

SABINO URRUTIA  
PO BOX 1159 CERES, CA 95307  
PH) 209. 872. 2099

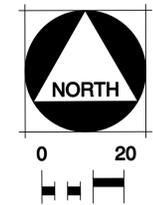
Job#: 23-010  
Scale: AS NOTED  
Date: 4/17/25  
Drawn By: SCU  
Checked By: JM

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SHEET:  
**A1.0**



NO TREES ON - SITE



TOPOGRPHIC SURVEY  
DONE BY OTHERS

Rev. #	Date	Description

**MAJOR RESIDENCE**  
5980 CAMINO TASSAJARA  
PLEASANTON, CA. 94588  
A.P.N. #

TOPOGRAPHIC SURVEY

DESIGNER: SABINO URRUTIA  
PO BOX 1159 CERES, CA 95307  
PH) 209. 872. 2099

Job#:	22-068
Scale:	AS NOTED
Date:	4/17/25
Drawn By:	SCU
Checked By:	JM

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SHEET:  
**TP-1**

**OPTION 1 NOTES:**

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

**OPTION 2 NOTES:**

- No erodible areas drain on to permeable pavement.
- Subgrade compaction is minimal.
- Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).
- No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
- Rigid edge is provided to retain granular pavements and unit pavers.
- Solid unit pavers, if used, are set in sand or gravel with minimum 3/8-inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

OPTION 1 PER APPENDIX C, C.3 GUIDELINES  
ROOF RUNOFF SHALL DISPERSE INTO  
VEGETATED AREAS  
(ROOF AREA: 9,015 S.F.)

APPROX: 1,500 S.F.  
VEGETATED AREA

DRIVEWAY SHALL BE OPTION 2  
PER APPENDIX C, C.3 GUIDELINES  
POROUS PAVERS OR CRUSHED  
AGGREGATE BASE  
(AGGREGATE BASE (AB)  
NOT ALLOWED)

IMPERVIOUS AREA  
9634 SQFT

APPROX: 10,500 S.F.  
VEGETATED AREA

**GENERAL NOTES**

ALL EXISTING CRACKED/DISPLACED CURB, GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGE SHALL BE REPAIRED/REPLACED PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL.

A SEPARATE CITY ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING ANY IMPROVEMENTS IN THE CITY RIGHT OF WAY.

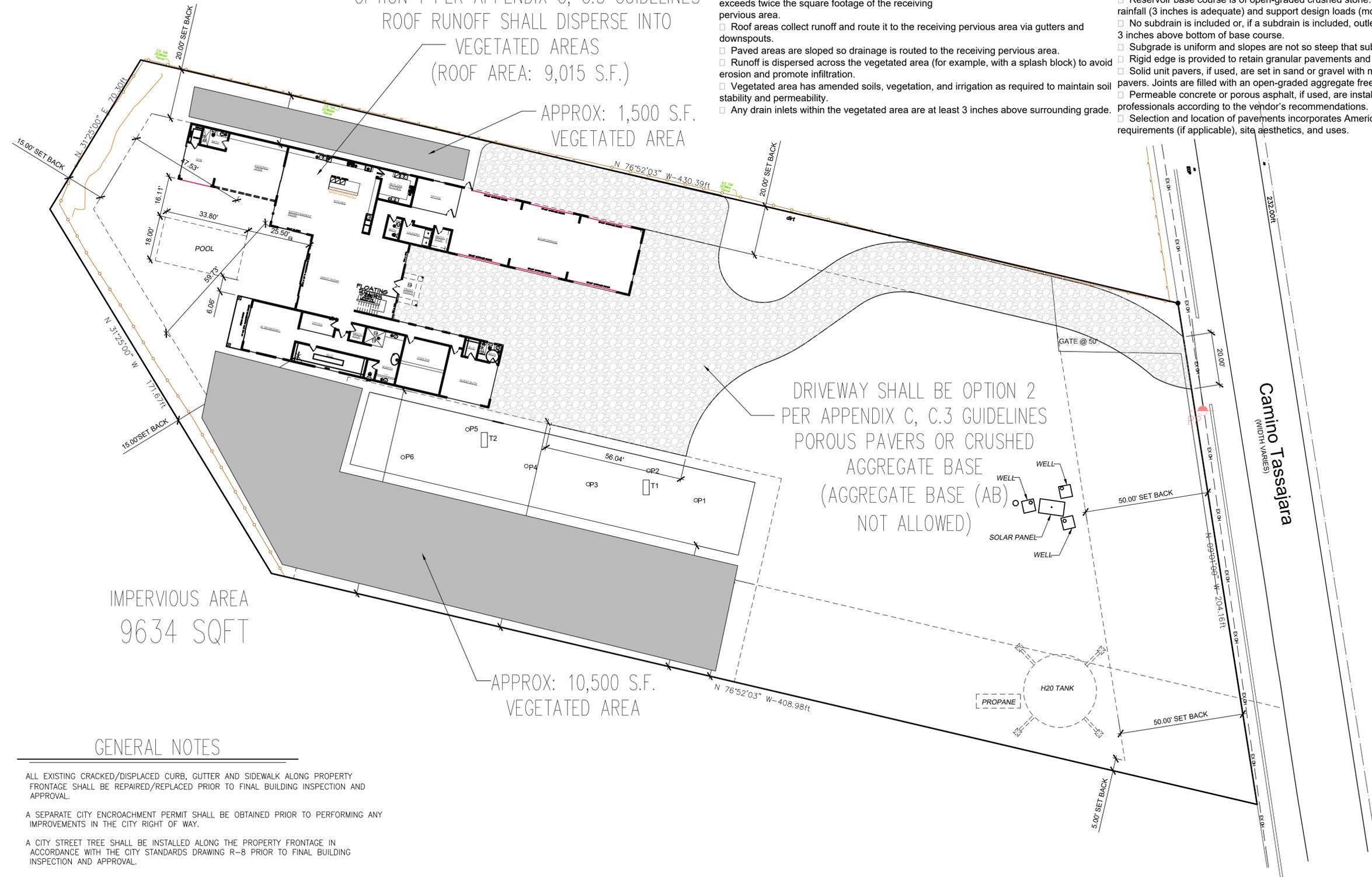
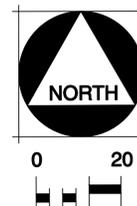
A CITY STREET TREE SHALL BE INSTALLED ALONG THE PROPERTY FRONTAGE IN ACCORDANCE WITH THE CITY STANDARDS DRAWING R-8 PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL.

**GRADING NOTES**

- NOTES:
1. ALL GROUND SHALL SLOPE AWAY FROM BUILDING WITH A DRAINAGE SWALE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE.
  2. ROOF DRAINS ARE TO BE DIRECTED TO A PERMEABLE AREA OR INFILTRATION TRENCH BEFORE ENTERING CITY OF STOCKTON STORM WATER SYSTEM. THE CAPTURE AND REUSE FOR SAME INITIAL FLOW VOLUME IS ALSO AN ACCEPTABLE BMP.
  3. ELECTRICAL, CABLE, AND/OR TELEPHONE BOXES MAY BE LOCATED ON THIS LOT.
  4. PERIMETER FENCING TO BE A 6' HIGH WOOD FENCE.
  5. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL-MOISTURE BASED CONTROLLERS.



Know what's below.  
Call before you dig.  
811 / 800-227-2600



Rev. #	Date	Description

<p><b>MAJOR RESIDENCE</b> 5880 CAMINO TASSAJARA, PLEASANTON, CA. 94588 A.P.N #</p>	<p><b>SITE PLAN</b></p>
--	-------------------------

<p><b>elevation</b> DESIGN + CONSULTING</p>	<p>DESIGNER: SABINO URRUTIA PO BOX 1159 CERES, CA 95307 PH) 209 . 872 . 2099</p>
---	--

<p>Job#: 23-004 Scale: AS NOTED Date: 11/14/25 Drawn By: SCU Checked By: JM</p>	<p>Documents prepared by Elevation Design + Consulting are to be used only for the specific project and are not to be used for any other projects, by owner or any other party, without the expressed, written consent of Elevation Design + Consulting. If used in a way other than that specifically intended, user will hold harmless from all claims and losses.</p>
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<p>SHEET: <b>A2.0</b></p>
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**FLOOR PLAN LEGEND**

- DOUBLE SINK W/ DISPOSAL
- RANGE/OVEN W/ VENT/ HOOD ABOVE
- REFRIGERATOR SPACE W/ COLD WATER STUB
- DISHWASHER
- LAVATORY
- WATER CLOSET
- ATTIC ACCESS
- 2X6 PLUMBING WALL
- TUB/ SHOWER WAINSCOT WALLS TO 6'-0" MIN. - PROVIDE SOLID WASTE CONNECTION
- DOUBLE STACKED OVEN

**FLOOR PLAN NOTES**

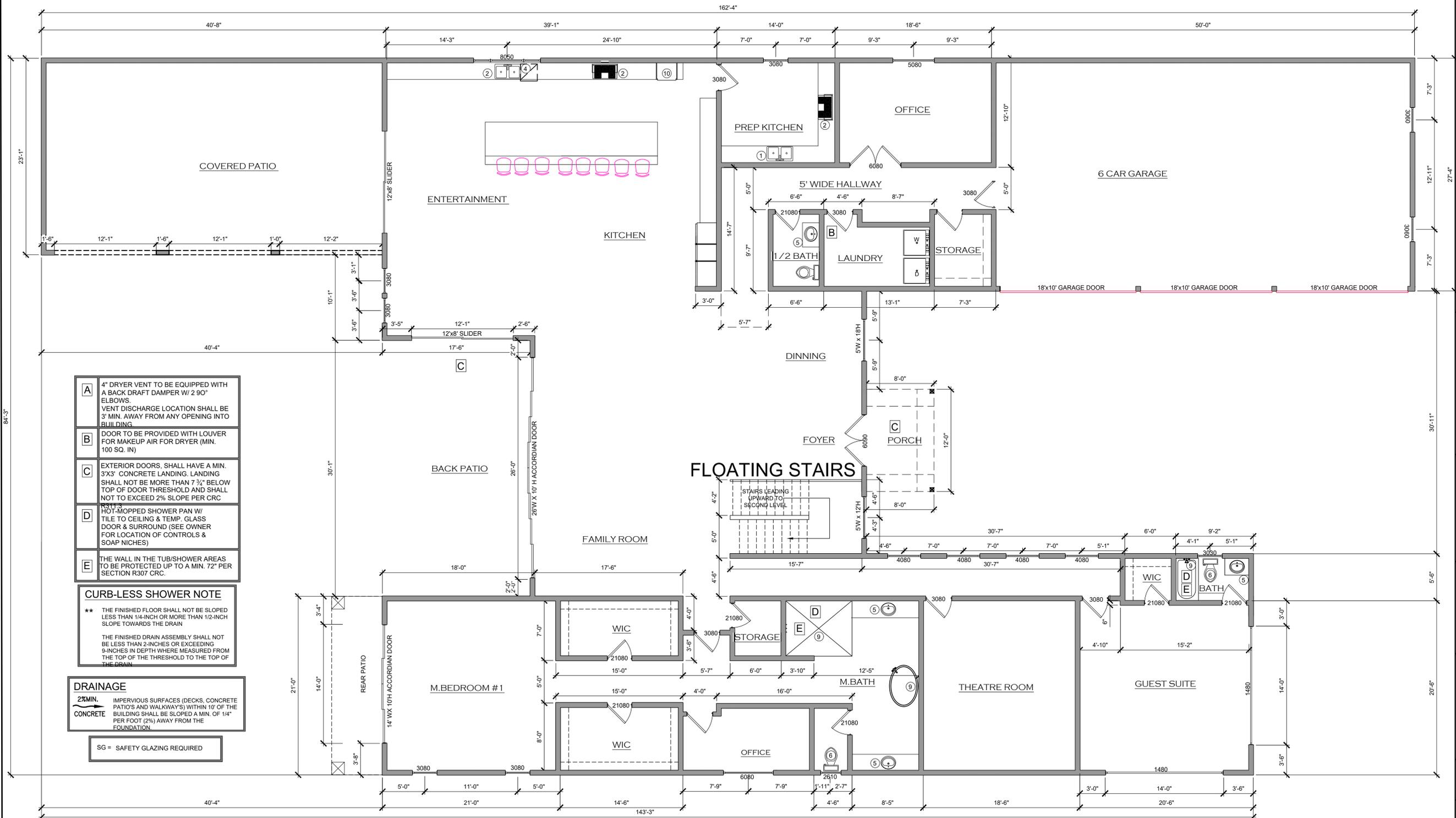
- ALL EXTERIOR / INTERIOR WALLS SHALL BE 2X6 AT 16" O.C. D.F. #2 OR BETTER (U.O.N.) ALL WALLS 10'-0" SHALL BE 2X6 AT 16" O.C. D.F. #2
- OR BETTER OR (2) 2X4 AT 16" O.C. D.F. #2 OR BETTER (UP TO 14'-0") (U.O.N.), FOR ADDITIONAL WOOD FRAMING NOTES AND DETAILS, REFER TO STRUCTURAL PLANS.
- ALL LUMBER SHALL BEAR AN APPROVED RATING STAMP
- ALL HEADERS SHALL BE 4X12 EXCEPT U.O.N.
- STUBS, PLATES, BEAMS, AND BLOCKING SHALL HAVE 19% MAX. MOISTURE CONTENT
- NAILING PER CRC TABLE R602.3(1) ALL NAILS TO BE COMMON
- ALL MINIMUM DOOR HEIGHTS SHALL BE 80 INCHES FOR EXTERIOR DOORS AND 78 INCHES FOR INTERIOR. THE MAXIMUM THRESHOLD HEIGHT IS 3/4" FOR SLIDING DOORS AND 3/8" FOR HINGED DOORS. DOOR HANDLES, LATCHES, LOCKS ETC. SHALL BE MOUNTED 34 INCHES TO 48 INCHES ABOVE FLOOR.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PTDF #2 OR BETTER
- ATTIC SPACES, AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES (509 MM BY 762 MM) SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES (762 MM). A 30-INCH (762 MM) MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
- MAXIMUM HEIGHT FROM FLOOR, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR.

**VENTILATION NOTES**

- MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS IF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION ARE NOT PROVIDED.
- WHEN A CONNECTOR USED FOR A GAS APPLIANCE HAVING A DRAFTHOOD MUST BE LOCATED IN OR PASS THROUGH A CRAWL SPACE OR OTHER COLD AREA THAT PORTION OF THE CONNECTOR SHALL BE LISTED TYPE B OR TYPE L VENT
- MATERIAL OR BE PROVIDED WITH THE EQUIVALENT MEANS OF INSULATION. VENT CONNECTORS IN GARAGES OR OTHER NON-CONDITIONED AREAS ARE TO BE TYPE B
- AT LEAST HALF OF COMMON WALL MUST BE OPEN HAVING NOT LESS THAN 1/10 OF FLOOR AREA OR 25 SQUARE FEET WHICHEVER IS GREATER IF LIGHT AND VENTILATION SUPPLIED FROM ADJACENT ROOM.
- MINIMUM VENT AREA IS 1/150 OF THE ATTIC AREA OR 1/300 AREA IF AT LEAST 50% OF REQUIRED VENT IS THREE FEET ABOVE EAVE VENTS OR CORNICE VENTS.
- TYPE B OR BW GAS VENTS WITH LISTED VENT CAPS 12" IN SIZE OR SMALLER SHALL BE PERMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 8-A, PROVIDED THEY ARE LOCATED AT LEAST 8 FEET FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION. ALL OTHER TYPE B GAS VENTS SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN TEN FEET.

**WINDOW & GLAZING NOTES**

- IN DWELLING UNITS EVERY SLEEPING ROOM AND BASEMENT SHALL HAVE A OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" TO THE BOTTOM OF CLEAR OPENING.
- WINDOW AREA MUST BE AT LEAST 8% OF THE FLOOR AREA SERVED, WITH A MINIMUM OF 10 SQUARE FEET IN ALL HABITABLE ROOMS.
- OPENABLE WINDOW AREA AND HABITABLE ROOMS MUST BE 4% VENTILATION OF THE FLOOR AREA SERVED AND A MINIMUM OF 5 SQUARE FEET. IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS, 1/20 OF THE AREA IS REQUIRED WITH 1.5 SQUARE FOOT MINIMUM.
- ALL GLAZING WITHIN 18" OF THE FLOOR AND IN EXCESS OF 9 SQUARE FEET AND WITHIN 12 INCHES OF ANY DOOR, AND THAT HAS A TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR AND WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF PLANE SHALL BE TEMPERED. ALL SHOWER AND BATHTUB DOORS GLAZING WITHIN 60 INCHES OF THE BATHING SURFACE SHALL BE TEMPERED.
- SAFETY GLAZING MUST BE INSTALLED IN INGRESS/EGRESS DOORS AND IN ALL PANELS OF SLIDING DOORS INCLUDING FIXED PANELS.
- GLAZING WITHIN A 24 INCH ARC OF EITHER THE VERTICAL EDGE OF A DOOR AND LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
- ALL GLAZING SHALL BE DUAL PANE AS INDICATED ON THE TITLE 24 DOCUMENTS.



- A** 4" DRYER VENT TO BE EQUIPPED WITH A BACK DRAFT DAMPER W/ 2 90° ELBOWS. VENT DISCHARGE LOCATION SHALL BE 3' MIN. AWAY FROM ANY OPENING INTO BUILDING.
- B** DOOR TO BE PROVIDED WITH LOUVER FOR MAKEUP AIR FOR DRYER (MIN. 100 SQ. IN)
- C** EXTERIOR DOORS, SHALL HAVE A MIN. 3'X3' CONCRETE LANDING. LANDING SHALL NOT BE MORE THAN 7 3/4" BELOW TOP OF DOOR THRESHOLD AND SHALL NOT TO EXCEED 2% SLOPE PER CRC R311.3
- D** HOT-MOPPED SHOWER PAN W/ TILE TO CEILING & TEMP. GLASS DOOR & SURROUND (SEE OWNER FOR LOCATION OF CONTROLS & SOAP NICHES)
- E** THE WALL IN THE TUB/SHOWER AREAS TO BE PROTECTED UP TO A MIN. 72" PER SECTION R307 CRC.

**CURB-LESS SHOWER NOTE**

\*\* THE FINISHED FLOOR SHALL NOT BE SLOPED LESS THAN 1/4-INCH OR MORE THAN 1/2-INCH SLOPE TOWARDS THE DRAIN

THE FINISHED DRAIN ASSEMBLY SHALL NOT BE LESS THAN 2-INCHES OR EXCEEDING 9-INCHES IN DEPTH WHERE MEASURED FROM THE TOP OF THE THRESHOLD TO THE TOP OF THE DRAIN

**DRAINAGE**

2%MIN. IMPERVIOUS SURFACES (DECKS, CONCRETE PATIOS AND WALKWAYS) WITHIN 10' OF THE BUILDING SHALL BE SLOPED A MIN. OF 1/4" PER FOOT (2%) AWAY FROM THE FOUNDATION.

SG = SAFETY GLAZING REQUIRED

**MAJOR RESIDENCE**  
 5880 CAMINO TASSAJARA  
 PLEASANTON, CA. 94568  
 A.P.N #

**elevation**  
 DESIGN + CONSULTING

DESIGNER: SABINO URRUTIA  
 PO BOX 1159 CERES, CA 95307  
 PH) 209. 872. 2099

Job#: 22-039  
 Scale: AS NOTED  
 Date: 5/13/25  
 Drawn By: AC  
 Checked By: SCU

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SHEET: **A3.0**

**FLOOR PLAN LEGEND**

- DOUBLE SINK W/ DISPOSAL
- RANGE/OVEN W/ VENT/ HOOD ABOVE
- REFRIGERATOR SPACE W/ COLD WATER STUB
- DISHWASHER
- LAVATORY
- WATER CLOSET
- ATTIC ACCESS
- 2X6 PLUMBING WALL
- TUB/ SHOWER WAINSCOT WALLS TO 6'-0" MIN. - PROVIDE SOLID WASTE CONNECTION

**FLOOR PLAN NOTES**

- ALL EXTERIOR / INTERIOR WALLS SHALL BE 2X6 AT 16" O.C. D.F. #2 OR BETTER (U.O.N.) ALL WALLS @ 10'-0" SHALL BE 2X6 AT 16" O.C. D.F. #2
- OR BETTER OR (2) 2X4 AT 16" O.C. D.F. #2 OR BETTER (UP TO 14'-0") (U.O.N.). FOR ADDITIONAL WOOD FRAMING NOTES AND DETAILS, REFER TO STRUCTURAL PLANS.
- ALL LUMBER SHALL BEAR AN APPROVED RATING STAMP
- ALL HEADERS SHALL BE 4X12 EXCEPT U.O.N.
- STUBS, PLATES, BEAMS, AND BLOCKING SHALL HAVE 19% MAX. MOISTURE CONTENT
- NAILING PER CRC TABLE R602.3(1) ALL NAILS TO BE COMMON
- ALL MINIMUM DOOR HEIGHTS SHALL BE 80 INCHES FOR EXTERIOR DOORS AND 78 INCHES FOR INTERIOR. THE MAXIMUM THRESHOLD HEIGHT IS 3/4" FOR SLIDING DOORS AND 3/8" FOR HINGED DOORS. DOOR HANDLES, LATCHES, LOCKS ETC. SHALL BE MOUNTED 34 INCHES TO 48 INCHES ABOVE FLOOR.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PTDF #2 OR BETTER
- ATTIC SPACES. AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES (508 MM BY 762 MM) SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES (762 MM). A 30-INCH (762 MM) MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
- MAXIMUM HEIGHT FROM FLOOR. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR.

**VENTILATION NOTES**

MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS IF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION ARE NOT PROVIDED.

WHEN A CONNECTOR USED FOR A GAS APPLIANCE HAVING A DRAFTHOOD MUST BE LOCATED IN OR PASS THROUGH A CRAWL SPACE OR OTHER COLD AREA THAT PORTION OF THE CONNECTOR SHALL BE LISTED TYPE B OR TYPE I VENT

3. MATERIAL OR BE PROVIDED WITH THE EQUIVALENT MEANS OF INSULATION. VENT CONNECTORS IN GARAGES OR OTHER NON-CONDITIONED AREAS ARE TO BE TYPE B

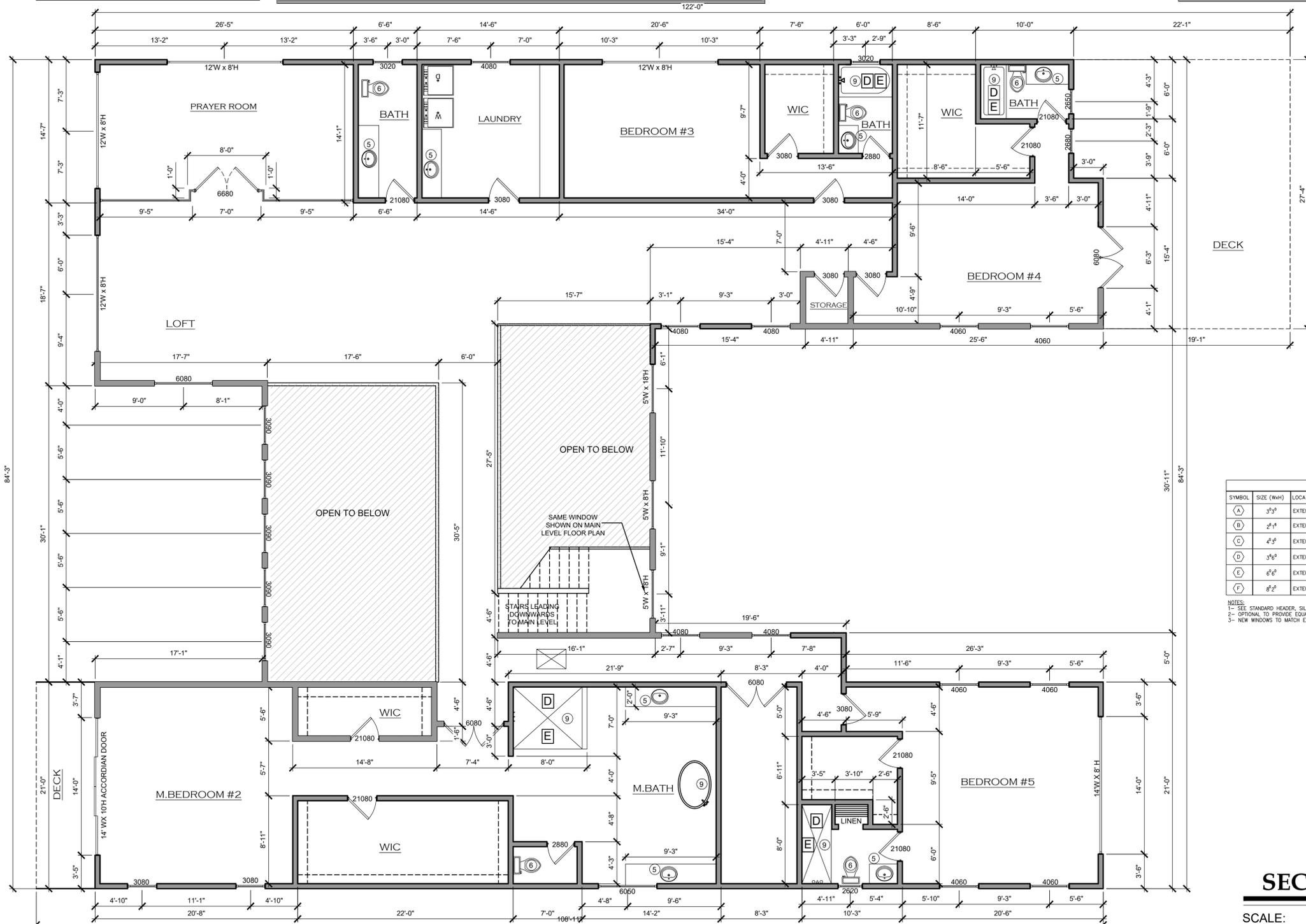
AT LEAST HALF OF COMMON WALL MUST BE OPEN HAVING NOT LESS THAN 1/10 OF FLOOR AREA OR 25 SQUARE FEET WHICHEVER IS GREATER IF LIGHT AND VENTILATION SUPPLIED FROM ADJACENT ROOM.

MINIMUM VENT AREA IS 1/150 OF THE ATTIC AREA OR 1/300 AREA IF AT LEAST 50% OF REQUIRED VENT IS THREE FEET ABOVE EAVE VENTS OR CORNICE VENTS.

TYPE B OR BW GAS VENTS WITH LISTED VENT CAPS 12" IN SIZE OR SMALLER SHALL BE PERMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 8-A, PROVIDED THEY ARE LOCATED AT LEAST 8 FEET FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION. ALL OTHER TYPE B GAS VENTS SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN TEN FEET.

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SG = SAFETY GLAZING REQUIRED

WINDOW SCHEDULE			
SYMBOL	SIZE (WxH)	LOCATION	DESCRIPTION
A	3'-0"	EXTERIOR	VINYL FRAME W/ VERT. SLIDE PANELS W/ DBL. GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
B	2'-0"	EXTERIOR	VINYL FRAME W/ HORIZ. SLIDE PANELS W/ DBL. GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
C	4'-0"	EXTERIOR	VINYL FRAME W/ HORIZ. SLIDE PANELS W/ DBL. GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
D	3'-0"	EXTERIOR	VINYL FRAME W/ HORIZ. SLIDE PANELS W/ DBL. GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
E	6'-0"	EXTERIOR	VINYL FRAME W/ HORIZ. SLIDE PANELS W/ DBL. GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
F	8'-0"	EXTERIOR	VINYL FRAME W/ FIXED PANELS W/ DBL. GLAZING TEMPERED GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25

NOTES:  
 1- SEE STANDARD HEADER, SILL & JAM @ OPENING DETAILS ON SHEET A-5.  
 2- OPTIONAL TO PROVIDE EQUAL TYPE WINDOW.  
 3- NEW WINDOWS TO MATCH EXISTING WINDOWS.

**SECOND LEVEL FLOORPLAN**

SCALE: 3/16"=1'-0"

Rev. #	Date	Description

**MAJOR RESIDENCE**  
 5980 CAMINO TASSAJARA,  
 PLEASANTON, CA. 94588  
 A.P.N. #

**MAIN FLOOR PLAN**

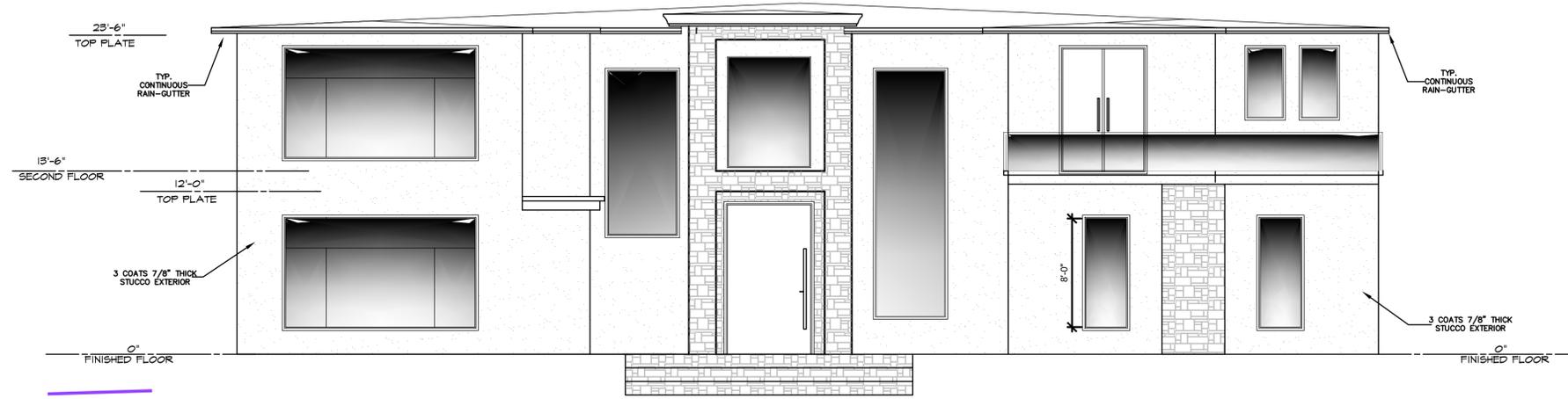


DESIGNER: SABINO URRUTIA  
 PO BOX 1159 CERES, CA 95307  
 PH) 209. 872. 2099

Job#: 22-039  
 Scale: AS NOTED  
 Date: 6/3/25  
 Drawn By: AC  
 Checked By: SCU

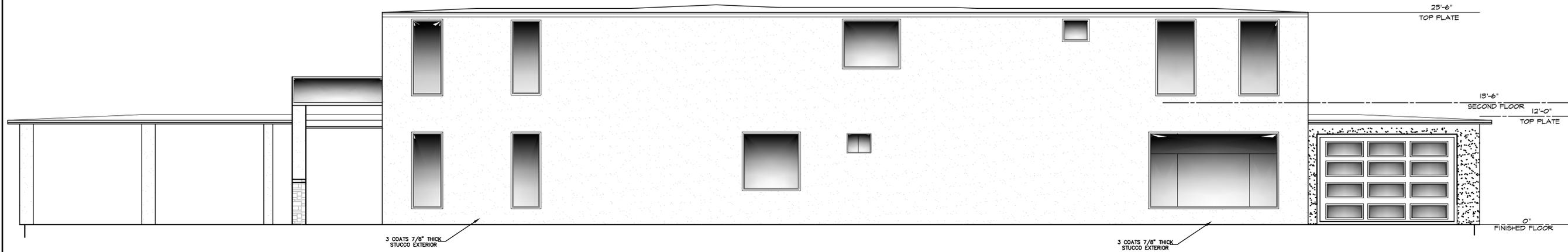
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SHEET: **A4.0**



**FRONT SIDE ELEVATION**

SCALE: 3/16"=1'-0"



**LEFT SIDE ELEVATION**

SCALE: 3/16"=1'-0"

Rev. #	Date	Description

**MAJOR RESIDENCE**  
 5980 CAMINO TASSAJARA,  
 PLEASANTON, CA. 94588  
 A.P.N. #  
**ELEVATION PLAN**

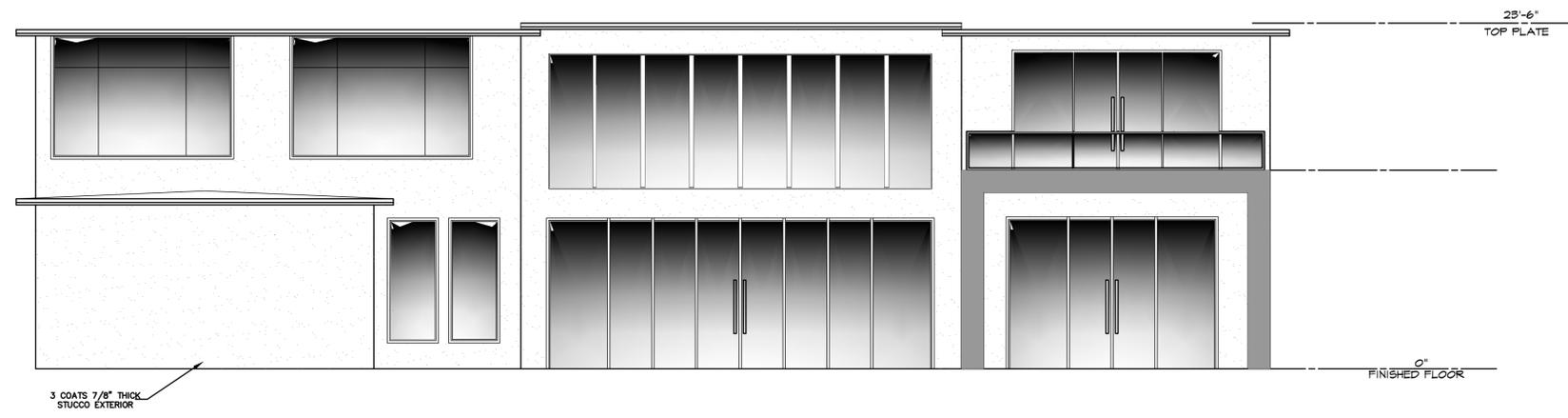
**elevation**  
 DESIGN + CONSULTING

DESIGNER: SABINO URRUTIA  
 PO BOX 1159 CERES, CA 95307  
 PH) 209. 872. 2099

Job#:	22-039
Scale:	AS NOTED
Date:	6/3/25
Drawn By:	AC
Checked By:	SCU

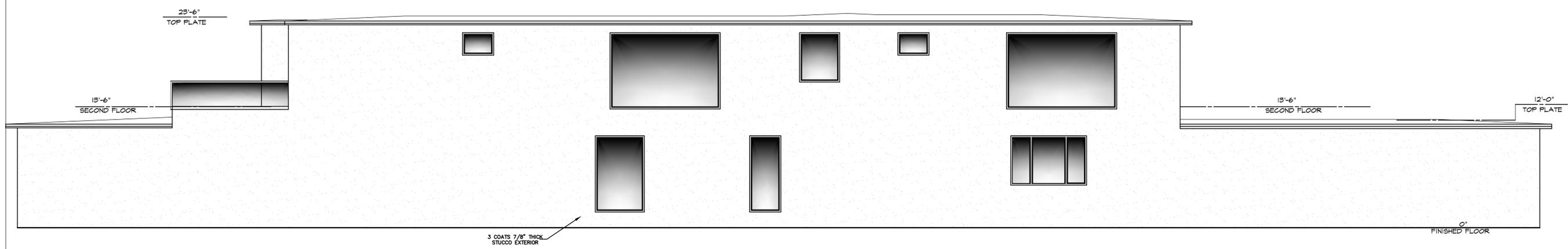
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SHEET:  
**A5.0**



**BACK SIDE ELEVATION**

SCALE:  $3/16"=1'-0"$



**RIGHT SIDE ELEVATION**

SCALE:  $3/16"=1'-0"$

Rev. #	Date	Description

**MAJOR RESIDENCE**  
 5980 CAMINO TASSAJARA,  
 PLEASANTON, CA. 94588  
 A.P.N. #  
**ELEVATION PLAN**

**elevation**  
 DESIGN + CONSULTING

DESIGNER: SABINO URRUTIA  
 PO BOX 1159 CERES, CA 95307  
 PH) 209. 872. 2099

Job#:	22-039
Scale:	AS NOTED
Date:	6/3/25
Drawn By:	AC
Checked By:	SCU

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SHEET:  
**A6.0**



# Memo

December 31, 2025

**TO:** Adrian Veliz, Planner, Department of Conservation and Development  
**FROM:**  Larry Theis, Engineering Services Division – Consultant Engineer   
**SUBJECT:** **DEVELOPMENT PLAN CDDP25-03021**  
**STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL**  
(Major & Kulwant Gill New Single Family Residence at 5980 Camino Tassajara – Danville area APN 206-200-002)  
**FILE:** **CDDP25-03021**

We have reviewed the resubmittal of plans for application for **Development Plan CDDP25-03021** received by your office. **The updated application is deemed complete.** They include revisions to the proposed impervious surface area for the site to be below the 10,000 SF C.3 threshold for a single-family residence not part of a larger subdivision development.

## Background

The subject property is located at 5980 Camino Tassajara in the Danville area (APN 206-200-002). The property is currently a flat vacant lot (approximately 2 acres) with some privacy fencing along the frontage with Camino Tassajara. The proposed development plan is to construct a new two-story 11,354 SF (livable space) single family residence with driveway access to the west side of Camino Tassajara.

## Frontage - Setback

The plans indicate a 50-foot setback is being maintained for the west side frontage along Camino Tassajara. The proposed water tank and pump/solar equipment are being placed outside of this 50 foot setback. In addition, the proposed driveway gate to the residence is shown to be placed beyond the 50-foot setback from the public right of way for Camino Tassajara.

## 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.

The applicant has submitted the following exception request in accordance with the findings outlined Chapter 92-6 of the County Ordinance.

(1) That there are unusual circumstances or conditions affecting the property:

The subject parcel is quite large at nearly 2 acres and surrounded by agricultural or open space land. The nearest watercourse, Tassajara Creek, is located nearly a quarter mile to the east of the property. There are no known existing drainage issues at the property and after development will have ample surrounding open space area for onsite runoff to infiltrate prior to exiting the property.

(2) That the exception is necessary for the preservation and enjoyment of a substantial property right of the applicant:

Collecting and conveying stormwater runoff to an adequate public storm drain system would be impactful to the property and potentially add more roadside runoff within public right of way of Camino Tassajara; and more so to the offsite areas to reach an adequate watercourse which is more than a 0.25 mile away.

(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:

Granting this exception would not be materially detrimental to the public welfare or injurious to other properties. The proposed development will convert approximately 10% of the total open space lot to impervious surface. The remaining open space area will infiltrate the new runoff from the home and patios. There is a low likelihood of additional impacts to the neighboring properties or the general public.

Based on the provided findings, Public Works is not adverse to granting the applicant an exception for the collect and convey stormwater requirements.

### **Stormwater Management and Discharge Control**

A Stormwater Control Plan (SWCP) for a Small Land Development Project was submitted and reviewed. The applicant is proposing 9,634 SF of new impervious surface which below the 10,000 SF threshold for one single family home that is not part of a larger plan of development. The development plan plans to use runoff reduction measures that include dispersing runoff into vegetated area (lawns/landscape space) and using pervious pavement for the entirety of the proposed driveway.

### **Area of Benefit Fee**

The applicant will need to comply with the requirements of the South County Area of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

### **Streetlights (General Benefit)**

The applicant shall annex into the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a streetlight service area does not require streetlights to be constructed specifically with your project and will not transfer ownership and maintenance of street lighting on nearby private roads. The applicant will be assessed the annual rate for the general benefit of having street lights throughout the County. The annexation shall occur prior to issuance of building permit.

**Drainage Area Fee**

The applicant will be required to comply with the drainage fee requirements for Drainage Area 102 as adopted by the Board of Supervisors. Fee shall be paid prior to issuance of building permits.

Should you have any questions, please contact Larry Theis at (925) 890-9732 or [Larry@theis-engineering.com](mailto:Larry@theis-engineering.com).

LT:

G:\engsvc\Land Dev\DP\CDDP25-03021\Staff Report & COAs CDDP25-03021 (2025-12-31)

cc: J. LaRocque Engineering Services

Elevation Design + Consulting – Sabino Urrutia - Applicant  
615 153<sup>rd</sup> Street, Suite B5  
Modesto, CA 95354

**PUBLIC WORKS RECOMMENDED**  
**CONDITIONS OF APPROVAL FOR DEVELOPMENT PLAN CDDP25-03021**

**COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.**

**General Requirements:**

- In accordance with Section 92-2.006 of the Ordinance Code, this development plan 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 shall require the review and approval of the Public Works Department and are based on the site plan prepared by Elevation Design + Consulting dated November 14, 2025.
- Applicant shall submit improvement plans prepared by a registered civil engineer to the Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The conditions of approval below are subject to the review and approval of the Public Works Department.

**Frontage - Setback:**

- Applicant shall not place or install driveway gates, water tanks and pumps, or any solar equipment within the 50-foot setback from the public right of way for Camino Tassajara.
- Applicant shall obtain an encroachment permit from the County Public Works Department for all work within the public right of way for Camino Tassajara including the construction of driveway connections, utility lateral line connections, or other improvements.

**Street Lights:**

- Property owner(s) shall annex their property into the County Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. The applicant will be assessed the annual rate for the general benefit of having street lights throughout the County. The annexation shall occur prior to issuance of building permit.

**Drainage Exception (Subject to Advisory Agency findings and approval):**

- Applicant shall be permitted an exception from the collect and convey requirements of the County Ordinance Code due to the large size of the existing parcel, provided that there are no known drainage problems on-site currently, the existing drainage pattern is maintained and additional concentrated stormwater runoff is not discharged onto adjacent properties.

**Stormwater Management and Discharge Control:**

- 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).
- Applicant shall submit final site improvement plans which provide a breakdown of the total proposed impervious surface areas (roof tops, patios, porch, pool area) and verify this total does not exceed 10,000 SF.

- Applicant shall construct the entire driveway with porous pavers or crushed porous aggregate (aggregate base (AB) is not acceptable) in accordance with Appendix C of Revised 9<sup>th</sup> Edition of Contra Costa Clean Water Program Stormwater C.3 Guidebook – June 2025.

#### **ADVISORY NOTES**

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- Applicant will be required to comply with the drainage fee requirements for Drainage Area 102 as adopted by the Board of Supervisors. Fee shall be paid prior to issuance of building permits.



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August 13, 2025

Adrian Veliz  
Contra Costa County  
Department of Conservation and Development  
Community Development Division  
30 Muir Road  
Martinez, CA 94553

Re: CDDP25-03021 Address: 5980 CAMINO TASSAJARA RD, DANVILLE, CA 94526, APN:  
206200002

Dear Adrian,

Thank you for the opportunity to express the position of the Contra Costa Mosquito and Vector Control District (the District) regarding the proposed design review for the project location at 5980 Camino Tassajara Road, Danville, APN: 206200002.

As a bit of background, the District is tasked with reducing the risk of diseases spread by vectors in Contra Costa County by controlling them in a responsible, environmentally-conscious manner. A “vector” means any animal capable of transmitting the causative agent of human disease or capable of producing human discomfort or injury, including, but not limited to, mosquitoes, flies, mites, ticks, other arthropods, and rodents, and other vertebrates. Under the California Health and Safety Code, property owners retain the responsibility to ensure that the structure(s), device(s), other project elements, and all additional facets of their property do not produce or harbor vectors, or otherwise create a nuisance. Owners are required to take measures to abate any nuisance caused by activities undertaken and/or by the structure(s), device(s), or other feature(s) on their property. Failure by the owner(s) to adequately address a nuisance may lead to abatement by the Contra Costa Mosquito and Vector Control District and civil penalties up to \$1,000 per day pursuant to California Health and Safety Code §2060 et seq.

All mosquitoes require water to complete their life cycle. Projects that construct impervious surfaces, alter water flow or drainage, introduce irrigation, contain water conveyance or treatment elements, etc., have the potential to produce standing water and vector breeding habitat, creating a potential health hazard for area citizens, pets, and wildlife. Vector species that may breed in such locales have the ability to not only affect nearby individuals, but potentially spread disease viruses to persons and other animals several miles away.

This project has design features— bioretention area, infiltration pit, etc.— that can become high-volume mosquito production sites. These sites can not only require significant District resources, but also put the health of local residents at risk. Careful considerations for design and construction should be employed for all facets of the project in order to prevent creating suitable vector habitats. No feature of the project should create areas of stagnant water that remain in excess of 72 hours. A thorough operation and maintenance plan should include steps to preclude vector production and contingencies to remedy such issues if they arise.

Addressing these concerns in the project planning phases can not only better protect public health and reduce the need for vector control efforts, but also avoid costly retrofits and fines for property owners in the future. Please don't hesitate to contact the District should you have any questions or need anything further.

Sincerely,

*Heidi Budge*

Heidi Budge

Vector Control Planner

925-771-6126

hbudge@contracostamosquito.com



San Ramon Valley Fire Protection District  
Community Risk Reduction Division  
2401 Crow Canyon Road, Suite A  
San Ramon, CA 94583

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**phone:** 925.838.6600    **web:** [www.firedepartment.org](http://www.firedepartment.org)

Tuesday, August 26, 2025

Hello Adrian Veliz,

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:** CDDP25-03021  
**ADDRESS:** 5980 CAMINO TASSAJARA RD (206200002)  
**APPLICATION TITLE:** Planning and Site Development Review  
**PROJECT NUMBER:** 1833598

**Roy Wendel**  
**Fire Marshal**  
rwendel@srvfire.ca.gov  
925.838.6687

PLANNING

General Issues

**1. Access**

Roy Wendel  
8/26/25 5:09 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.

**2. Access**

Roy Wendel  
8/26/25 5:09 AM

Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Fire Department Ordinance.

**3. SRA**

Roy Wendel  
8/26/25 5:09 AM

Project is located in a High Fire Severity Zone within the State Responsibility Area. The provisions of CBC Chapter 7A and CFC Chapter 49 will apply.

**4. Rural Water Supply**

Roy Wendel  
8/26/25 5:11 AM

A rural water supply will be required per District Standards. Water supply permit to be completed prior to combustible construction.

**5. Submit Plans**

Roy Wendel  
8/26/25 5:11 AM

Plan submittal required to the Fire District. Visit [www.firedepartment.org/submitplans](http://www.firedepartment.org/submitplans) for information on submittal requirements.



# FIRE PREVENTION STANDARD

## RURAL WATER SUPPLY

### SCOPE

This Standard applies to residential and commercial occupancies (Light Hazard and Ordinary Hazard Group 1) in rural and suburban areas where public or private water mains are not available for the provision of required fire flows, or the parcel is not within the service boundaries of a water district, or when approved by the Fire Marshal. The purpose of this standard is to provide the minimum requirements for the design, construction, and installation of private tanks and associated piping that supply water for fire protection in accordance with NFPA 1142, NFPA 22, and the 2022 California Fire Code.

### INSTALLATION STANDARDS

Reserve water supply tanks and pumper connections (hydrant) shall be installed, in service, and inspected by the Fire District prior to combustible construction or combustible storage on site.

#### **Tank Requirements**

1. Minimum water supply tank capacities are determined by the Fire District in accordance with Chapter 4 of the 2017 Edition of NFPA 1142.
2. For one- and two-family residences, a reserve water supply tank may serve a fire sprinkler system. Where a well, pump, tank, or combination thereof is the source of supply for a fire sprinkler system, the water supply tank shall serve both domestic and fire sprinkler demands. The tank outlet for a domestic and fire sprinkler supply line must be located at a level equal to or greater than 70% of the tank capacity for the purpose of maintaining reserve water for fire suppression operations. A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system and the test connection shall return the water to the tank.
3. An auto-fill system shall be provided to automatically supply water to the tank when the water level falls below 85% of the tank capacity.
4. Water supply tanks shall be equipped with a water level gauge board to provide visual confirmation that water levels are being maintained.
5. Tank foundations or footings shall be adequately designed to support the weight of the operational tank.
6. Water supply tanks shall be provided with a pumper connection outlet for drawing water. See Pumper Connection Requirements for details.
7. Water supply tanks may be remotely located and plumbed to an approved location for the pumper connection, provided that the supply piping to the pumper connections is a minimum of 6 inches. Otherwise, the tank shall be located within 8 feet of an approved fire department access roadway with the pumper connection directly attached and may be supplied by a minimum 4-inch pipe.

8. The tank shall be provided with a vent pipe having a minimum diameter of 5 inches when the pumper connection is directly attached to the tank, and 8 inches when the pumper connection is plumbed to a remote location with a 6-inch pipe. The exterior vent pipe opening shall be provided with a corrosion resistant screen to prevent potential obstructions.
9. Tanks that have the pumper connection directly attached shall be located such that the tank is no further than 250 feet and no closer than 40 feet from the structure to be protected.

### **Pumper Connection Requirements**

1. The pumper connections shall have a 4 ½ inch diameter coupling with national standard male threads and a 4 ½ to 2 ½ removable reducer and provided with a UL/FM listed shut-off valve. The male hose threads of the fire connection shall be protected with a threaded cap.
2. The pumper connection shall be placed within 8 feet of an approved fire department access roadway and located no further than 250 feet and no closer than 40 feet from the structure to be protected.
3. The centerline of the pumper connection shall be between 14 and 36 inches above finished grade of fire apparatus access.
4. A turnout may be required at the pumper connection to maintain a passable roadway when a fire apparatus is connected to the outlet.
5. The pumper connection shall be painted red and shall have a sign posted with the words "DRAFTING HYDRANT ONLY" clearly marked. The sign shall also include the tank capacity in gallons.
6. Posts, fences, vehicles, growth, trash, storage, and other materials or objects shall not be placed in a manner that would physically or visually obstruct the pumper connection.

### **Piping Requirements**

1. Tank plumbing to remote pumper connections shall have a minimum internal diameter of 6 inches, beginning with the discharge outlet pipe reaching to within 6 inches of the bottom of the tank. An anti-vortex plate, with a minimum diameter of 12 inches, shall be provided on the discharge outlet within the tank.
2. Tank plumbing to pumper connections attached directly to the tank shall have a minimum internal diameter of 4 inches, beginning with the discharge outlet pipe reaching to within 4 inches of the bottom of the tank. An anti-vortex plate, with a minimum diameter of 8 inches, shall be provided on the discharge outlet within the tank.
3. Multiple tanks connected in series shall only require an anti-vortex plate within the main discharge tank. Multiple tanks connected by a common manifold shall require an anti-vortex plate in each tank.
4. Multiple tanks connected in series shall be plumbed between tanks with pipe having a minimum internal diameter of 6 inches. Multiple tanks connected by a common manifold shall be plumbed with pipe having a minimum internal diameter of 4 inches to a minimum 6-inch manifold.
5. All exposed pipes and fittings shall be galvanized steel. All piping below grade shall be a minimum of schedule 40 PVC or equivalent. Exposed plastic pipe is not permitted unless UL listed for UV exposure or protected by an approved UV protective coating.
6. Underground piping shall have a minimum depth of bury of 30 inches from top of pipe to finished grade (36 inches below roadways.)
7. On steep grades, underground piping shall be restrained to prevent lateral slipping.
8. Tanks located at an elevation 100 feet or more above the pumper connection outlet will require thrust blocks or an approved joint restraint system to secure piping. All metallic parts below grade, such as rods, nuts, bolts, washers, clamps, and other mechanical restraining devices, shall be cleaned and coated with an acceptable corrosion resistant material.

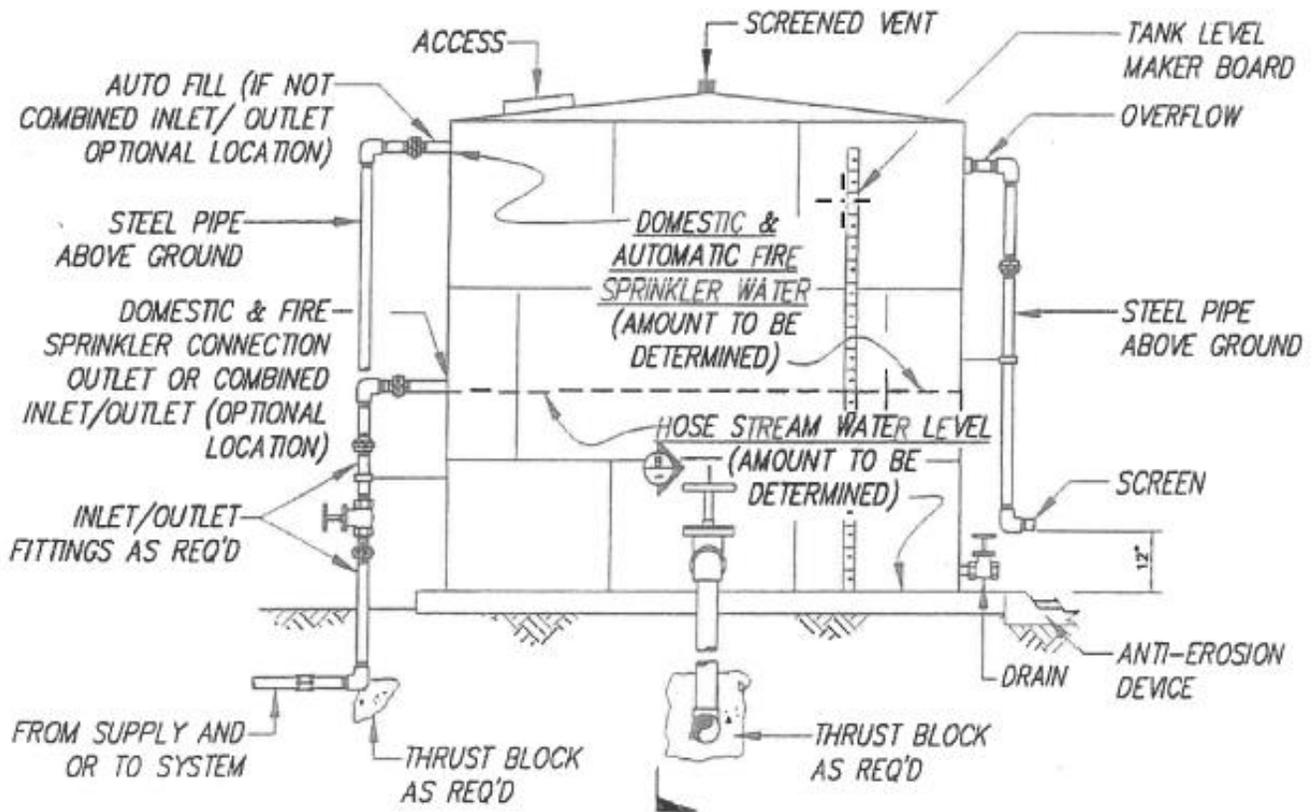
## Plan Submittal Requirements

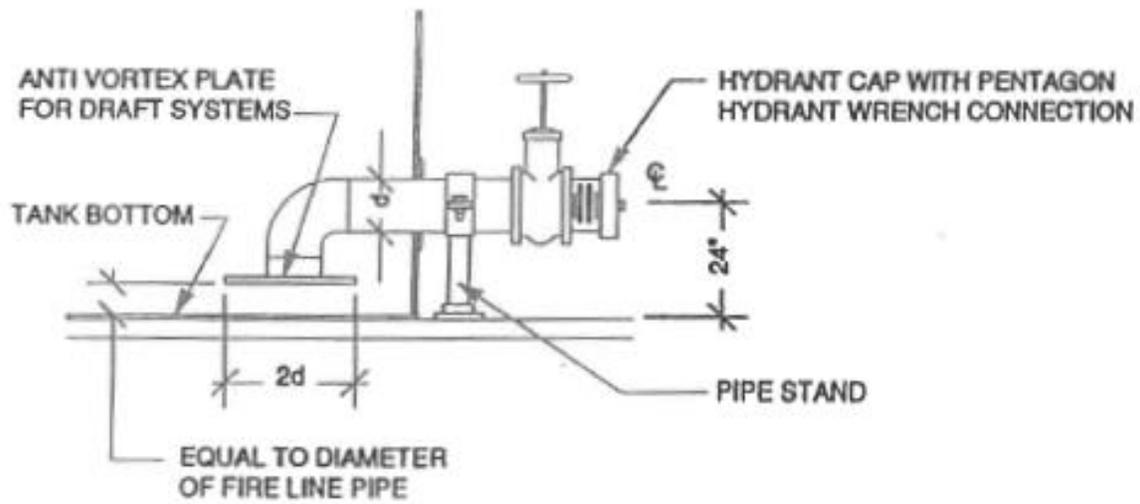
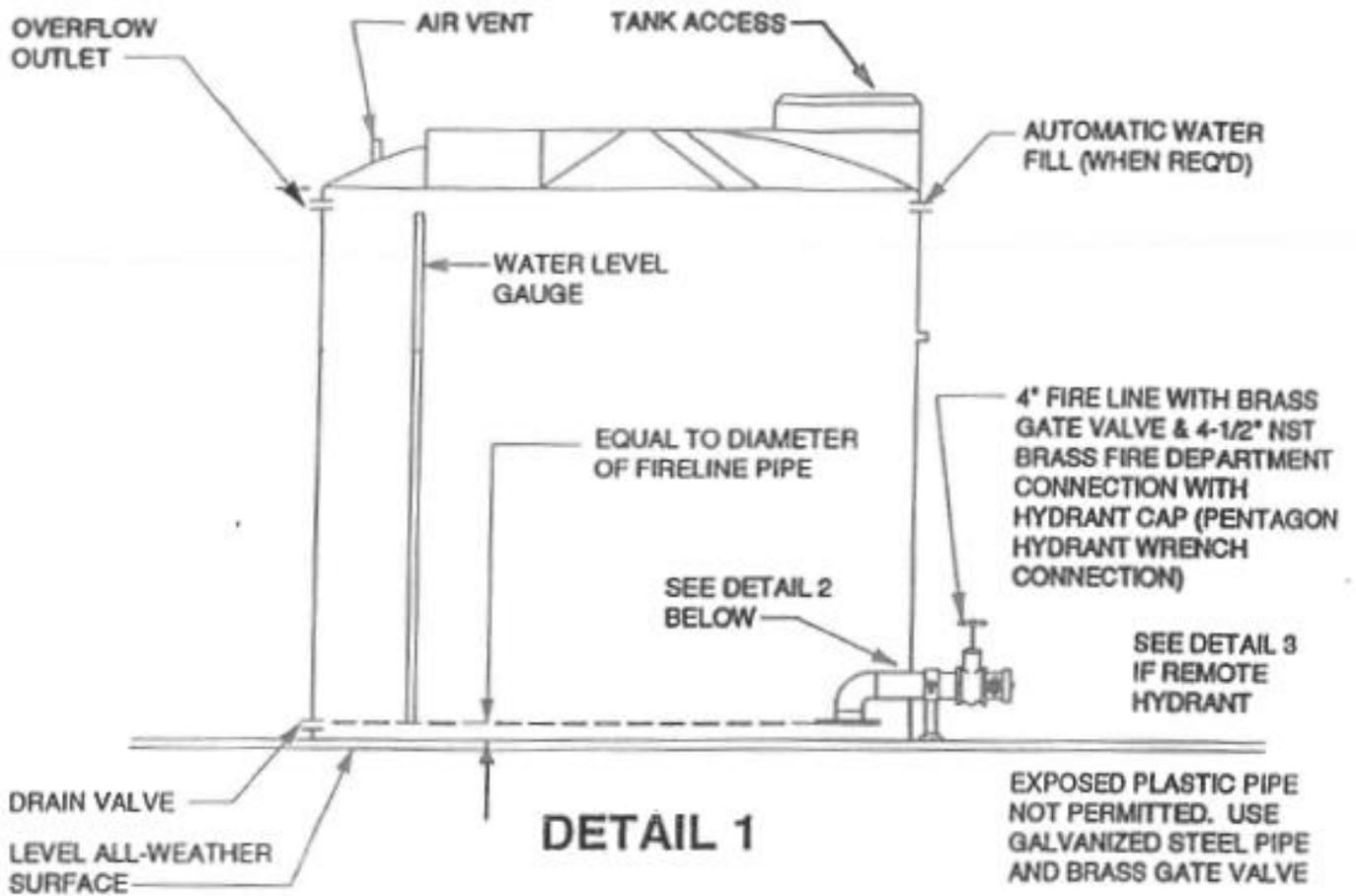
1. The owner contractor shall submit tank specification and piping plans to the Fire District for review and approval prior to installation. Complete information regarding the piping from the tank to the pumper connection shall be provided. The plans must be scaled and shall include the following information:
  - a. All existing and proposed structures
  - b. Access roads with width and grade percentage indicated
  - c. Proposed tank size and location
  - d. Tank manufacturers listed specifications
  - e. Elevation view indicating points of connection to the tank, vent and overflow outlets, water level gauge, and auto-fill connections
  - f. Type, size, and location of all piping
  - g. Auto-fill system specifications
  - h. Proposed pumper connection location
  - i. If the tank is remotely located, show the elevations and number of feet from the pumper connection
  - j. Location of thrust blocks or mechanical joint restraints if applicable

## Inspection Requirements

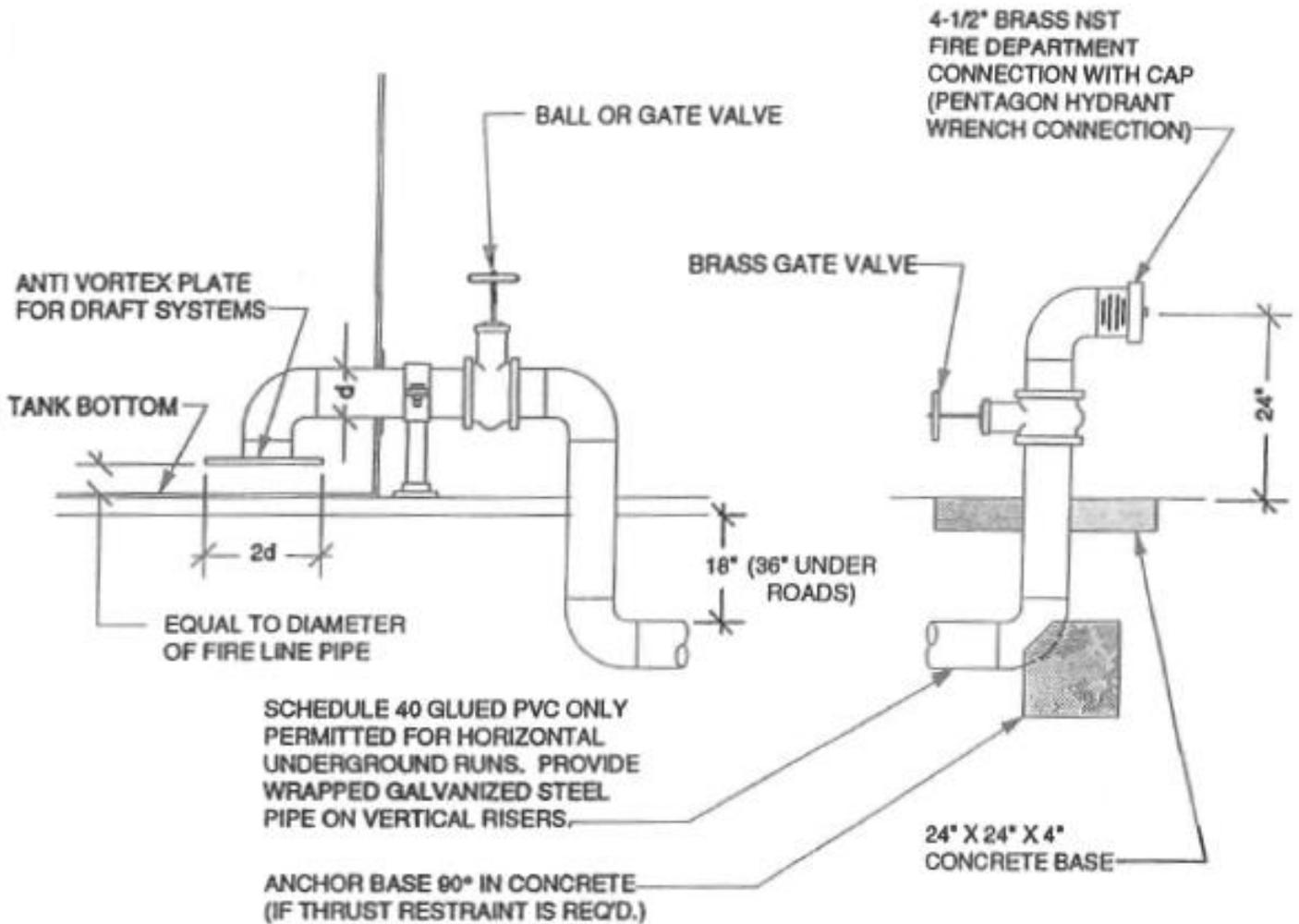
1. Visual: All below ground piping shall have a visual inspection prior to being covered. All tanks shall have a visual inspection prior to being filled.
2. Hydro: Underground piping shall be pressurized to 200psi for 2 hours
3. Flush: Supply piping from the tank to the pumper connection shall be flushed.
4. Final: Final inspection will check all components of the system including the auto-fill system.

# Residential Water Supply Tank





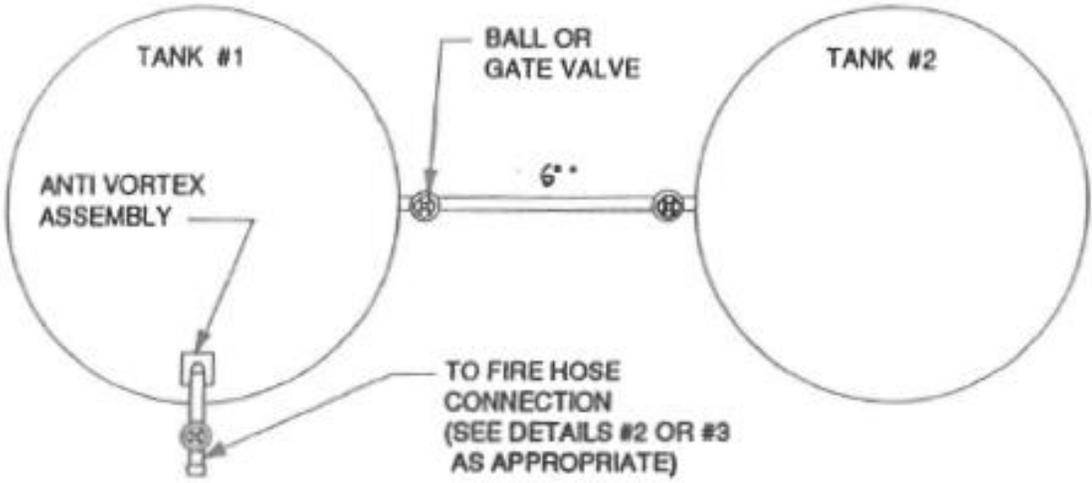
**DETAIL 2**



NOTE: PIPE SIZE AND THE MAXIMUM HYDRANT DISTANCE FROM THE WATER TANK IS BASED ON HYDRAULIC CALCULATIONS.

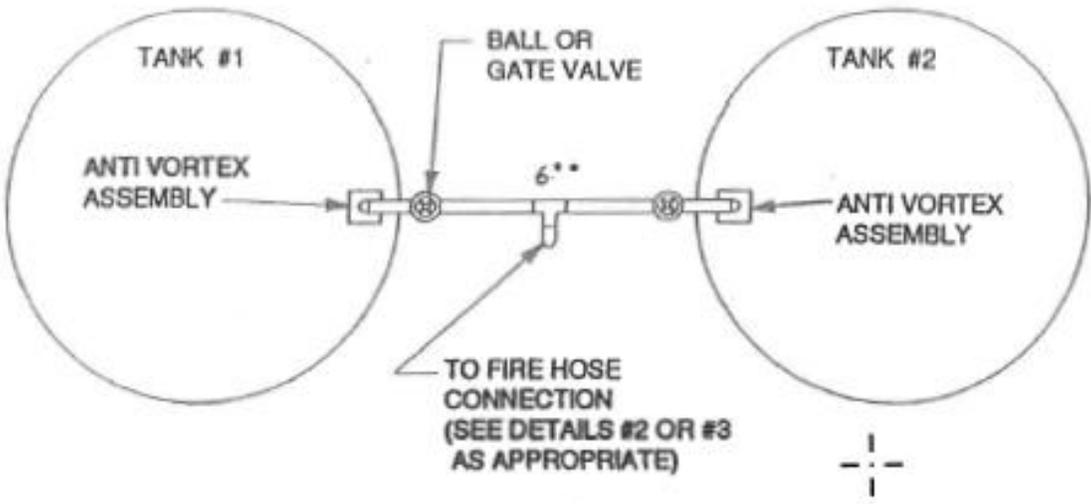
### DETAIL 3

LOCATE BOTH TANKS AT THE SAME LEVEL



### DETAIL 4

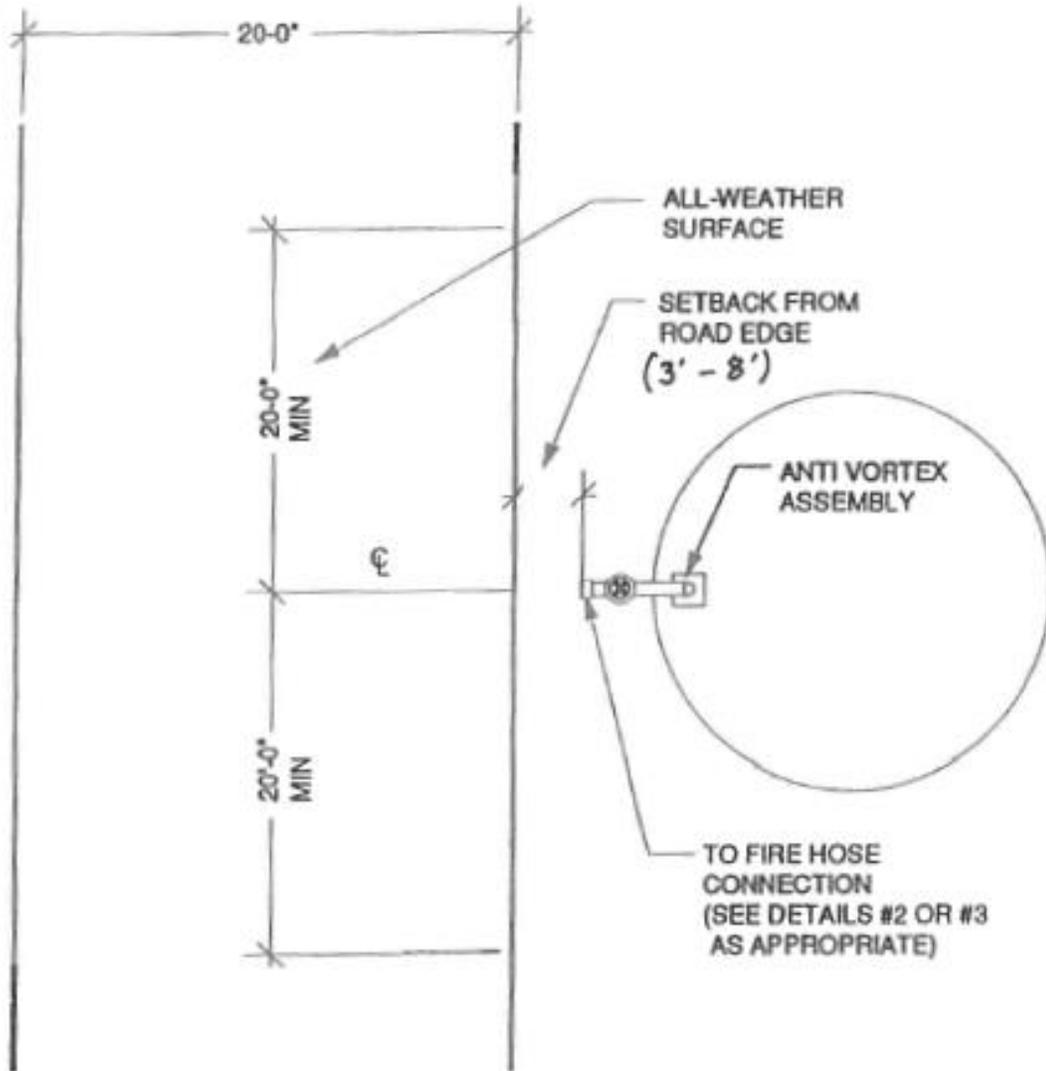
LOCATE BOTH TANKS AT THE SAME LEVEL



\* NOTE: PIPE SIZE AND THE MAXIMUM HYDRANT DISTANCE FROM THE WATER TANK IS BASED ON HYDRAULIC CALCULATIONS. EXPOSED PIPE MUST BE STEEL - UNDERGROUND MAY BE PVC.

### DETAIL 5

# FIRE ACCESS TO DRAFT HOSE CONNECTION



FIRE HOSE CONNECTION ACCESS ROAD AND  
FIRE OPERATION AREA

## DETAIL 7

**From:** [Chuck Baumann](#)  
**To:** [DCD APCplanning](#)  
**Cc:** [brian@allstarswimschool.com](mailto:brian@allstarswimschool.com)  
**Subject:** Request for a public hearing on the development of 5880 Camino Tassajara Rd, Danville, Ca 94526  
**Date:** Thursday, June 26, 2025 8:53:54 PM  
**Attachments:** [pastedGraphic.png](#)

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Department of Conservation and Development  
30 Muir Road  
Martinez, Ca 94553

Attention: Planning Technician Mariela Zarco

My name is Chuck Baumann, owner of 5959 Camino Tassajara Rd and 5390 Johnson Rd. I am requesting a public hearing on the proposed development at 5880 Camino Tassajara, Rd, Danville, 94526. This notice is sent to you prior to the 5:00 PM Monday June 30, 2025 request deadline so we, as the neighboring community of Tassajara Valley can have the opportunity to help review how the development of this property can comply to the “Small Lot Review” of development in our A-2 agricultural community.

Please put me on your email list for all further notification so I am our community members can address our concerns of this development in the Tassajara Valley.

My email is: [chuck.baumann@gmail.com](mailto:chuck.baumann@gmail.com)

My cell phone is: 510-406-3704

Chuck Baumann  
[www.creativenvironments.com](http://www.creativenvironments.com)  
510-406-3704



**From:** [Brian Oas](#)  
**To:** [DCD APCplanning](#)  
**Cc:** [Chuck Baumann](#); [shane@diablok9.com](#); [wevey1978@gmai.com](#); [amy94588@aol.com](#); [avenuesoakland@aol.com](#)  
**Subject:** Request for public hearing  
**Date:** Monday, June 30, 2025 2:13:17 PM

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Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

Attention: Planning Technician Mariela Zarco

Our names are Brian and Jennifer Oas, owners of 5800 Camino Tassajara Pleasanton, CA 94588.

We are requesting a public hearing on the proposed development at 5980 Camino Tassajara, Pleasanton, CA 94588. We would like it to be recorded that this notice was sent to you prior to the requested deadline at 5:00 pm Monday June 30, 2025.

We would also like to request that we and the surrounding neighbors be put on all further notifications via mail and email so that we are aware of what is happening and that we can properly address our concerns about this development.

Our contact information is:

[Brian@allstarswimschool.com](mailto:Brian@allstarswimschool.com)

Cell phone: 925-324-2321

[Jen@allstarswimschool.com](mailto:Jen@allstarswimschool.com)

Cell Phone 925-783-8813

Sincerely,

Brian and Jennifer Oas  
5800 Camino Tassajara  
Pleasanton, CA 94588

Brian Oas  
*Owner*  
*All-Star Swim School, LLC*  
[allstarswimschool.com](http://allstarswimschool.com)

**From:** [Brian Oas](#)  
**To:** [Adrian Veliz](#)  
**Cc:** [Chuck Baumann](#); [wevey1978@gmail.com](mailto:wevey1978@gmail.com); [shane@diablok9.com](mailto:shane@diablok9.com); [shermaninvestmentgrouppllc@gmail.com](mailto:shermaninvestmentgrouppllc@gmail.com); [andrew.koski](mailto:andrew.koski); [amy94588@aol.com](mailto:amy94588@aol.com); [avenuesoakland@aol.com](mailto:avenuesoakland@aol.com)  
**Subject:** RE: Update and Questions on proposed build at 5980 Camino Tassajara  
**Date:** Tuesday, November 25, 2025 8:18:36 AM  
**Attachments:** [image001.png](#)

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Request for Required Environmental and Compatibility Analyses – Proposed Development at 5980 Camino Tassajara

Dear Mr. Veliz,

Thank you for your recent update regarding the proposed development at 5980 Camino Tassajara. After reviewing your response, several significant planning and environmental issues remain unresolved. Given the scale of the proposed project and its potential impacts on multiple properties, I respectfully request clarification on the matters below prior to the scheduling of any public hearing.

1. Scale, Massing, and Neighborhood Compatibility (Small Lot Review Requirements)

The proposed residence exceeds 8,000 sq. ft. and is substantially out of scale with the existing development pattern along Camino Tassajara, where homes are predominantly single-story, ranch-style structures averaging roughly 2,000 sq. ft. The considerable height and massing of the proposed design will allow direct views into my neighboring yard and bedrooms. Your conclusion that the project will not result in “adverse effects” is inconsistent with the stated intent of the Small Lot Design Review process under CCC Ord. §82-10.002(c), which specifically requires heightened scrutiny of:

- Privacy impacts
- Light and noise intrusion
- Neighborhood context and compatibility
- Visual impacts on adjacent properties

Please provide the analytical basis or methodology used to determine that no adverse effects are anticipated, and confirm whether a written compatibility analysis will be released for public review prior to hearing.

2. Required Disclosures and Transparency in the Review Process

Given that this project was elevated to public hearing at the request of affected neighbors, it is essential that the County provide transparent, substantive review documents—not merely a procedural summary. Please confirm that all findings regarding small lot review factors will be included in the staff report and made available sufficiently in advance of the public hearing to

allow for meaningful review and participation.

### 3. Floodplain, Drainage, and CEQA Compliance (Including Impacts to 5800, 5959, and 5990 Camino Tassajara)

A critical issue remains unaddressed: the property at 5980 Camino Tassajara lies within an active floodplain and watershed drainage path. During heavy rainfall events, stormwater runoff from the hills behind the parcel flows across several properties, including:

- 5800 Camino Tassajara (my property)
- 5959 Camino Tassajara
- 5990 Camino Tassajara

This runoff also routinely crosses Camino Tassajara Road, flooding the County roadway itself. This pattern of drainage is longstanding, documented, and readily observable.

Any substantial grading, impervious surface expansion, or elevation modification associated with an 8,000+ sq. ft. residence, driveway, and retaining structures risks redirecting or accelerating stormwater flows, increasing flood hazards to both private property and County infrastructure.

Under the California Environmental Quality Act (CEQA), the County must evaluate whether a project may:

- “Induce substantial changes in drainage patterns resulting in flooding” (CEQA Guidelines §15064.2(a))
- “Expose people or structures to significant flood hazards” (CEQA Guidelines Appendix G, Section X – Hydrology/Water Quality)
- Cause “a substantial adverse change in the physical environment” (PRC §21068)
- Create new or more severe impacts that have not previously been analyzed (CEQA Guidelines §15162)

To date, the County has not provided:

- Any hydrology or drainage impact study
- Any CEQA Initial Study
- Any categorical exemption justification
- Any documentation analyzing off-site flooding and roadway impacts

Failure to evaluate known flooding hazards is inconsistent with CEQA’s mandate to identify and mitigate reasonably foreseeable impacts. Given the documented downstream consequences—including impacts to 5800, 5959, and 5990 Camino Tassajara—this omission creates a substantive legal deficiency in the review process and exposes the County to risk of challenge.

Accordingly, please clarify:

1. Has the County required any hydrology, drainage, or CEQA analysis for this project?
2. If completed, when will these documents be made publicly available?
3. If no environmental review has been conducted, please provide the specific basis for concluding that CEQA does not apply, including citation to the exemption category asserted, if any.
4. How did the County evaluate off-site and downstream flooding risks to private properties and public infrastructure?

Given the documented, recurring roadway flooding and downstream impact on multiple residences, reliance on a categorical exemption or minimal review appears factually unsupported and legally inadequate.

#### 4. Request for Full Documentation Prior to Hearing

To ensure fair public participation consistent with Gov. Code §65033 and CEQA's public disclosure requirements, please provide the following in advance of the hearing date:

- Full staff report and findings
- Small Lot Design Review compatibility analysis
- Any hydrology, grading, or drainage studies (if prepared)
- Any environmental review documents, including CEQA exemption determinations
- Full site plan, grading plan, building elevations, and view-impact diagrams

Thank you for your attention to these issues. Please confirm when the requested materials will be available and whether any environmental or hydrologic studies have been performed. Given the scale of the proposed development and the well-documented flooding history affecting 5800, 5959, and 5990 Camino Tassajara—and the public roadway itself—these issues must be fully addressed prior to any hearing or recommendation for approval.

I look forward to your timely response.

Sincerely,

Brian Oas  
Owner, All-Star Swim School, LLC  
5800 Camino Tassajara  
allstarswimschool.com

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**From:** Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>  
**Sent:** Thursday, November 13, 2025 12:12 PM  
**To:** Brian Oas <brian@allstarswimschool.com>  
**Subject:** RE: Update and Questions on proposed build at 5980 Camino Tassajara

Good morning:

My apologies for the lack of response, I too have been feeling the crunch of the upcoming holidays and have numerous impending deadlines on projects assigned to me. With respect to your inquiries on your neighbors project, the primary consideration in my review of the proposed project will be the projects consistency with the General Plan, as well as consistency with development standards (e.g. setbacks and building height limitation) for the A-2 zoning district in which the project is located.

The home that is proposed is the same as that described in the notice to which you responded requesting a public hearing. The project has not changed, the request for a public hearing has simply necessitated the submittal of a separate application for consideration at the requested public hearing.

The reason why this project was subject to a public hearing is because the subject property is considered a “small lot”. The small lot design review process does not necessarily restrict development on parcels in any way, it just requires additional analysis of projects and properties on a case by case basis to identify potential issues (e.g. privacy, noise, light intrusion, neighborhood compatibility etc.) between neighboring properties. These types of issues are not typically present on larger agricultural parcels, and thus, the small lot design review tends to have more substantive impacts in densely developed residential zones than it does in agricultural areas.

Since a public hearing was requested for this project, the staff report that I prepare will include analysis of the project in terms of building height, size, location on the lot, neighborhood compatibility, and privacy. That being said, there are no provisions in the zoning ordinance which limit the size of a home or lot coverage (on small lots or otherwise). Similarly, there are no provisions in the ordinance which require a certain architectural style. I do not anticipate the design of the home resulting in adverse effects on neighboring properties, therefore, I anticipate recommending approval of the project as proposed, to the zoning administrator.

I expect to have a hearing date identified for this item at some point in the near future – I’m targeting early January. Once a hearing is scheduled, I will mail out notices to owners of properties within 300 feet of the project site to notify them of the upcoming hearing date. You will be among the recipients of that notice when the hearing is scheduled.

Best regards,

Adrian Veliz, Senior Planner  
Department of Conservation and Development  
Community Development Division  
30 Muir Road Martinez, CA 94553  
(925) 655-2879



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**From:** Brian Oas <[brian@allstarswimschool.com](mailto:brian@allstarswimschool.com)>  
**Sent:** Thursday, November 13, 2025 10:30 AM  
**To:** Adrian Veliz <[Adrian.Veliz@dcd.cccounty.us](mailto:Adrian.Veliz@dcd.cccounty.us)>  
**Subject:** Update and Questions on proposed build at 5980 Camino Tassajara

Adrian

Hope you are well.

Some families will be going on Holiday over the next 7 weeks.

Could you please provide an update and answers to the questions I sent below on October 29, 2025?

Thank you

Brian Oas

*Owner*

*All-Star Swim School, LLC*

[allstarswimschool.com](http://allstarswimschool.com)

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**From:** Brian Oas

**Sent:** Thursday, November 6, 2025 2:03 PM

**To:** Adrian Veliz <[adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us)>

**Cc:** [chuck.baumann@gmail.com](mailto:chuck.baumann@gmail.com); [shermaninvestmentgroupllc@gmail.com](mailto:shermaninvestmentgroupllc@gmail.com); [shane@diablo9.com](mailto:shane@diablo9.com); [wevey1978@gmail.com](mailto:wevey1978@gmail.com); [avenuesofoakland@aol.com](mailto:avenuesofoakland@aol.com); [amy94588@aol.com](mailto:amy94588@aol.com); andrew koski <[koskia101@yahoo.com](mailto:koskia101@yahoo.com)>

**Subject:** Update and Questions on proposed build at 5980 Camino Tassajara

Hello Adrian

Hope you are well.

Could I get an update on the proposed build at 5980 Camino Tassajara?

Also last week and this week I email you some question. Can you please answer these question of all of us in the community.

Thank you

Brian Oas

*Owner*

*All-Star Swim School, LLC*

[allstarswimschool.com](http://allstarswimschool.com)

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**From:** Brian Oas

**Sent:** Tuesday, November 4, 2025 3:51 PM

**To:** Adrian Veliz <[adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us)>

**Subject:** FW: Questions on proposed build at 5980 Camino Tassajara

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**From:** Brian Oas

**Sent:** Wednesday, October 29, 2025 2:11 PM

**To:** 'Adrian Veliz' <[Adrian.Veliz@dcd.cccounty.us](mailto:Adrian.Veliz@dcd.cccounty.us)>

**Subject:** RE: Questions on proposed build at 5980 Camino Tassajara

Good morning, Adrian,

Thank you for providing the links to the information I requested. I'd like to better understand what Mr. Gill will be allowed to build.

Currently, the homes on small lots along Camino Tassajara Road are single-story ranch-style houses averaging around 2,000 square feet. Will Mr. Gill's project be similar in scale and style? Or is he planning to build something designed to blend into the existing community character?

The home that was initially proposed appears quite different from what has previously been built in the neighborhood, so I'd appreciate some clarification on what we can expect to see.

Thank you for your time and assistance as I continue to educate myself on this matter.

Kind regards,

**Brian**

Brian Oas

*Owner*

*All-Star Swim School, LLC*

[allstarswimschool.com](http://allstarswimschool.com)

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**From:** Adrian Veliz <[Adrian.Veliz@dcd.cccounty.us](mailto:Adrian.Veliz@dcd.cccounty.us)>

**Sent:** Thursday, September 25, 2025 11:01 AM

**To:** Brian Oas <[brian@allstarswimschool.com](mailto:brian@allstarswimschool.com)>

**Subject:** RE: Questions on proposed build at 5980 Camino Tassajara

Good morning Mr. Oas:

I have provided a brief response in red below to your numbered questions.

1. Where do I find the planning requirements for this area? **The following link is the relevant zoning ordinance affecting the project site (A-2 zoning):**

2. What are the requirements to build with a well? Development projects utilizing well water are subject to County Health Department (Environmental Health District – or “CCEH”) review and approval. Generally these permits require demonstrating water quality and flow rate meeting County standards. In the event this small lot design review/development plan is approved, the owner would then seek CCEH approval as part of the building permit review process.
3. Are there parameters for building in this area? See link provided in response to #1 for parameters relevant to the review of the small lot design review/development plan application
4. Where do I find information on the zoning for this particular project? See link provided in response to #1 for information on the zoning for this project.
5. Where do I find info about ordinances? The link provided in response to #1 will take you directly to the section of the ordinance governing the A-2 district in which the project is located. In addition, the entirety of the zoning ordinance (Title 8 – Zoning) is accessible from the linked website.
6. Info about a small lot review? The relevant zoning ordinance is section 82-10.002(c) – **Small Lot Occupancy**  
[https://library.municode.com/ca/contra\\_costa\\_county/codes/ordinance\\_code?nodeId=TIT8ZO\\_DIV82GERE\\_CH82-10LO\\_82-10.002DICO](https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO_DIV82GERE_CH82-10LO_82-10.002DICO)

I'd be happy to provide additional clarification if necessary.

Best,

Adrian Veliz, Senior Planner  
Department of Conservation and Development  
Community Development Division  
30 Muir Road Martinez, CA 94553  
(925) 655-2879



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**From:** Brian Oas <[brian@allstarswimschool.com](mailto:brian@allstarswimschool.com)>  
**Sent:** Wednesday, September 24, 2025 10:26 AM  
**To:** Adrian Veliz <[Adrian.Veliz@dcd.cccounty.us](mailto:Adrian.Veliz@dcd.cccounty.us)>  
**Subject:** Questions on proposed build at 5980 Camino Tassajara

Good Morning Adrian

Had some question.

1. Where do I find the planning requirements for this area?
2. What are the requirement to build with a well?
3. Are there parameters for building in this area?
4. Where do I find information on the zoning for this particular project?
5. Where do I find info about ordinances?
6. Info about a small lot review?

Thank you

Brian Oas

*Owner*

*All-Star Swim School, LLC*

[allstarswimschool.com](http://allstarswimschool.com)

Arcplanning@dcd.cccounty.us

County file # CDSL25-00044

Tassajara Valley

6/26/2025

To Whom It May Concern,

We, the undersigned residents of Tassajara Valley are writing to formally express our collective opposition to the proposed development of an 8,000+ square foot home within our rural neighborhood.

Our community is known and valued for its open spaces, modestly sized homes, and peaceful character. The scale of this proposed home is inconsistent with the surrounding properties and fundamentally disrupts the visual harmony and rural identity we have worked hard to maintain. A project of this size does not belong in a community like ours, where homes are designed to blend into the natural environment—not overshadow it.

In addition to being out of character, this oversized structure raises concerns about privacy for nearby families, and the potential strain on local infrastructure. Most importantly, it sets a precedent that threatens the unique charm and balance of our neighborhood.

The design and footprint of this proposed home do not align with the character, values, or scale of our community. Our neighborhood was built around the principles of modest development, rural aesthetics, and environmental harmony. This structure would sharply contrast those principles and compromise the cohesive appearance and feel of the area.

We strongly believe that community input should be a critical part of the development review process—especially when a proposed project so clearly departs from the established character of the area. As a united community, we do not support the construction of this oversized home and respectfully request that the project be reconsidered with proper public input.

We stand together in protecting the integrity, safety, and character of our rural neighborhood.

Sincerely,

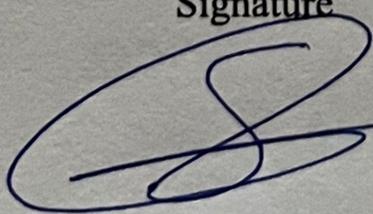
Concerned Residents of Tassajara Valley

Printed Name

Signature

Address

Shane Garrely



5990 Camino Tassajara Rd  
Pleasanton, CA 94588