



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, May 18, 2026

1:30 PM

30 Muir Road, Martinez

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.

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 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. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2a. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ROGER AND JANET WAGNER (Owners), County File CDLP25-02035: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 220-100-024) (CONTINUED FROM APRIL 6, 2026 RLH) DL [26-2089](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE WEST LLC (Applicant) – & COUNTY CLUB AT BLACKHAWK ASSOCIATION (Owner), County File CDLP25-02042: The applicant requests approval of a Land Use Permit for the renewal of an existing T-Mobile wireless telecommunications facility that was established under County file CDDP16-03015. No modifications to the wireless facility are proposed. The project site is located at the northwest portion of 27 Eagle Ridge Lane in the unincorporated Danville area of Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 203-770-006) DRW [26-2090](#)

Attachments: [Attachment A Findings & COAs.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Agency Comments.pdf](#)
[Attachment D Landscape Photos.pdf](#)
[Attachment E Plans.pdf](#)
[Attachment F RF Report.pdf](#)

4. VARIANCE: PUBLIC HEARING

- 4a. RYAN BOSWORTH & TOMMY TRAN (Applicants & Owners), County File CDVR22-01062: The applicant requests approval of variances to allow a 3-foot side yard (where 5 feet is required) and an 8-foot side yard aggregate (where 15 feet is required) to allow the construction of a new, 2-1/2 story, 3,187 square-foot single-family residence with a 427-square-foot garage, a variance to allow one (1) 9-foot by 16-foot off-street parking space (where 9 feet by 19 feet is required) within the two-car garage, and a 0-foot side yard (where 3 feet is required) for the construction of a new patio deck. The project also includes a small lot design review to allow the construction of proposed improvements on a substandard lot. The project is located at 58 Canyon Lake Drive in the Port Costa area of Contra Costa County. (Zoning: Retail-Business, R-6); (Assessor's Parcel Number: 368-145-024) SS [26-2091](#)

Attachments: [Attachment A Findings and COAs CDVR22-01062.pdf](#)
[Attachment B Maps CDVR22-01062.pdf](#)
[Attachment C Agency Comments - Public Works CDVR22-01062.pdf](#)
[Attachment D Project Plans 3-12-26 \(redacted for public hearing\) CDVR22-01062.pdf](#)
[Attachment E ZA Staff Report 4-17-23 CDVR22-01062.pdf](#)

5. TREE PERMIT: PUBLIC HEARING

- 5a. LISA SHARPE, WALL TO WALL OF CALIFORNIA (Applicant) – SHARON LOUIE (Owner), County File CDTP25-00067: The applicant requests approval of a Tree Permit and Small Lot Design Review to remove one code-protected 9-inch diameter honey locust tree and work within the drip line of one code-protected 22-inch diameter honey locust tree for the construction of a new 3,046 square-foot two-story single-family residence on a lot of substandard size and substandard average width, following demolition of the existing single-family residence and accessory dwelling unit on the lot. The project site is located at 1365 Milton Avenue, in the Walnut Creek area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential) (Assessor's Parcel Number: 183-132-006) GF [26-2092](#)

Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Project Plans.pdf](#)
[Attachment D Public Hearing Request Letters.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JUNE 1, 2026.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2089

Agenda Date: 5/18/2026

Agenda #: 2a.

Project Title:	Land Use Permit for the Continuing Operation of an Existing T-Mobile Wireless Telecommunications Facility
County File(s):	CDLP25-02035
Applicant/Owner	Isabel Chavez, Network Connex on behalf of T-Mobile West LLC (Applicant) / Roger and Janet Wagner (Owner)
Zoning/General Plan:	A-2 General Agricultural District, / Agricultural Lands (AL)
Site Address/Location:	1505 Finley Road in the San Ramon area of unincorporated Contra Costa County (Assessor's Parcel Number 220-100-024)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), Existing Facility
Project Planner:	Diana Lecca, Project Planner (925) 655-2869 diana.lecca@dcd.cccounty.us
Staff Recommendation:	Continue (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed.

II. RECOMMENDATION

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

- A. OPEN the public hearing on the Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility, RECEIVE testimony, and CONTINUE the Land Use Permit as an open item for a Zoning Administrator decision at a noticed public hearing, to be held on a date to be determined.

III. BACKGROUND

This Land Use Permit application was considered by the Zoning Administrator during a noticed public hearing held on March 2, 2026. During the meeting, the Zoning Administrator opened the public hearing and heard testimony from the applicant as well as the property owner and one of the adjacent neighbors. The property owner and neighbor discussed having conflicting ownership of the lease area, which raised concerns regarding authorization of use on the property. After discussion, the Zoning Administrator determined that additional time was required to resolve the ownership and authorization matter. The Zoning Administrator initially continued the item to the April 6, 2026 meeting; however, during the meeting, it was determined that additional time was required. Therefore, the Zoning Administrator continued the item as an open public hearing for additional consideration at the May 18, 2026, meeting.

IV. CONCLUSION

There has yet to be a resolution pertaining to the authorization from the appropriate property owner to the applicant on file. No additional information or confirmation have been submitted to this date. Therefore, CDD staff recommends that the Land Use Permit be continued indefinitely to allow additional time for the applicant to provide documentation showing a resolution regarding proper authorization from the appropriate property owners.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2090

Agenda Date: 5/18/2026

Agenda #: 3a.

Project Title:	Land Use Permit for the Renewal of an Existing T-Mobile Wireless Telecommunications Facility.
County File:	CDLP25-02042
Applicant/Owner:	Isabel Chavez, Network Connex on behalf of T-Mobile West LLC (Applicant) / Country Club Blackhawk Association (Owner)
Zoning/General Plan:	P-1 Planned Unit District / Resource Conservation (RC) and Commercial Recreation (CR)
Site Address/Location:	Northwest portion of 27 Eagle Ridge Lane in the unincorporated Danville area of Contra Costa County (Assessor's Parcel Number 203-770-006)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), Existing Facility
Project Planner:	Dulce Reckmeyer-Walton, Project Planner; (925) 655-2854 Dulce.reckmeyer-walton@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit renewal of an existing T-Mobile wireless telecommunications facility that was established under County file #CDDP16-03015. No modifications to the wireless facility are proposed.

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 15301(b) of the

CEQA Guidelines.

- B. APPROVE Land Use Permit CDLP25-02042 for the renewal of an existing T-Mobile wireless telecommunications facility, 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: Resource Conservation, RC, and Commercial Recreation, CR.
- B. Zoning: P-1 Planned Unit District.
- C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines, Section 15301(b), Existing Facility, Class 1 exemption for the operation of existing facilities used to provide public utility services.
- D. Previous Applications:
 1. CDDP96-03013: This Development Plan to establish a new unmanned wireless telecommunications facility for T-Mobile, within the Blackhawk Country Club, was approved by the Zoning Administrator on August 26, 1996, for a period of 20 years to August 26, 2016.
 2. CDDP08-3066: This Development Plan to modify the existing T-Mobile facility approved under #CDDP96-03013 to add a pole and two antennas was approved by the Zoning Administrator on December 1, 2008.
 3. CDCV11-00024: This Compliance Review, which included a 3-year Condition of Approval compliance review in addition to a minor equipment upgrade of the wireless facility approved under #CDDP08-03066, was administratively approved on November 7, 2011.
 4. CDCV12-00051: This Compliance Review of the wireless telecommunications facility approved under #CDDP08-03066 to replace six (6) new panels for the T-Mobile facility, was administratively approved on July 9, 2012.
 5. CDDP16-03015: This Development Plan to modify the existing T-Mobile facility previously approved under #CDDP08-03066, was approved by the Zoning Administrator on August 1, 2016. For a period of 10 years to August 1, 2026.
 6. CDCV19-00031: This Compliance Review was the initial review for a 3-year Condition of

Approval compliance review of Conditions of Approval for Development Plan #CDDP16-03015, was administratively approved on April 4, 2019.

7. CDWM25-00003: This Wireless Minor Alteration Permit to allow a non-substantial modification of the existing T-Mobile wireless facility was approved by the Zoning Administrator on May 30, 2025 for the remaining term of #CDDP16-03015 to August 1, 2026.

IV. SITE/ AREA DESCRIPTION

The project site is a vacant 9.2-acre private Resource Recreation parcel within the Blackhawk Country Club development located approximately ¼ mile northwest of the Eagle Ridge Drive and Eagle Nest Place intersection, and located at the end of Eagle Ridge Lane approximately 152 -feet from the nearest residence in the Eagle Ridge section of the Blackhawk Country Club residential community that is located generally south of the site. The existing T-Mobile's telecommunication facility is adjacent to and located northwest of the service road. Landscaping has been planted parallel to the southwest side of the telecommunications facility to screen views of the antennas mounted on facility. T-Mobile's lease area and the ground-level equipment area are screened by a 6-foot brown wired fence with privacy slats and a CMU rock wall. One other wireless provider (Verizon) is currently operating on the subject site; the other carrier's lease area is just north of the T-Mobile's facility. The T-Mobile's facility site is accessible from a utility service road that begins at the end of Eagle Ridge Lane.

V. PROJECT DESCRIPTION

The applicant requests approval of a Land Use Permit to allow the renewal of an existing T-Mobile wireless telecommunications facility that was originally established under County file #CDDP96-03013 and was most recently operated under County file #CDDP16-03015, which expires on August 1, 2026. There are no facility or lease area modifications proposed with this application.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on December 3, 2025, to a number of public agencies, including the Department of Conservation and Development Building Inspection Division, Contra Costa County Environmental Health Services, San Ramon Valley Fire Protection District, and Central Sanitary District. Comments received by staff are included in Attachment D. Following are summaries of the agency comments received.

- A. Department of Conservation and Development, Wireless Telecommunication Planner: On December 3, 2025, the Telecommunication Planner emailed comments to include the utility easement on the site plan, request an as-built RF report and to include concealment

Conditions of Approval with this Land Use permit.

- B. Central Sanitary District: On January 8, 2026, the Utility District submitted an email stating that the District had no comments.
- C. San Ramon Valley Fire Protection District: The Fire Protection District returned the Agency Comment Request form on December 16, 2026, with no comments.

VII. STAFF ANALYSIS

- A. General Plan Consistency: The T-Mobile wireless telecommunications facility is located within the Resource Conservation (RC) and Commercial Recreation (CR) General Plan Land Use designation, which allows privately-owned recreational uses where the primary activity is conducted outdoors within Planned-Unit development that are under private ownership. The site is owned by the Blackhawk Homeowners Association and is maintained as predominantly commercial recreation for a golf course. The construction of public and semi-public infrastructure is consistent with the Resource Conservation Land Use designation. As such, allowing the renewal of the existing wireless telecommunications facility will not detract from the purpose and intent of the Resource Conservation and Commercial Recreation General Plan designation.
- B. Zoning Compliance: The facility is located in a P-1 Planned Unit zoning district. Allowable uses in the P-1 District include communication towers and facilities with a valid land use permit. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located within a P-1 zoning district. The facility also provides telecommunications service that would be compatible and consistent with other land uses in Blackhawk P-1 Planned Unit Development area. With approval of the #CDLP25-02042 application, the renewal of the existing T-Mobile wireless telecommunications facility would be consistent with the P-1 District. Furthermore, there are no proposed modifications to the T-Mobile facility.
- C. Wireless Telecommunications Facilities Ordinance: The T-Mobile wireless telecommunications facility is subject to the Wireless Telecommunication Facilities Ordinance (Ordinance No. 2016-11), which is codified as County Code Chapter 88-24. The Land Use Permit application is for the renewal of the existing wireless facility with no proposed modifications to the existing antennas, ancillary equipment, or to the ground-mounted equipment located within the existing lease area. The application complies with the applicable requirements of County Code Section 88-24.614 for the discretionary approval of land use permit for a wireless facility.

This facility was originally regulated under the County's 1998 Telecommunications Policy, which provides guidelines and policies intended to minimize telecommunications facilities

adverse environmental effects and ensure that the facilities are maintained and operated in such a manner that they do not compromise safety or pose problems with the use of the land. Within the 1998 Telecommunications Policy, there are guidelines that call for facilities aesthetic impacts to be minimized to the point where the facility is unnoticeable through such methods as designing facilities to appear as natural features found in the immediate area, screening the equipment with landscaping, or painting the equipment to better blend in with surroundings. The existing condition of this facility is consistent with these guidelines being painted with a non-reflective paint that will blend in with the greenery landscape surrounding this area for the overall visual impact. Additionally, the equipment area is screened by a 6-foot brown wired fence with privacy slats and the CMU rock wall to match the aesthetic of the surrounding open space area. As these are the current conditions, and this Land Use Permit is conditioned to maintain these visual conditions, the facility is still compliant with the 1998 Telecommunications Policy. Therefore, the renewal of the Land Use permit for the existing T-Mobile wireless telecommunications facility with no modifications, and as conditioned, is consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code.

- D. Federal Communications Commission (FCC) Regulations: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. The standards prescribe limits for continuous exposure to RF emissions. As part of the submittal process, the applicant provided the *Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report* prepared by Michael McGuire, PE, Global Technology Associated dated June 24, 2025, which is a report to evaluate the RF emissions compared to the Maximum Permissible Exposure (MPE) limit for facilities at this location, pursuant to FCC regulations. The RF report indicates that with the proposed signage mitigations implemented, the site will be in compliance with the current FCC occupational limit. Thus, the wireless facility would be compliant with federal regulations pertaining to RF emissions.
- E. Appropriateness of Use: The existing wireless telecommunications facility has been established on the project site since 1996. Staff is unaware of any nuisances arising from the operation of the existing wireless facility. Neither the antennas nor ground-mounted equipment display any type of advertising, and the wireless facility complies with the paint reflectivity and other aesthetic requirements of the prior CDDP16-03015 Development Plan. Conditions are included in the Conditions of Approval and Advisory Notes that require that the facility, equipment shelter, external accessory equipment, and antenna enclosure shall not be used for advertising for the life of the project and require maintenance of the external appearance of the wireless facility. Furthermore, the CMU rock wall structure and the oleanders trees facing the Eagle Ridge Drive and Eagle Nest Place will serve as screening to minimize visual effects of the facility and equipment. Thus, the renewal of this wireless facility would not be detrimental to surrounding land-use activities, making the project an appropriate use of the

subject property.

VIII. CONCLUSION

The renewal of the Land Use permit for the existing T-Mobile wireless telecommunications facility is consistent with the General Plan, the P-1 Planned Unit District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations. Staff recommends approval of Land Use Permit #CDLP25-02042 based on the attached findings and subject to the attached conditions of approval.

ATTACHMENTS

- A. Findings and Conditions of Approval (COAs)
- B. Maps
- C. Agency Comments
- D. Landscape Photos
- E. Plans
- F. RF Report

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02042,
ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE WEST LLC
(APPLICANT), COUNTRY CLUB AT BLACKHAWK ASSOCIATION (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 Federal Communications Commission (FCC) has adopted radio frequency protection standards which establish safety levels with respect to human exposure to radio frequency (RF) emissions as well as occupational exposure to electro-magnetic fields. Compliance with these standards is considered to be evidence that the project does not present health and safety risks. The *Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report* prepared by Michael McGuire, PE, Global Technology Associated dated June 24, 2025, indicates that with the signage mitigations implemented, the site will be in compliance with the current FCC occupational limit. Thus, as conditioned, the existing facility does not generate unsafe levels of RF emissions, as determined by the FCC, and will be adequately secured to prevent public access to the equipment area. The Conditions of Approval include project compliance with current FCC standards. These conditions will ensure that RF emissions and EMF strength at ground levels fall within the FCC limit for public exposure. All elements of the wireless telecommunication facility are secured within a lease area and enclosed. As conditioned, the wireless telecommunications facility will not be detrimental to the health, safety, and general welfare of the County.

2. *The proposed project shall not adversely affect the orderly development of property within the County.*

Project Finding: The project for the renewal of the Land Use permit for an existing wireless telecommunications facility, with no modifications, will not alter the primary use for the property, which is designated open space in nature. Furthermore, the services provided at this site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. As conditioned, the project is consistent with applicable policies and regulations of

the County's Wireless Telecommunications Facilities Ordinance (County Code Chapter 88-24). Thus, the granting of a land use permit to allow the renewal of the existing wireless telecommunications facility with no modifications to the facility will not adversely affect the orderly development of property within the County.

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

Project Finding: The renewal of the Land Use permit for the existing wireless telecommunication facility with no modifications will not change the physical characteristics of the site, and therefore, will not affect the range of potential uses on the site or on the existing residence located in the nearby Blackhawk community. The equipment will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. This determination is due to the site's previous establishment as a wireless telecommunication facility in 1996 and the continued consistency of that established use. Given that the facility and surrounding land uses have remained consistent, there is no indication that the project will adversely affect the preservation of property values and the protection of the tax base within the County.

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

Project Finding: The project site has a split General Plan Land Use Designation, Resource Conservation (RC) and Commercial Recreation (CR). The purpose of these land use designations is to allow private recreational use and open space areas with planned unit development areas that are privately-owned. The site is owned by the Blackhawk Homeowners Association and is maintained as predominantly commercial recreation for a golf course. The construction of public and semi-public infrastructure is consistent with the Resource Conservation Land Use designation. As such, the renewal of the Land Use permit for the existing wireless telecommunications facility will not detract from the purpose and intent of the Resource Conservation and Commercial Recreation General Plan designation.

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

Project Finding: The project, as conditioned, will not create a nuisance and/or

enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing wireless telecommunications facility, and there is no evidence to suggest that the wireless facility creates a nuisance or enforcement problem within the area. The Conditions of Approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. Further, pursuant to the Conditions of Approval, T-Mobile will be required to submit five-year condition of approval compliance reviews in order for County staff to evaluate the on-going compliance of the wireless facility.

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

Project Finding: In general, wireless telecommunications facilities do not encourage development, which is subject to the applicable sections of the General Plan and the Zoning Code, as well as physical constraints on the parcel and adjacent properties. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications services. The establishment and renewal of the unmanned T-Mobile wireless telecommunications facility is in response to maintaining wireless telecommunications service to the area. Thus, renewal of the wireless telecommunications facility will not encourage marginal development within the area.

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

Project Finding: The wireless facility was established on the project site in 1996 and has been continuously in operation. At the time the facility was approved and then renewed, staff analyzed the project to ensure that all necessary entitlements and conditions were included to initiate the land use in a manner that is consistent with the applicable codes and conditions of the surrounding neighborhood. The renewal of the wireless facility does not include any new development or expansion beyond the previously approved Development Plan for this facility. Thus, the wireless facility will be consistent with the Resource Conservation (RC) and Commercial Recreation (CR) General Plan land use designation, the P-1 Planned Unit District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations.

- B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.614(b))

1. *The application is complete.*

Project Finding: County staff deemed the application complete and acceptable on February 24, 2025.

2. *The facility or substantial change will meet the requirements of this chapter and the county requirements applicable to the facility at the time that a permit was issued for the facility, and any terms or conditions included in the permit for the facility.*

Project Finding: This Land Use Permit, County file #CDLP25-02042, will renew the existing T-Mobile wireless telecommunications facility that was originally established under County file CDDP96-03013 and was most recently operated under County file CDDP16-03015, with no modifications to the equipment or the lease area. Renewing the wireless facility is consistent with all applicable requirements of Chapter 88-24 of the County Ordinance Code, including the location requirements of County Code Section 88-24.406, design requirements of Section 88-24.408, safety and security requirements of Section 88-24.412 and building standards, maintenance, and operational requirements of Section 88-24.414. As conditioned, a condition of approval compliance review is required throughout the term of this permit to ensure the facility's continued compliance with the permit.

Pursuant to County Code Section 88-24.620(a), a land use permit or other discretionary approval issued prior to the enactment of Chapter 88-24 may be renewed in accordance with the requirements in effect at the time the discretionary approval was issued, provided that an application for renewal is received prior to its expiration date. This is the case for this entitlement as the operating permit for the subject telecommunications facility is not yet expired, and is set to expire on August 1, 2026.

This facility was originally regulated under the County's 1998 Telecommunications Policy, which provides guidelines and policies intended to minimize telecommunications facilities adverse environmental effects and ensure that the facilities are maintained and operated in such a manner that they do not compromise safety or pose problems with the use of the land. Within the 1998 Telecommunications Policy, there are guidelines that call for facilities aesthetic impacts to be minimized to the point where the facility is unnoticeable through such methods as designing facilities to appear as natural features found in the immediate area, screening the equipment with landscaping, or painting the equipment to

better blend in with surroundings. The existing condition of this facility is consistent with these guidelines being painted with a non-reflective paint that will blend in with the greenery landscape surrounding this area for the overall visual impact. Additionally, the equipment area is screened by a brown wired fence with privacy slats and the CMU rock wall to match the aesthetic of the surrounding open space area. As these are the current conditions, and this Land Use Permit is conditioned to maintain these visual conditions, the facility is still compliant with the 1998 Telecommunications Policy. Therefore, this Land Use Permit renewal to allow the continued operation of the existing T-Mobile wireless telecommunications facility with no modifications, and as conditioned, is consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code. A compliance review is required throughout the term of this approval, to ensure the facility's continued compliance throughout the life of the permit.

3. *The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).*

Project Finding: The wireless telecommunication facility was established on the project site in 1996 pursuant to the approved Development Plan permit #CDDP96-03013 and most recently operated under County file #CDDP16-03015. The renewal of the Land Use permit for this wireless telecommunications facility with no modifications to the equipment is categorically exempt under CEQA Guidelines Section 15301(b), which allows for a Class 1 exemption for the operation of existing facilities used to provide public utility services.

4. *If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.*

Project Finding: The renewal of the Land Use permit for the existing T-Mobile wireless telecommunications facility is categorically exempt under CEQA Guidelines Section 15301(b), and did not require preparation of either an environmental impact report or a mitigated negative declaration.

5. *If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning*

Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.

Project Finding: The subject property is not within or proximate to any zones identified by the Airport Land Use Commission as an area of planning interest. Thus, the Land Use Permit #CDLP25-02042 is not subject to review by the Airport Land Use Commission.

6. *The applicant has provided the financial assurance required by this chapter.*

Project Finding: A facility removal bond is currently on file for this facility in the event the facility is abandoned, revoked, or the use permit expires. The County remains in retention of this bond. Condition of Approval #9 requires the permittee (wireless carrier) to verify that the bond amount is sufficient in the event the facility is abandoned, revoked, or the use permit expires.

7. *The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.*

Project Finding: The applicant has paid the initial deposit of \$5,500 for this Land Use Permit application, and time and material costs have exceeded the initial deposit. Pursuant to Condition of Approval #5, the applicant is responsible for any additional fees that exceed the initial deposit.

C. Permit renewal findings 88-24.620(b)(4)(B)(i).

A renewal request for a collocation permit, land use permit, or wireless facility access permit will be approved by the zoning administrator after receiving the requests and all required submittals if the zoning administrator finds all of the following:

- (i) The facility meets of the county requirements applicable to the facility at the time that a permit was issued for the facility, and any terms or conditions included in the permit for the facility.

Project finding: This facility was originally regulated under the County's 1998 Telecommunications Policy, which provides guidelines and policies intended to minimize telecommunications facilities adverse environmental effects and ensure that the facilities are maintained and operated in such a manner that they do not

compromise safety or pose problems with the use of the land. Within the 1998 Telecommunications Policy, there are guidelines that call for facilities aesthetic impacts to be minimized to the point where the facility is unnoticeable through such methods as designing facilities to appear as natural features found in the immediate area, screening the equipment with landscaping, or painting the equipment to better blend in with surroundings. The existing condition of this facility is consistent with these guidelines being painted with a non-reflective paint that will blend in with the greenery landscape surrounding this area for the overall visual impact. Additionally, the equipment area is screened by brown wired fence with privacy slats and the CMU rock wall to match the aesthetic of the surrounding open space area. As these are the current conditions, and this Land Use Permit is conditioned to maintain these visual conditions, the facility is still compliant with the 1998 Telecommunications Policy. Therefore, the renewal of the Land Use permit for the existing T-Mobile wireless telecommunications facility with no modifications, and as conditioned, is consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code. County staff will conduct a condition of approval compliance review throughout the term of this approval, to ensure the facility's continued compliance throughout the life of the permit.

- (ii) The permittee has met the financial assurance requirement of subsection (b)(3)

Project finding: A facility removal bond is currently on file for this facility in the event the facility is abandoned, revoked, or the use permit expires. The County remains in retention of this bond. Condition of Approval #9 requires the permittee (wireless carrier) to verify that the bond amount is sufficient in the event the facility is abandoned, revoked, or the use permit expires

- (iii) The permittee has paid the renewal request processing fee.

Project finding: The permittee submitted the processing fee for the renewal request on November 26, 2025.

D. Development Plan Findings

1. *The project is consistent with the intent and purpose of the P-1 Planned Unit District and is compatible with other uses in the vicinity, both inside and outside the district.*

Project Finding: The Blackhawk Planned Unit Development was established in 1978 under County file CDDP3035-78 and SD6432. The T-Mobile lease area is within the

private open space area under the Blackhawk Homeowner’s Association ownership. The renewal of the Land Use permit will meet the intent and purpose of the P-1 Planned Unit District because the wireless facility will remain camouflaged with landscape plantings and other features that will minimize the visual impacts of the facility and will not compromise views of the site. The project does not include any modifications to the existing facility; thus it will not change the existing use of the lease area. The use will remain compatible with other uses in the vicinity of the open space area.

E. California Environmental Quality Act (CEQA) Findings

The renewal of the Land Use permit for the existing T-Mobile wireless telecommunications facility is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(b), Existing Structures, which provides a Class 1 exemption for the operation of existing facilities used to provide public utility services. There is no substantial evidence that the renewal of the telecommunications 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 wireless telecommunications facility.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02042

Project Approval

1. This application for a Land Use Permit to allow the renewal of the existing T-Mobile wireless telecommunications facility established under County file #CDDP16-03015 is APPROVED.
2. The Land Use Permit approval described above is generally based on:
 - Project application accepted by the Department of Conservation and Development, Community Development Division (CDD) on December 2, 2025.
 - The *Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report* by Michael McGuire, PE, Global Technology Associated dated June 24, 2025, received by the CDD on February 3, 2026.
 - Revised Plans received by the CDD on February 3, 2026.
3. The following Conditions shall supersede all prior Conditions of Approval for prior County approvals for this wireless telecommunication facility.

4. No construction is approved with this permit. Any construction at this wireless telecommunications facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.

Application Processing Fees

5. The land use permit application was subject to an initial deposit of \$5,500.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid within 60 days of the approval date of this permit.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Permit Duration and Permit Review

6. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the CDD **no later than five years following the approval date of the project approval.** This review by the CDD will be for the purpose of ensuring continued compliance with the conditions of permit approval. **Non-compliance with the approved conditions and/or the County Code provisions after written notice thereof shall be cause for revocations proceedings**

For the review of existing commercial wireless communications facilities, submittal shall include photo documentation of existing conditions and equipment for comparison with the applicable approved conditions. The documentation shall include, but shall not be limited to, color photographs to verify compliance with Condition of Approval #20, Exterior Appearance.

The permittee is encouraged, at the time of each administrative review, to review the design of the telecommunications facility and make voluntary upgrades to the facility for the purpose of improving safety and lessening visual obtrusiveness.

A review fee in the amount set by the Land Development Fee Schedule will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

7. The permittee (wireless facilities operator) is responsible for keeping the CDD informed of who is responsible for maintenance of compliance with this permit and how they may be contacted (mailing and email addresses as well as telephone number) at all times.
 - A. **Within 30 days of the approval date of this permit**, the Permittee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.
 - B. Should the responsible party subsequently change (e.g.: facility is acquired by a new carrier), within 30 days of the date of the change, the Permittee shall issue a letter to CDD with the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedure to revoke the permit.

Removal of Facility/Site Restoration

8. All structures and equipment associated with a commercial wireless communications facility shall be removed within 60 days of the discontinuance of the use, and the site shall be restored by the permittee to its original predevelopment condition. In addition, the permittee shall provide the CDD with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

9. **Within 30 days of the approval date of this permit**, the applicant or permittee shall confirm that the security provided for prior Development Plan #CDDP16-03015 remains valid for the wireless telecommunications facility and has not lapsed or has otherwise been terminated. If the prior security is no longer valid, the applicant or permittee shall provide bond, cash, or other surety, to the satisfaction of the CDD, within 60 days of the approval date of this permit, for the removal of the facility in the event that the use is abandoned, or the use permit expires, or is revoked, or is otherwise terminated. If the permittee does not remove any obsolete or unused facilities as described above, the

financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition.

The financial assurance must be submitted before any future permit for the wireless telecommunications facility will be issued. A financial assurance must be irrevocable and not cancelable, except by the County. Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation permit.

Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility, or transfer of the lease accompanied by a financial guarantee by the new lessee or owner. The amount of the security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfaction of the Zoning Administrator.

General Provisions

10. Any change from the approved project plans and any proposed modification of the existing wireless telecommunications facility shall require review and approval by the CDD and may require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit.
11. A minor alteration to this land use permit (or collocation if CEQA environmental review of collocation for the land use permit has been completed) may be issued if the proposed modification(s) are not considered a substantial modification as stated under federal law (Title 47, Section 1.60001).

A minor alteration (or a collocation) has a term that is the shorter of the following:

- 10 years: or,
- The duration, including any renewal period, of the permit that authorizes the existing facility on which the new facility will be collocated or on which the minor alteration will occur.

12. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors, or successors for continuing obligation.
13. The wireless telecommunications facility shall comply at all times with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any

other applicable Federal, State, and County laws and regulations.

14. Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then-current FCC adopted RF/EMF emission standards. **Within 15 days of new antennas being installed**, the applicant shall take RF power density measurements with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review.
15. The equipment and accessory structures shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.
16. Antennas, equipment cabinets, and fence enclosure shall not be used for advertising.
17. No signage or exterior lighting, with the exception of the switch-operated light at the entrance to the shelter, shall be allowed.

Aesthetics

18. The use of highly reflective materials, including but not limited to glass and unfinished metals, shall be prohibited from use.
19. All exterior components of the facility shall utilize materials that are naturally non-reflective, or shall be finished with paints or other finishes with a reflectivity less than 55 percent. The exterior components must be painted brown or green to match the existing greenery landscape in the surrounding area. The equipment area is to remain concealed by the brown wired fence with privacy slats and the CMU rock wall, as shown on the East view elevation plans, to match the aesthetic of the surrounding open space area.

In the event that a minor alteration to this facility is proposed, color photographs showing the as-built condition shall be submitted for review of CDD staff to verify compliance with this Condition of Approval prior to final inspection.

Landscape

20. Prior to final inspection for building permits relative to this approval, the applicant shall

submit color photographs showing that at least (8) Oleanders or California Native Toyon-Heteromeles Arbutifolia are planted with the objective to soften views of the upper portion of the antennas from public vantage points.

Exterior Noise

21. In the event that a modification to this facility involving new noise-generating equipment is proposed, the permittee shall submit evidence for review and approval of the CDD that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site.

Frequency Interference

22. The wireless telecommunications facility shall not be operated at a frequency that will interfere with an emergency communication system or 911 system, including any regional emergency communication system.

Indemnity Requirement

23. To the fullest extent permitted by law, the applicant and/or permittee shall defend, indemnify, and hold harmless the county, its officers, employees, contractors, consultants, and volunteers from and against: (1) All claims, losses, damages (including injury or death), liabilities, suits, costs, and expenses, including reasonable attorney's fees, in any way connected to or arising from the design, construction, installation, use, maintenance, or operation of the facility; and (2) all claims, actions, or proceedings to attack, set aside, void, or annul any decision to approve the application and issue a land use permit or renewed permit to the applicant, or any other discretionary action of the County related to the issuance of that permit.

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.

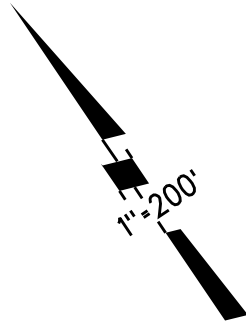
A. NOTICE OF NINETY (90) DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

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.

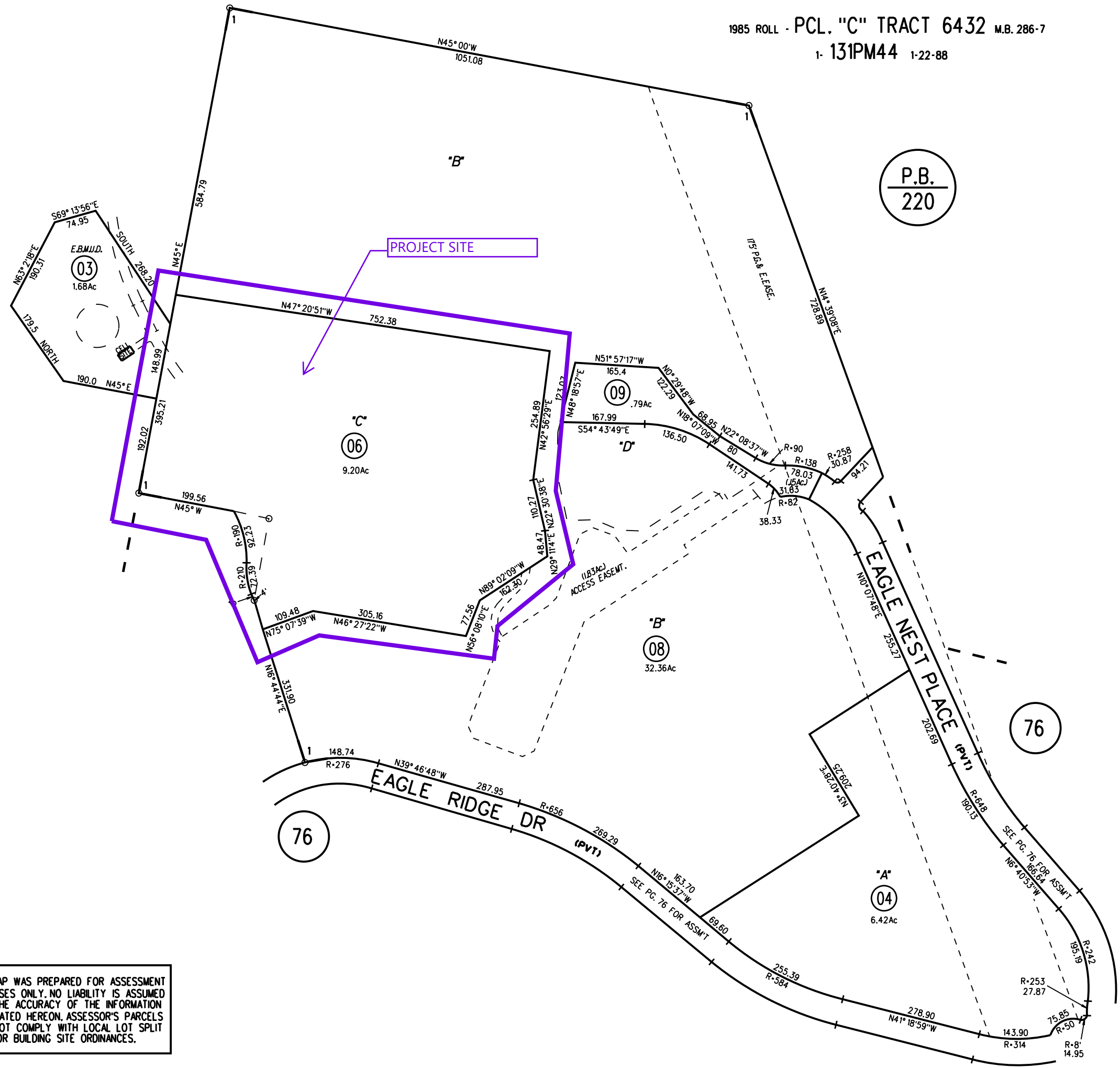
B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Contra Costa County, Building Inspection Division
- Public Works Department
- San Ramon Valley Fire Protection District
- Contra Costa Central Sanitary District
- East Bay Municipal Utility District
- Federal Communications Commission



P.B.
220

P.B.
220

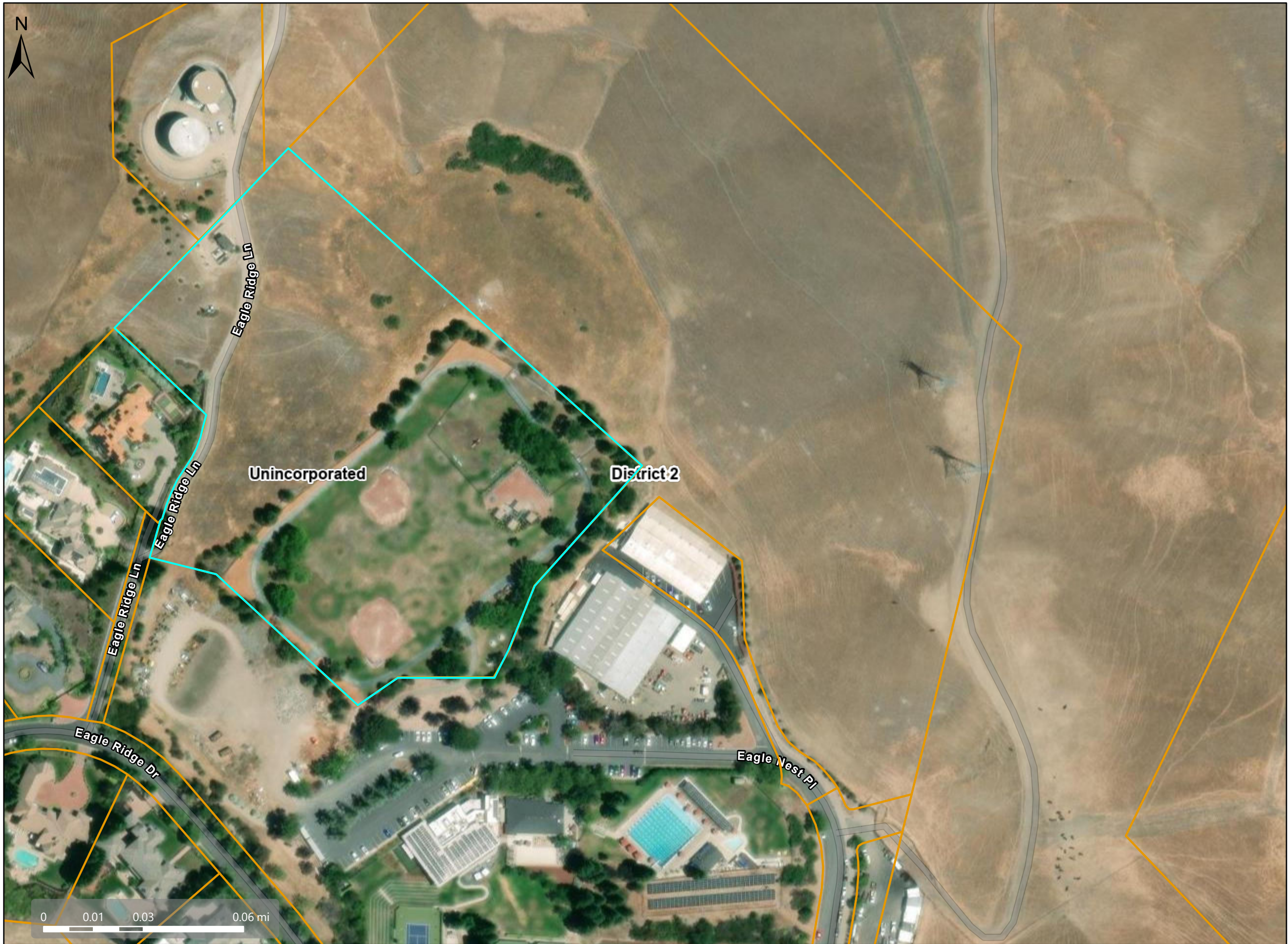


NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

770

08.09
1/27/25

Aerial Map

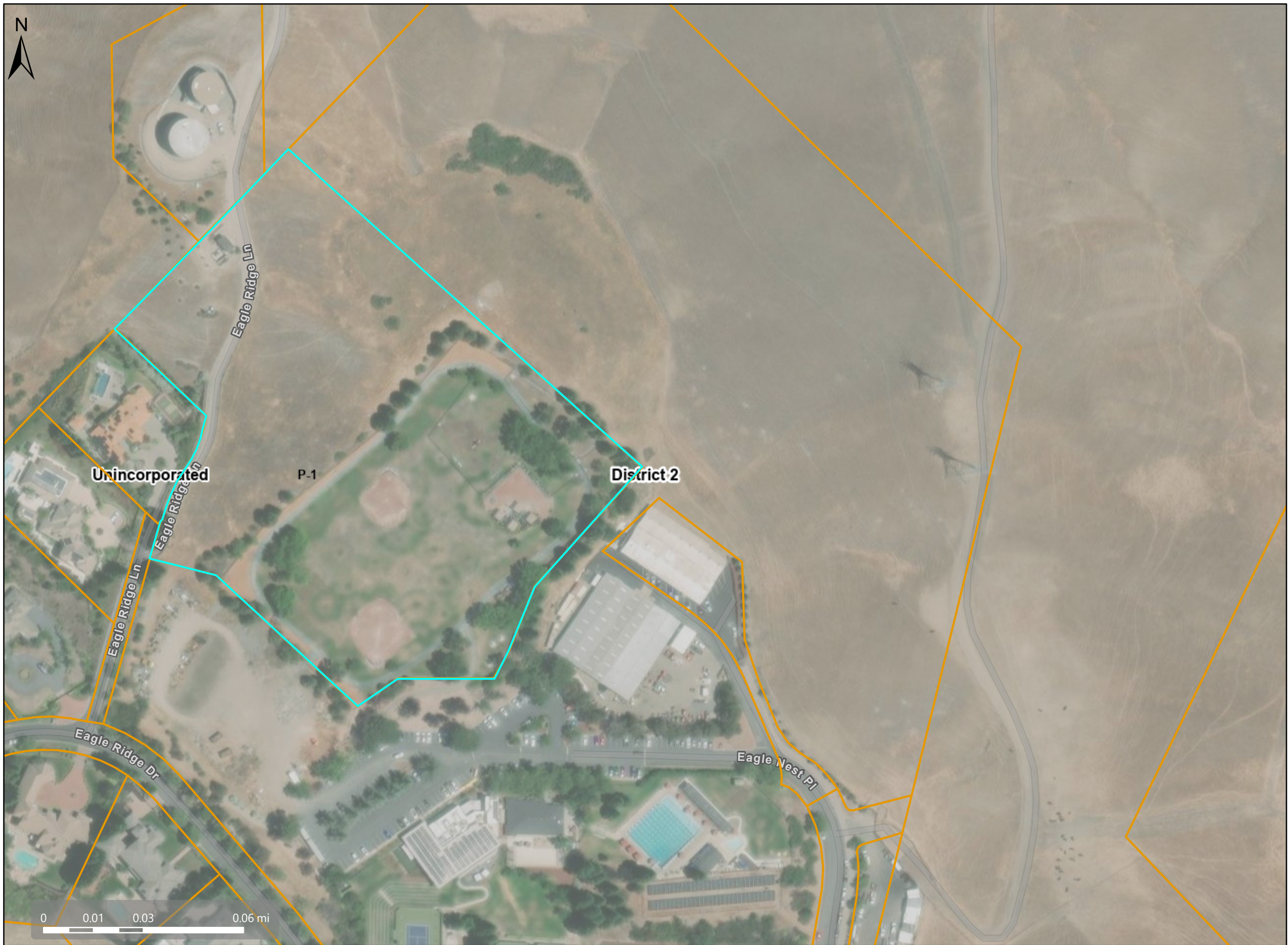


Map Legend

- County Border
- Assessment Parcels
- Unincorporated
- Board of Supervisors' Districts

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning - P-1, Planned-Unit Development



Map Legend

- County Border
- Assessment
Parcels
- Zoning**
- ZONE_OVER**
- P-1 (Planned
Unit)
- Unincorporated
- Board of
Supervisors'
Districts

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

General Plan - RC, Resource Conservation and CR, Commercial Recreation



Map Legend

- County Border
- Assessment Parcels

General Plan

- RVL (Residential Very-Low Density) (≤ 1 du/na)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- Unincorporated
- Board of Supervisors' Districts

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



RECEIVED on 12/16/2025 CDLP25-02045
By Contra Costa County
Department of Conservation and Development

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

phone: 925.838.6600 **web:** www.firedepartment.org

Tuesday, December 16, 2025

Hello Dulce Reckmeyer-Walton,

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: CDLP25-02042
ADDRESS: 203770006 (Unverified)
APPLICATION TITLE: Planning and Site Development Review
PROJECT NUMBER: 1954703

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

Planning Comments

Open Issues: 1

PLANNING

General Issues

1. No Comment

Roy Wendel
12/16/25 7:52 AM

The San Ramon Valley Fire Protection District has reviewed the his application and has no comments.

From: [ForwardPlanning](#)
To:
Cc: [Dulce Reckmeyer-Walton](#)
Subject: RE: "CDLP25-02042" - 0 Eagle Ridge Dr., Danville Thursday, January 8, 2026 9:09:21 AM
Date:

This Message Is From an External Sender

This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

[Report Suspicious](#)

Good morning,

Central San has no comments on the proposed project at APN: 203-770-006.

Thank you,

Michelle Peon Del Valle

Engineering Assistant

Phone: 925-229-7355

Email: mpeondelvalle@centralsan.org

5019 Imhoff Place, Martinez, CA 94553



From: [Dominique Vogelpohl](#)
To: [Dulce Reckmeyer-Walton](#)
Date: Wednesday, December 3, 2025 9:01:56 PM

Hello Dulce,

What stood out for me is the utility easement(s) is not shown, and not all the antenna equipment is painted green, and I don't see an as built RF report.


Make sure to include DP findings and COAs with the renewal, and strong concealment COAs.

Make sure the full permit is paid in full.

Best,
Dominique

File Number: CDLP25-02042
AGENCY COMMENT REQUEST

CDLP25-02042

 This invite will only work for you and people with existing access.

Open

Share



This email is generated through Contra Costa County's use of Microsoft 365 and may contain content that is controlled by Contra Costa County.

Landscape Photos featuring Oleander Plants



CUP RENEWAL



SITE NUMBER: BA01282A **CITY: DANVILLE**
SITE NAME: PL282 BLACKHAWK TANK **COUNTY: CONTRA COSTA**
SITE TYPE: MONOPOLE **JURISDICTION: CONTRA COSTA COUNTY**

T-Mobile
Stick Together
 1200 CONCORD AVE, 5TH FLOOR
 CONCORD, CA 94520

PROJECT INFORMATION:
 (CUP RENEWAL)
BA01282A
PL282 BLACKHAWK TANK
 19 EAGLE RIDGE LANE,
 DANVILLE, CA 94506
 CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
 02/03/26

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	11/14/25	100% ZD	GJA
1	02/03/26	100% ZD, REVISED PER CITY COMMENTS	GJA

PLANS PREPARED BY:
NETWORK CONNEX
 655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
 655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GJA CHK.: AB APV.: AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: **T-1** REVISION: **1**
 BA01282A

PROJECT SUMMARY

SITE ADDRESS:
 19 EAGLE RIDGE LANE,
 DANVILLE, CA 94506

PROPERTY OWNER CONTACT:
 COUNTRY CLUB AT BLACKHAWK ASSN,
 3840 BLACKHAWK RD,
 DANVILLE, CA 94506

APPLICANT:
 T-MOBILE WEST LLC
 1200 CONCORD AVE., 5TH FLOOR
 CONCORD, CA 94520
 REPRESENTATIVE:
 T-MOBILE PROJECT MANAGER: BRANDON CEPHART
 PROJECT MANAGER: ANGELINA BOURDAGE

PROJECT TEAM

SAC/ZONING/PERMITTING:
 NETWORK CONNEX
 655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 CONTACT: ISABEL CHAVEZ
 MOBILE: (951) 496-2452
 E-MAIL: ichavez@networkconnex.com

LATITUDE / LONGITUDE

LAT: 37° 49' 24.40" N LAT: 37.823389°
 LONG: 121° 54' 18.49" W LONG: -121.905136°

UTILITY PURVEYOR

POWER: PG&E **TELCO:** AT&T
 COMPANY: PG&E COMPANY: AT&T

DRAWING INDEX

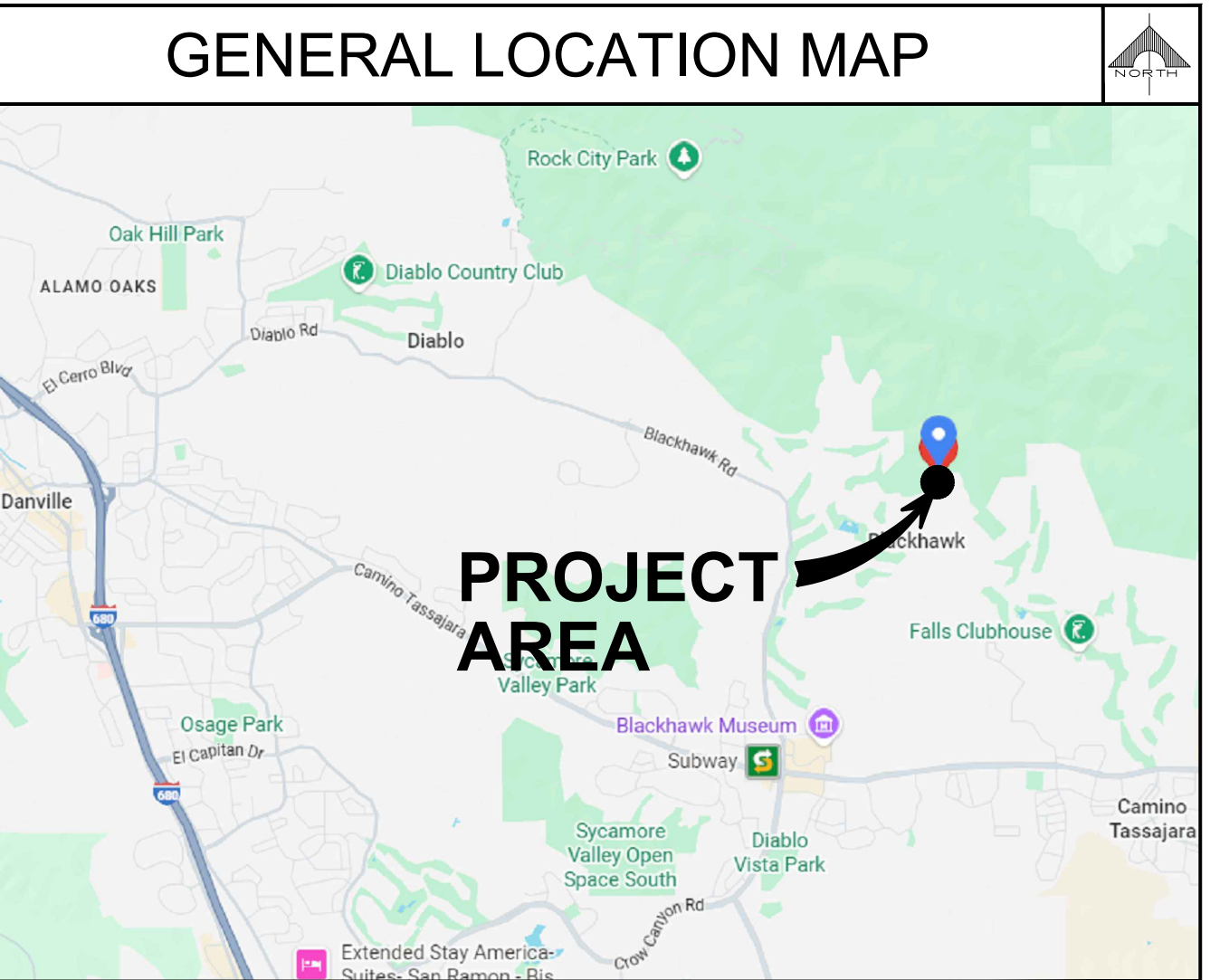
SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	PLAT MAP
T-3	SITE PHOTOS
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS AND SCHEDULE
A-3	EXISTING ELEVATIONS I
A-4	EXISTING ELEVATIONS II

ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2025, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (MACHINERY SPACES)

CODE COMPLIANCE

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2025
- CALIFORNIA BUILDING CODE 2025
- CALIFORNIA ELECTRICAL CODE 2025
- CALIFORNIA MECHANICAL CODE 2025
- CALIFORNIA PLUMBING CODE 2025
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2025
- CALIFORNIA ENERGY CODE 2025
- CALIFORNIA EXISTING BUILDING CODE 2025
- ANSI / TIA-222-H-2023
- LOCAL BUILDING CODE
- CITY / COUNTY ORDINANCES
- CALIFORNIA FIRE CODE 2025 EDITION
- ASCE 7-16
- ACI 318-19 (22)
- AISC STEEL CONSTRUCTION MANUAL, 16TH EDITION



BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
 ZONING CLASSIFICATION: TBD
 CONSTRUCTION TYPE: TBD
 APN: 203-770-006

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
 T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

- (6) EXISTING PANEL ANTENNAS
- (6) EXISTING RADIOS
- (1) EXISTING GPS ANTENNA
- (1) EXISTING EQUIPMENT CABINETS
- (1) EXISTING BATTERY CABINET
- (1) EXISTING HCS SPOOL BOX
- (1) EXISTING TELCO BOX
- (2) EXISTING FIBER CIENA BOXES
- (1) EXISTING FIBER JUNCTION BOX
- (1) EXISTING POWER PEDESTAL
- (1) EXISTING DISCONNECT SWITCH
- (1) EXISTING UTILITY CABINET

LEGAL DESCRIPTION

TRACT NO: 131PM44 BRIEF DESCRIPTION: PCL MAP 131 PG 44 PCL C

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVE., 5TH FLOOR, CONCORD, CA 94520

HEAD NORTH TOWARD CONTRA COSTA BLVD, CONTINUE ONTO NEW DRIVE, TURN LEFT ONTO CONCORD AVE, TURN RIGHT ONTO CONTRA COSTA BLVD, TURN RIGHT TO MERGE ONTO I-680 S, MERGE ONTO I-680 S, TAKE EXIT 40A FOR EL CERRO BLVD, TURN LEFT ONTO EL CERRO BLVD, CONTINUE ONTO DIABLO RD, CONTINUE ONTO BLACKHAWK RD, SLIGHT LEFT TO STAY ON BLACKHAWK RD, TURN LEFT ONTO BLACKHAWK DR, TURN LEFT ONTO EAGLE NEST PL, TURN LEFT ONTO EAGLE RIDGE DR, TURN RIGHT ONTO EAGLE RIDGE LN, DESTINATION WILL BE ON THE LEFT, 19 EAGLE RIDGE LN, DANVILLE, CA 94506

T-Mobile
Stick Together

1200 CONCORD AVE, 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

BA01282A
PL282 BLACKHAWK TANK

19 EAGLE RIDGE LANE,
DANVILLE, CA 94506
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

02/03/26

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	11/14/25	100% ZD	GJA
1	02/03/26	100% ZD, REVISED PER CITY COMMENTS	GJA

PLANS PREPARED BY:

**NETWORK
CONNEX**

655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

**NETWORK
CONNEX**

655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

GJA AB AB

LICENSURE:

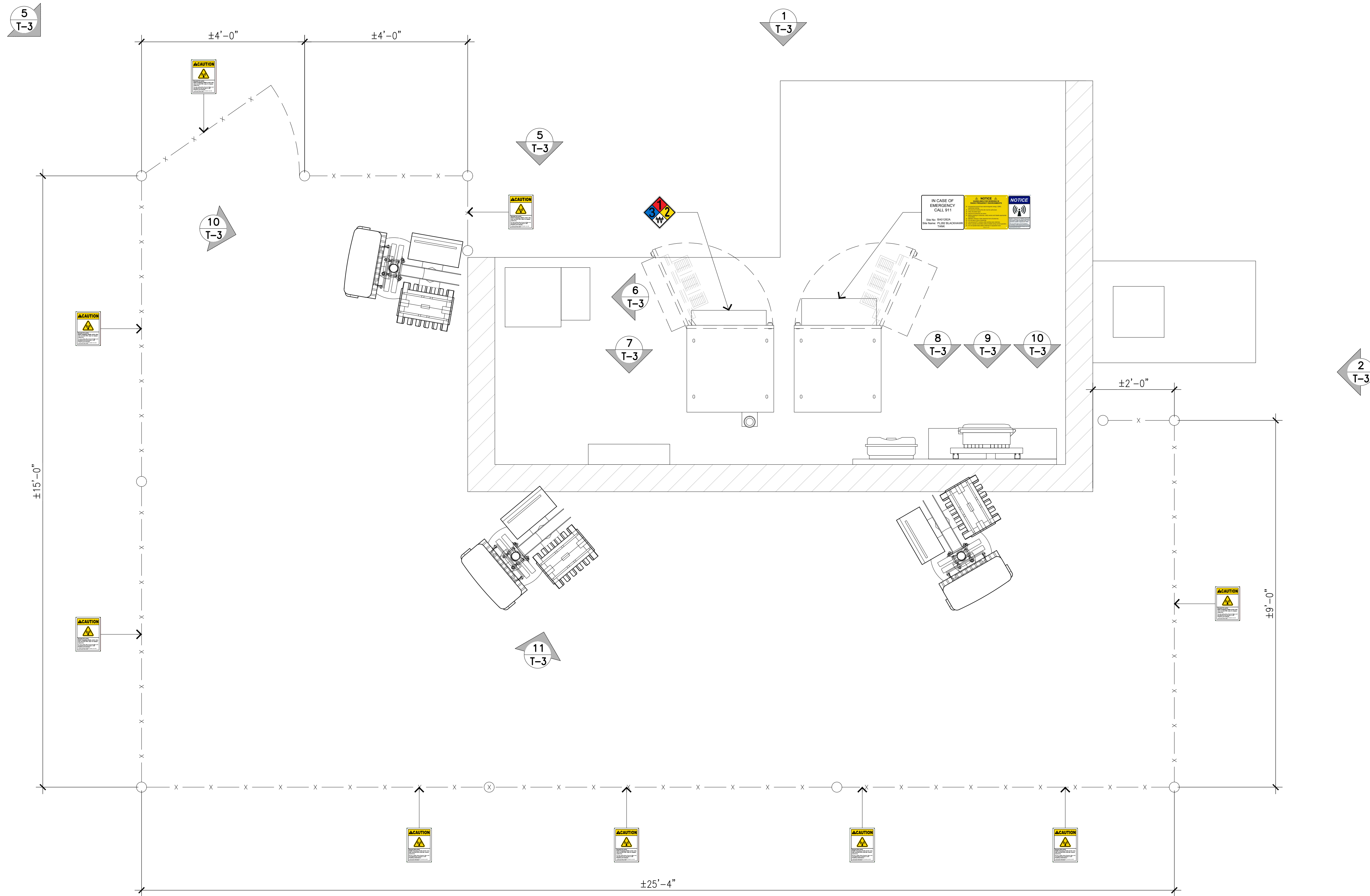
SHEET TITLE:

PLAT MAP

SHEET NUMBER: REVISION:

T-2 1

BA01282A



OVERALL SITE PLAN - PLAT MAP

SCALE: 3/4"=1'-0" 0 1' 2' 3' 1



TELCO BOX

10



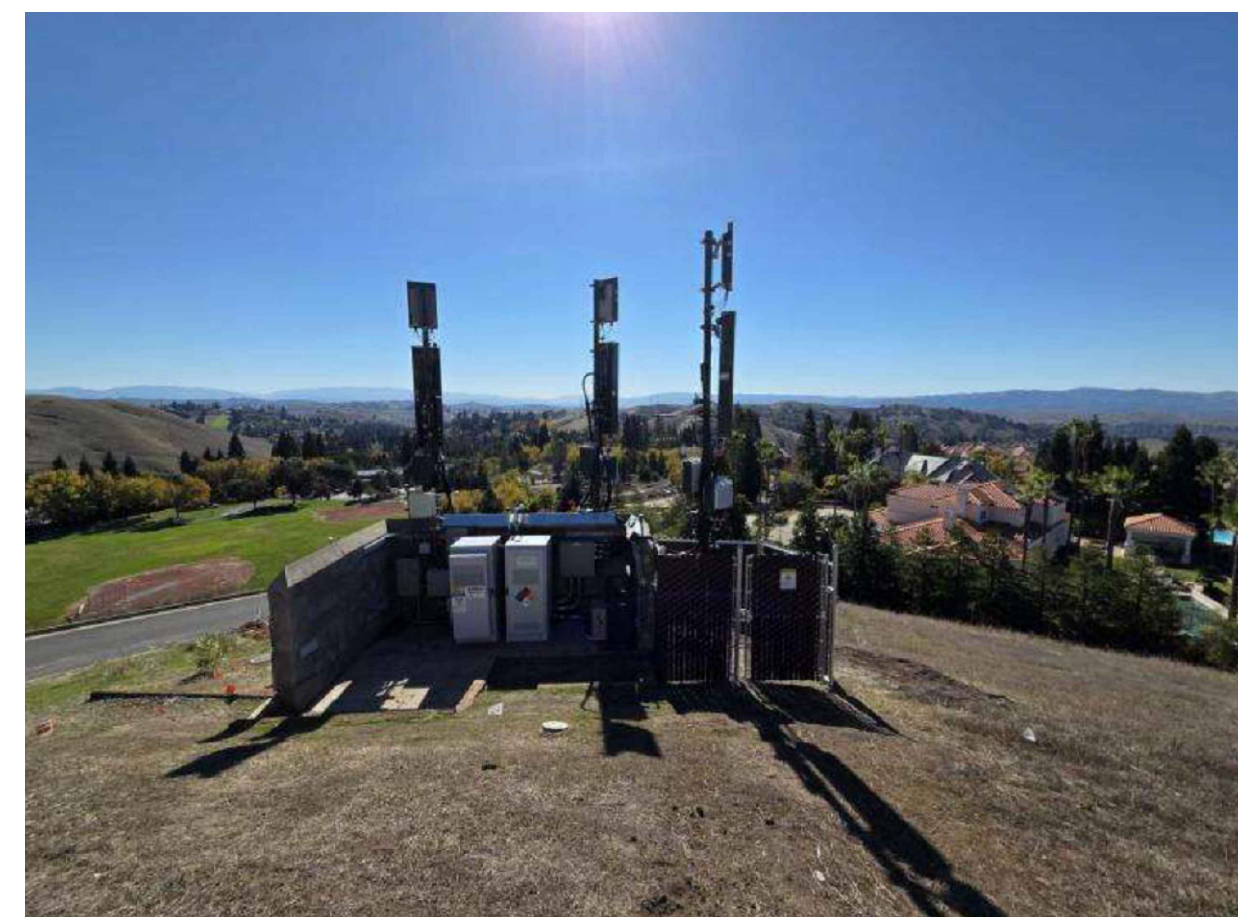
HCS SPOOL BOX

7



WEST VIEW

4



NORTH VIEW

1



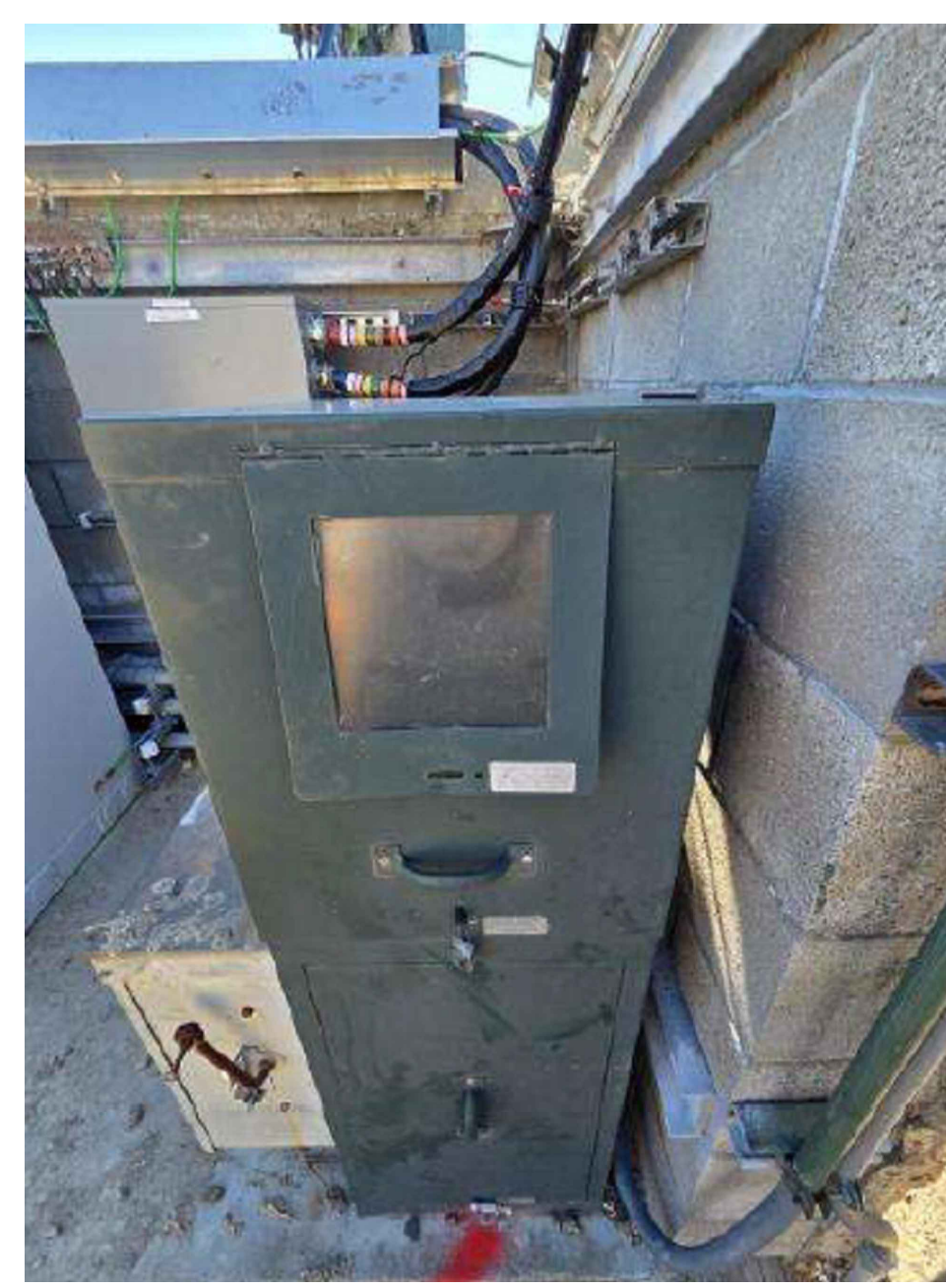
PANEL ANTENNAS

11



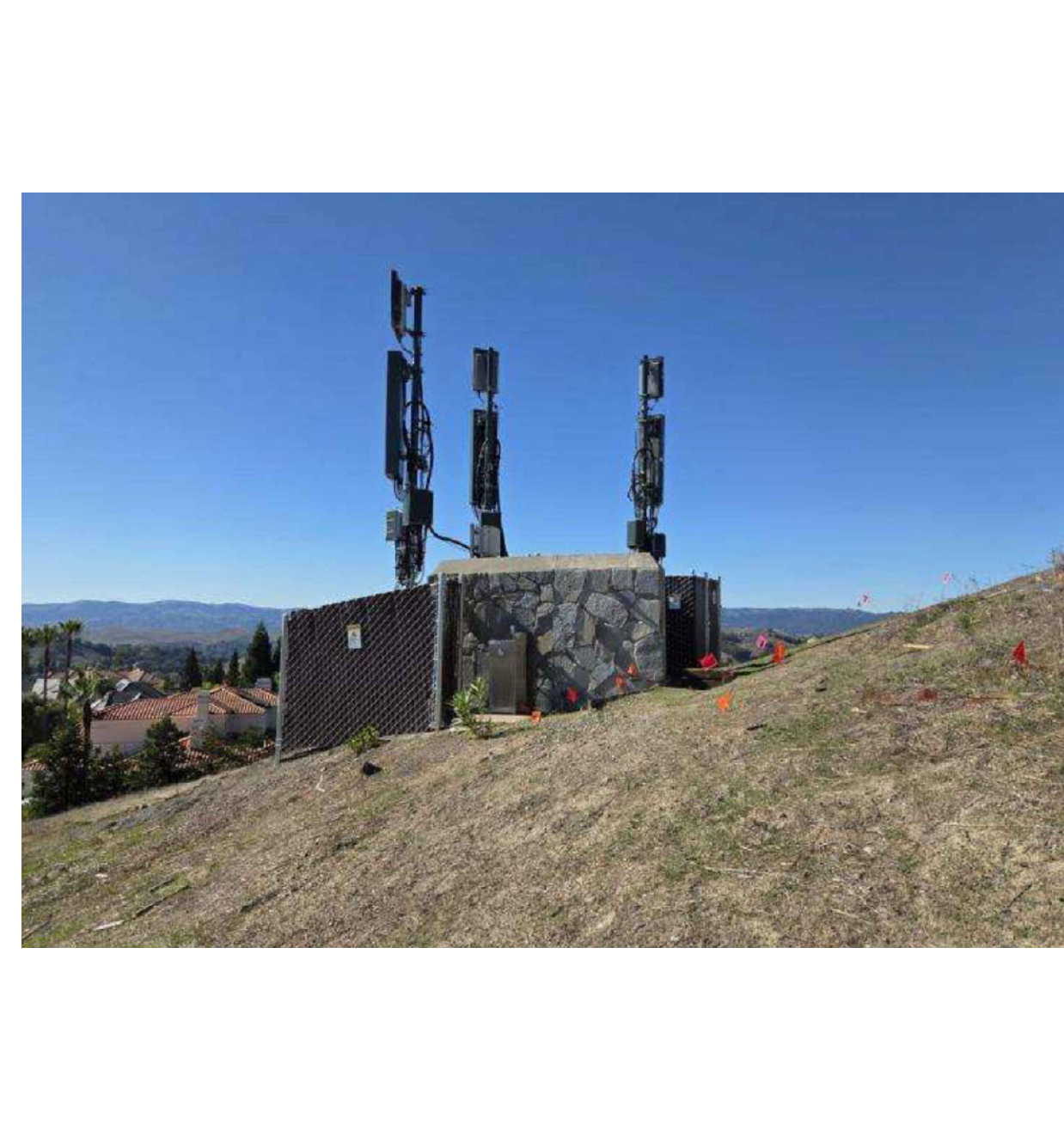
FIBER CIENA BOXES

8



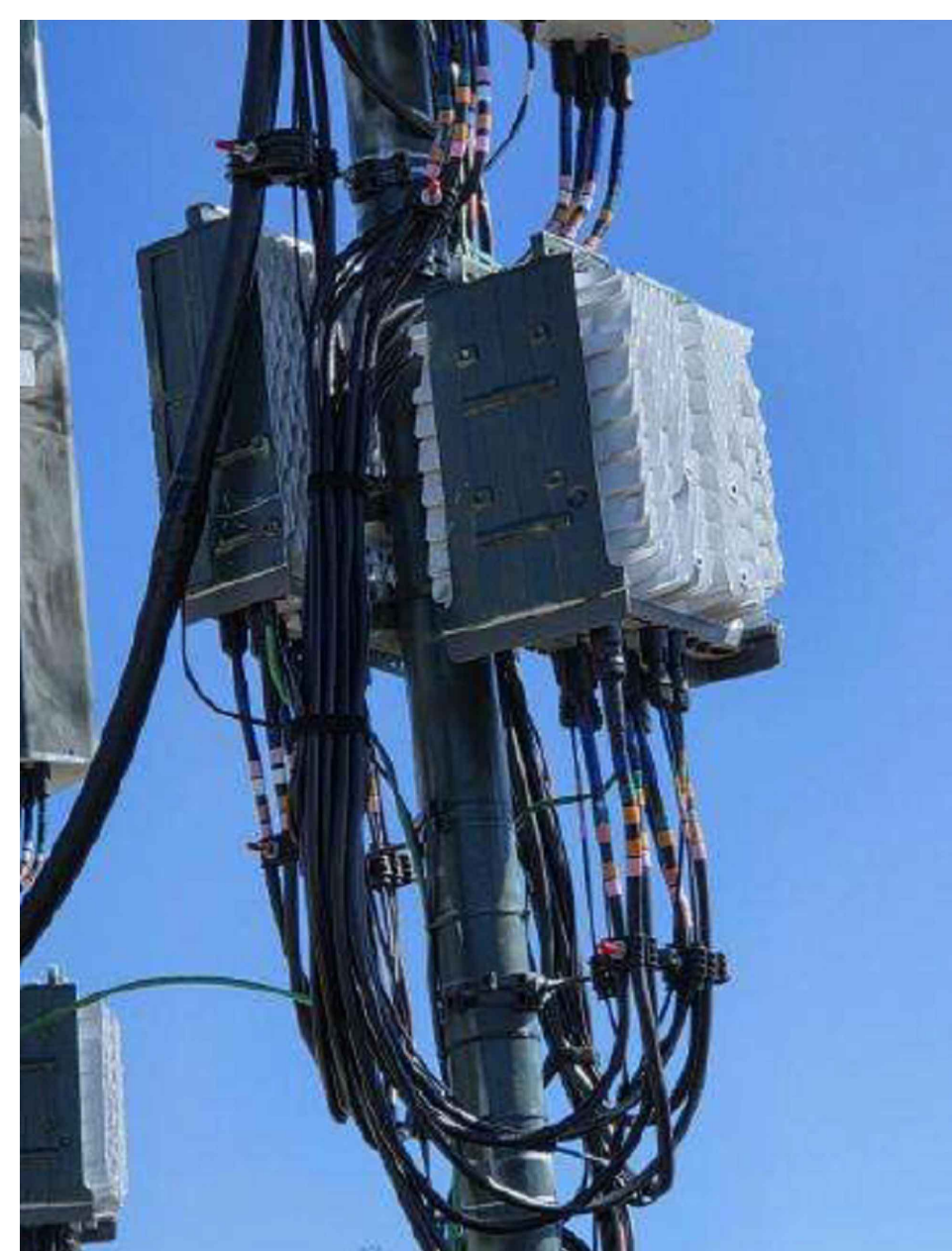
100A METER PEDESTAL

5



EAST VIEW

2



RADIOS

12



DISCONNECT SWITCH

9



SOUTH VIEW

6



3

T-Mobile
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1200 CONCORD AVE, 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01282A
PL282 BLACKHAWK TANK
19 EAGLE RIDGE LANE,
DANVILLE, CA 94506
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
02/03/26

ISSUED FOR:
ZONING

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1	02/03/26	100% ZD, REVISED PER CITY COMMENTS	GJA

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

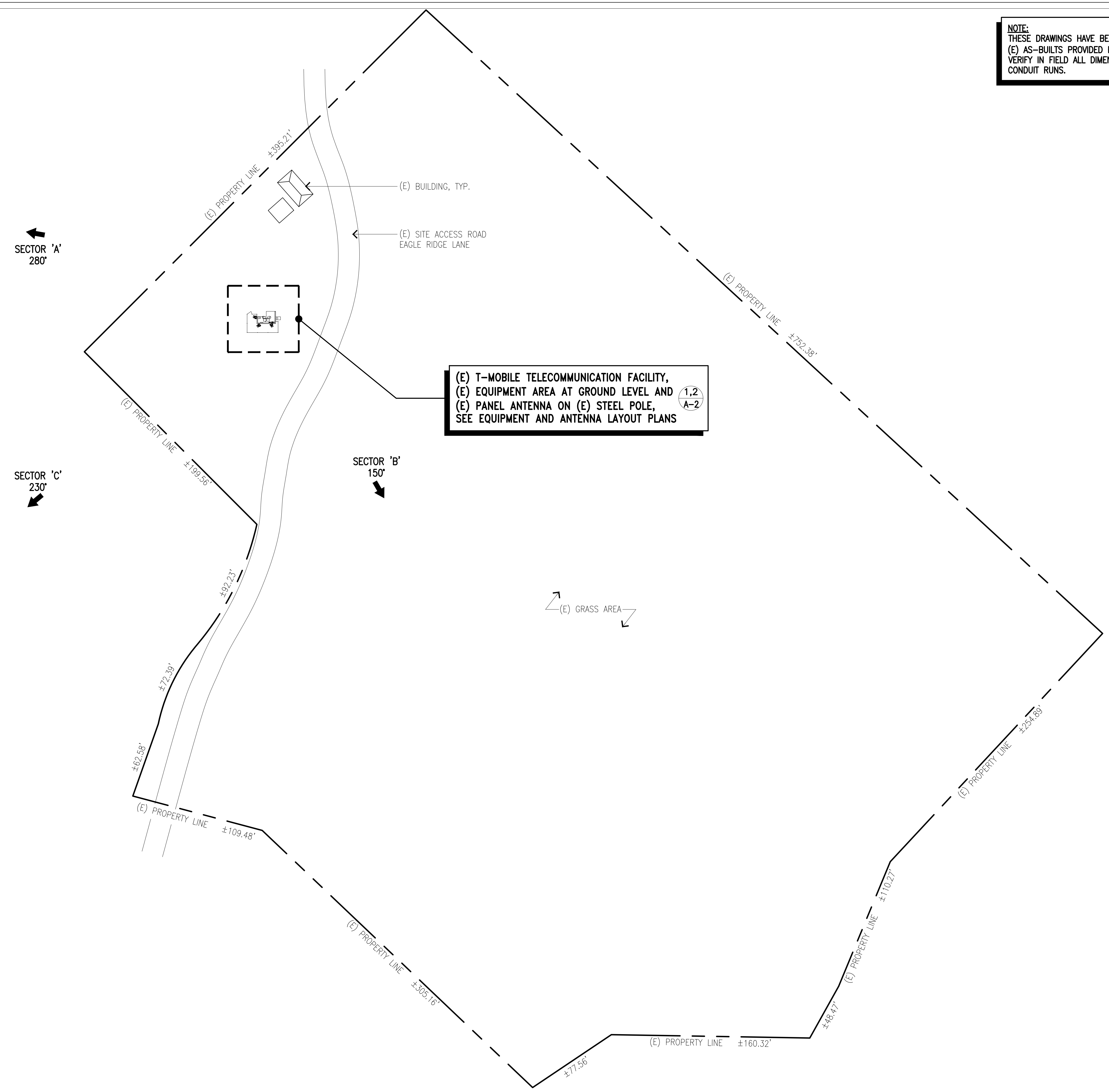
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GJA	AB	AB

LICENSURE:

SHEET TITLE:
SITE PHOTOS

SHEET NUMBER: **T-3** REVISION: **1**
BA01282A

NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.



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 655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

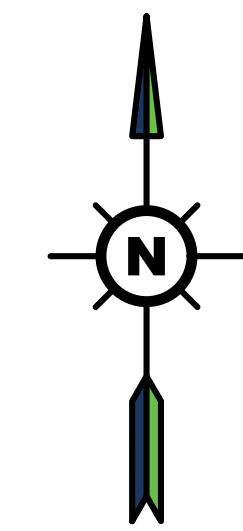
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NETWORK CONNEX
 655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
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SHEET TITLE:
EXISTING OVERALL SITE PLAN

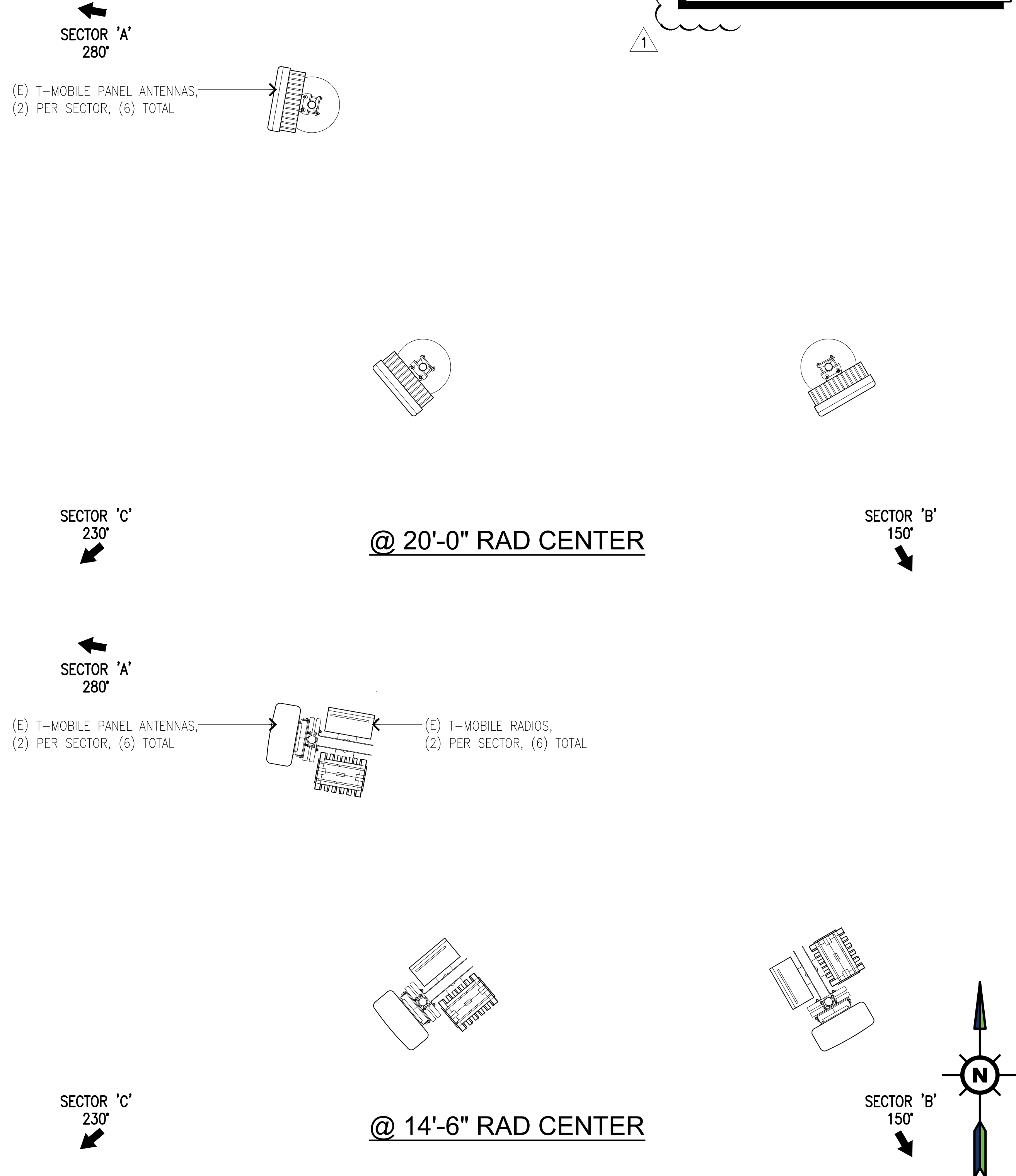
SHEET NUMBER: **A-1** REVISION: **1**
 BA01282A



EXISTING ANTENNA SCHEDULE

MOUNT SECTOR	POS	ANTENNA					RADIO			
		AZIMUTH	RAD CENTER	MODEL	SIZE (L x W x D)	QTY.	MODEL	SIZE (L x W x D)	QTY.	
'A'	A1	280°	20'-0"	AIR 6419 B41 (M-MIMO)	36.3" x 20.9" x 9"	1	-	-	-	
	A2	280°	14'-6"	APXVAALL18M-U-J20 (OCTO)	71.8" x 19.7" x 8.5"	1	4480 B71+B85 4460 B25+B66	21.8" x 15.7" x 9.25" 19.6" x 15.7" x 12.1"	1 1	
'B'	B1	150°	20'-0"	AIR 6419 B41 (M-MIMO)	36.3" x 20.9" x 9"	1	-	-	-	
	B2	150°	14'-6"	APXVAALL18M-U-J20 (OCTO)	71.8" x 19.7" x 8.5"	1	4480 B71+B85 4460 B25+B66	21.8" x 15.7" x 9.25" 19.6" x 15.7" x 12.1"	1 1	
'C'	C1	230°	20'-0"	AIR 6419 B41 (M-MIMO)	36.3" x 20.9" x 9"	1	-	-	-	
	C2	230°	14'-6"	APXVAALL18M-U-J20 (OCTO)	71.8" x 19.7" x 8.5"	1	4480 B71+B85 4460 B25+B66	21.8" x 15.7" x 9.25" 19.6" x 15.7" x 12.1"	1 1	

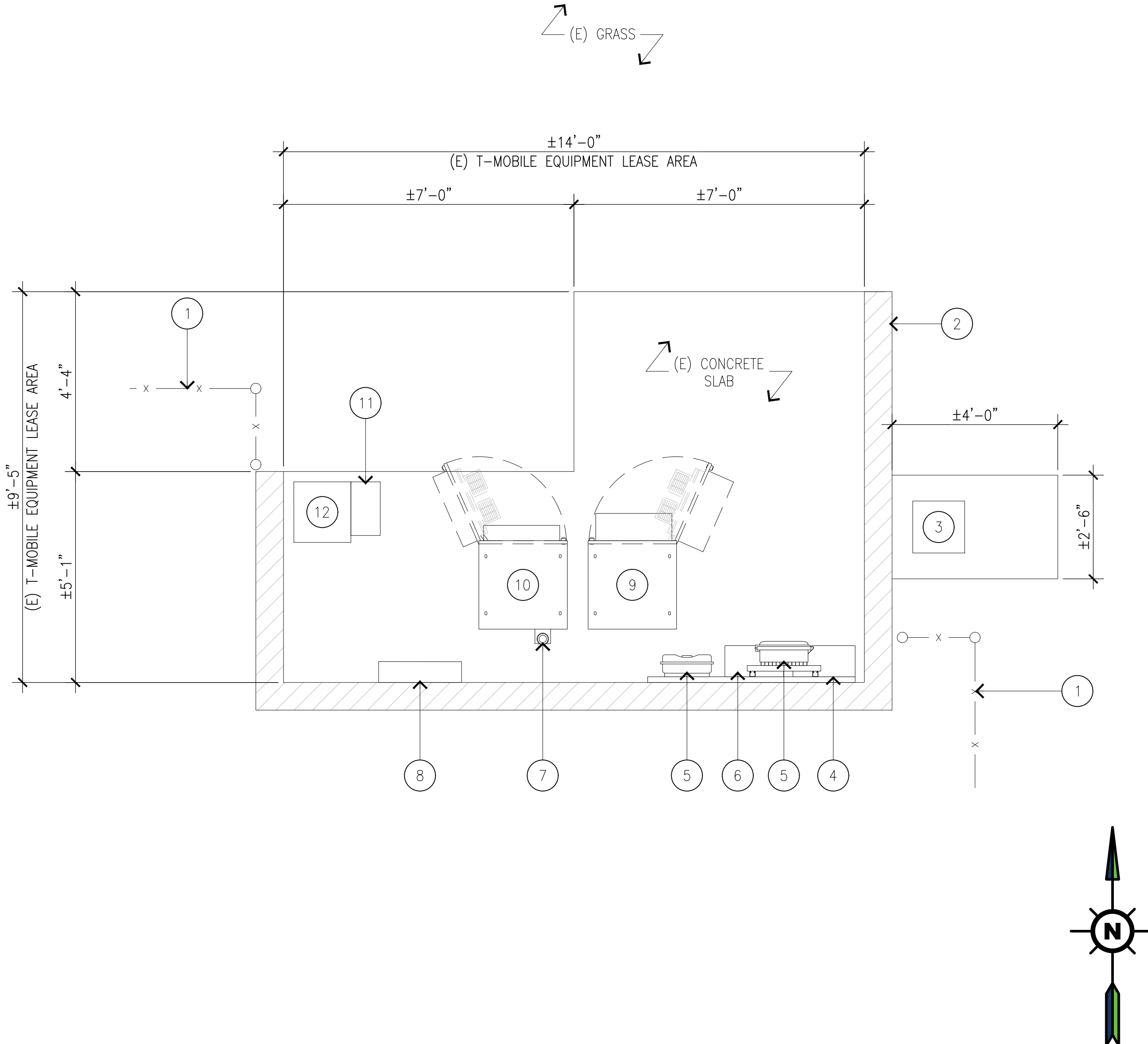
NOTE:
ALL ANTENNA FINISHES ARE TO BE NON-REFLECTIVE.
(<55% REFLECTIVITY)



KEYNOTES:

- ① (E) CHAIN LINK FENCE WITH PRIVACY SLATS
- ② (E) T-MOBILE 6'-0" HIGH x 8" THK CMU WALL
- ③ (E) T-MOBILE UTILITY CABINET ON (E) CONCRETE PAD
- ④ (E) T-MOBILE TELCO BOX
- ⑤ (E) T-MOBILE FIBER CIENA BOXES, TYP. OF (2)
- ⑥ (E) T-MOBILE FIBER JUNCTION BOX
- ⑦ (E) T-MOBILE GPS ANTENNA
- ⑧ (E) T-MOBILE HCS SPOOL BOX
- ⑨ (E) T-MOBILE 6160 SITE SUPPORT CABINET
- ⑩ (E) T-MOBILE B160 BATTERY CABINET
- ⑪ (E) T-MOBILE DISCONNECT SWITCH
- ⑫ (E) T-MOBILE 100A METER PEDESTAL

NOTE:
ALL EQUIPMENT FINISHES ARE TO BE NON-REFLECTIVE.
(<55% REFLECTIVITY)



EXISTING ANTENNA LAYOUT PLAN AND SCHEDULE

SCALE: 1/2"=1'-0" 0 1' 2' 4'

EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/2"=1'-0" 0 1' 2' 4'



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PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

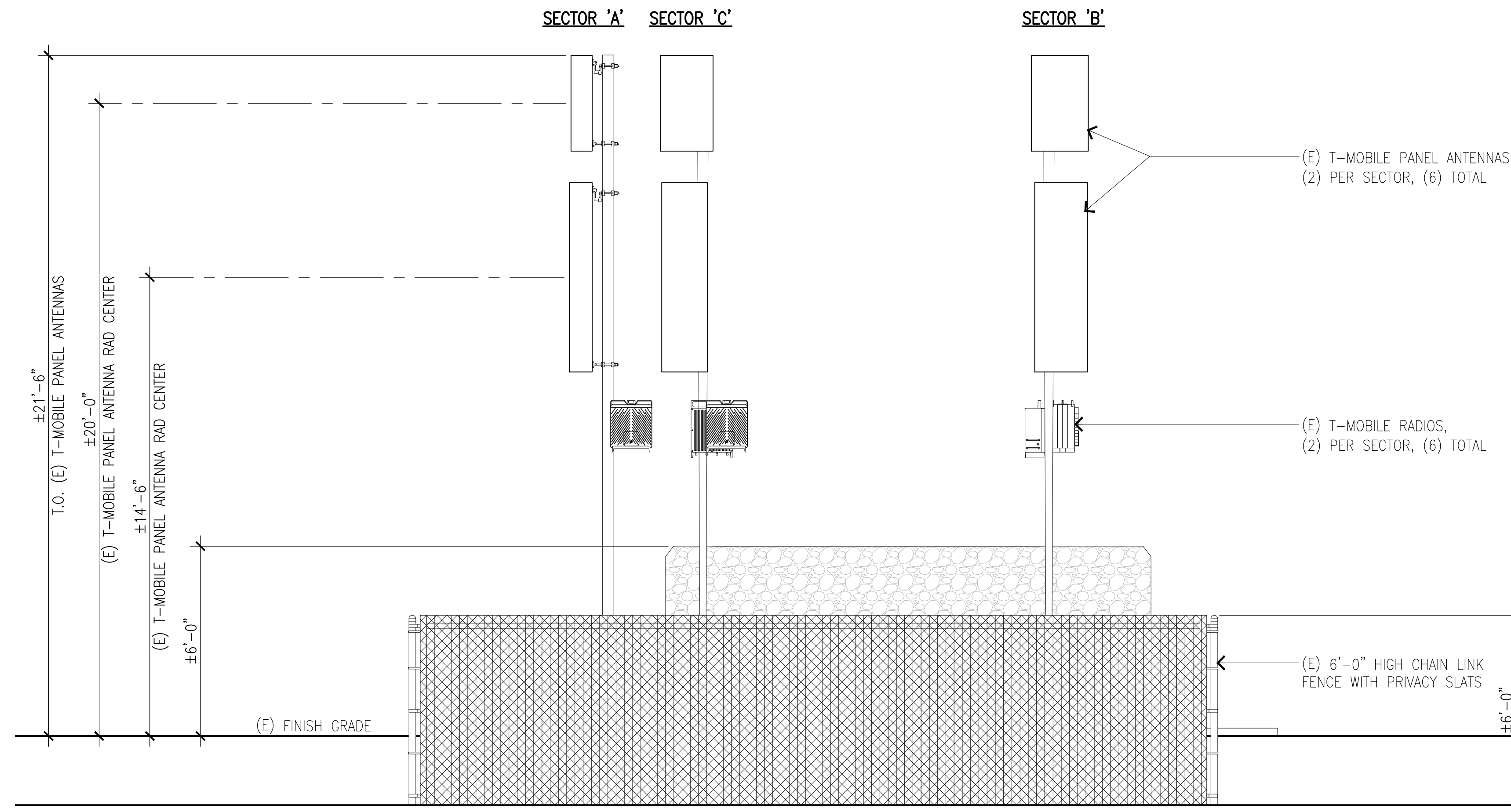
CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

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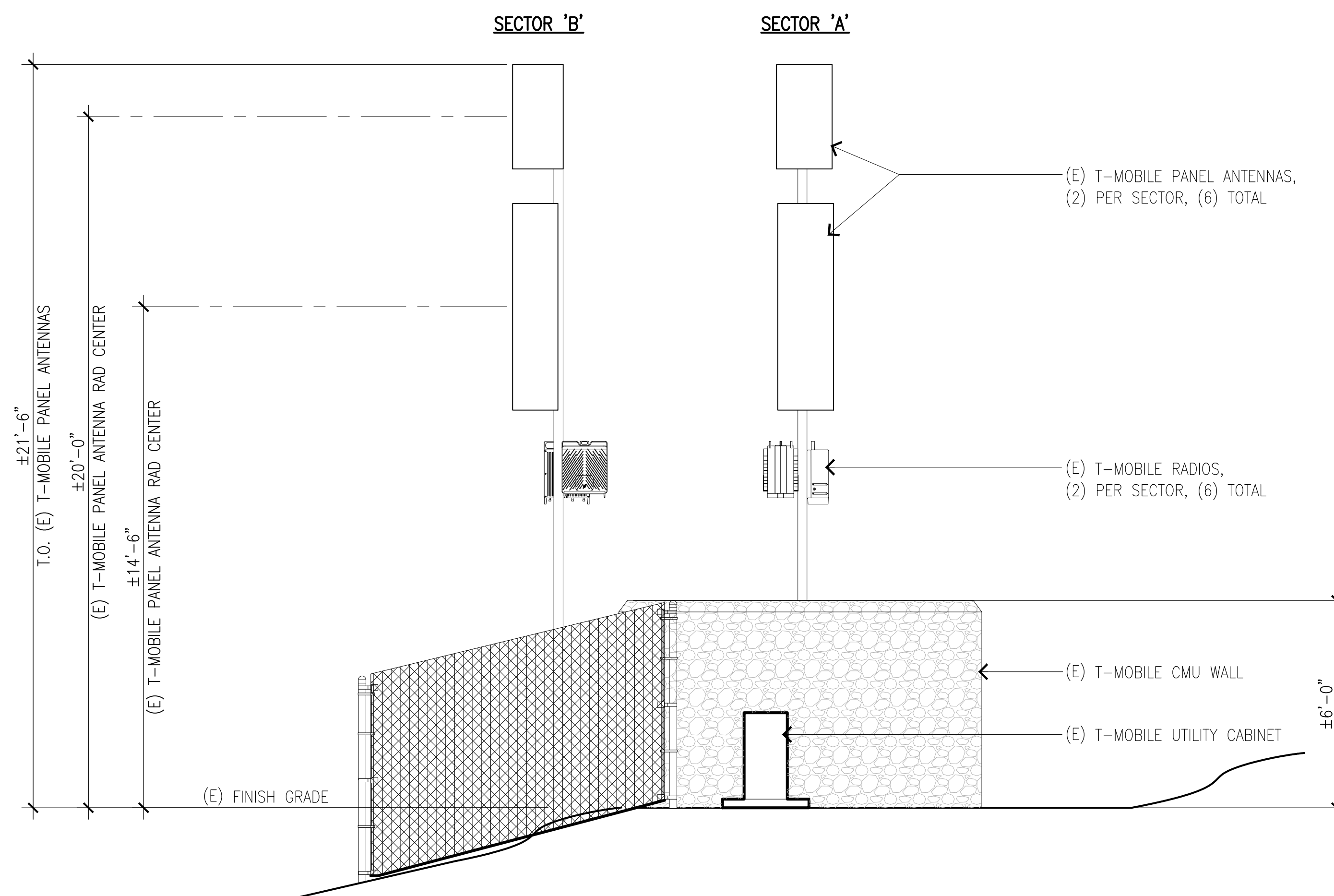
SHEET TITLE:
EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS AND SCHEDULE

SHEET NUMBER: **A-2** REVISION: **1**
BA01282A



EXISTING SOUTH ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 5' 1



EXISTING EAST ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 5' 2

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PROJECT INFORMATION:

(CUP RENEWAL)

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PL282 BLACKHAWK TANK

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PLANS PREPARED BY:

NETWORK CONNEX

655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

NETWORK CONNEX

655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

GJA AB AB

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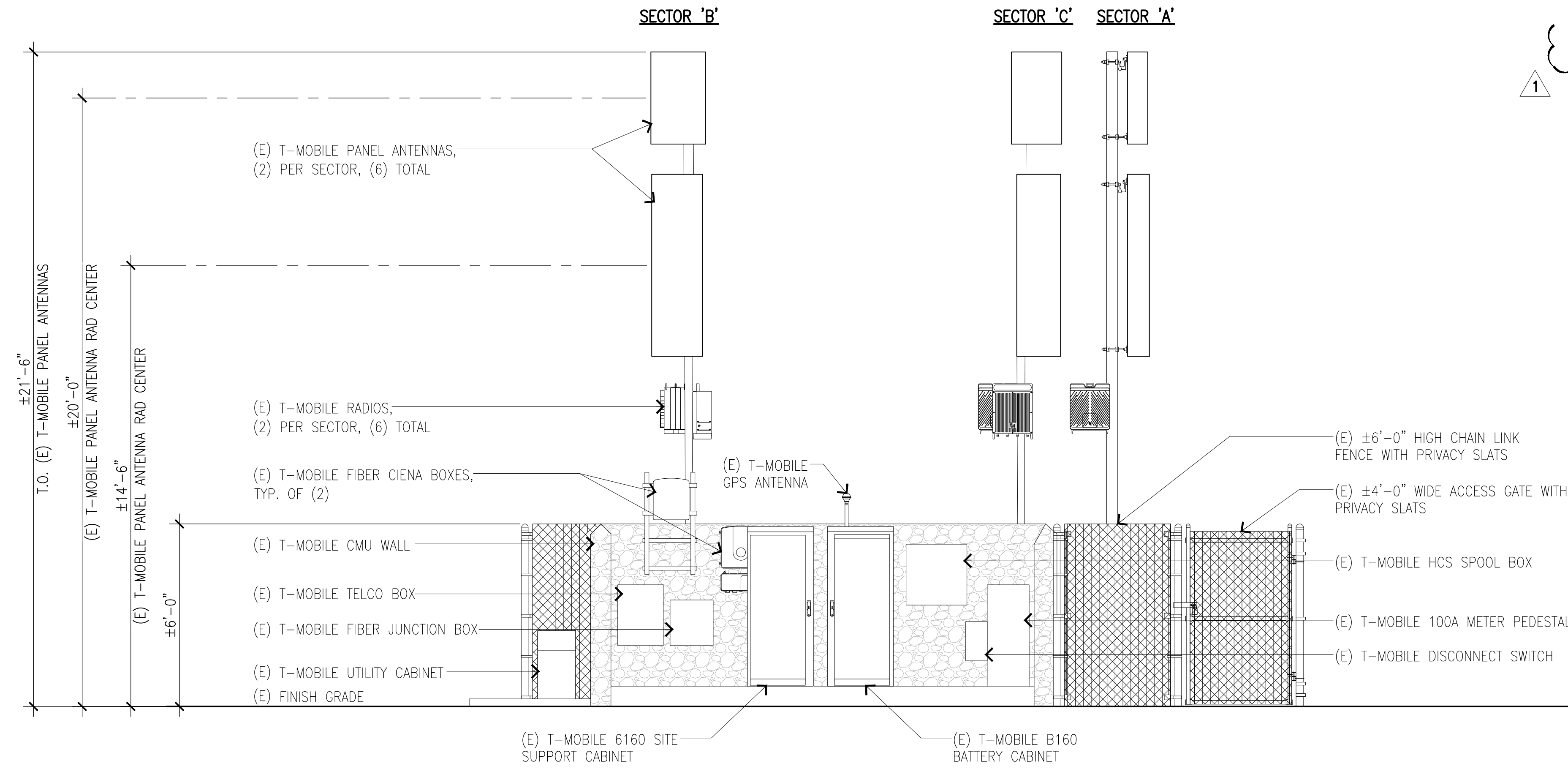
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EXISTING ELEVATIONS I

SHEET NUMBER: REVISION:

A-3 1

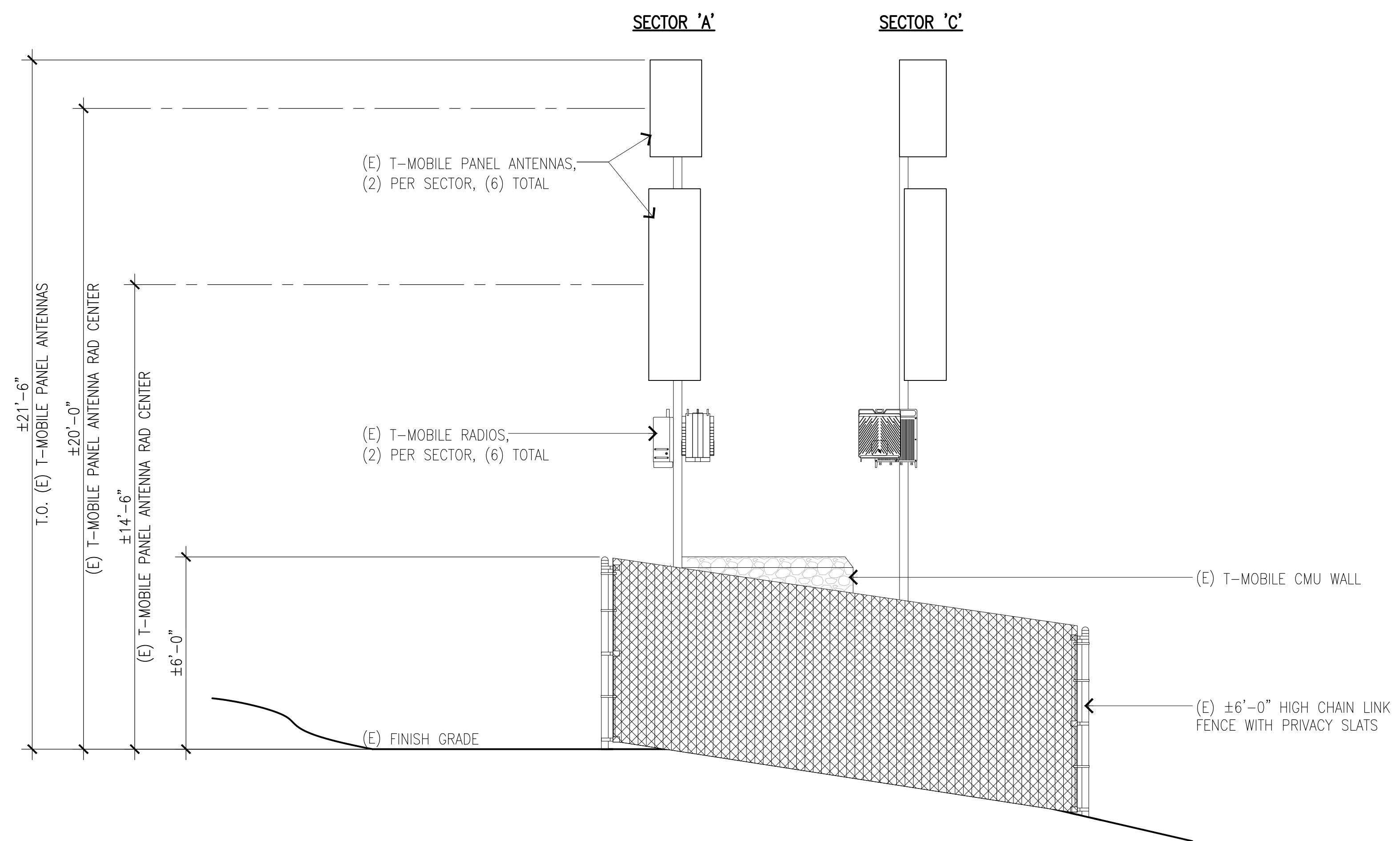
BA01282A



NOTE:
ALL ANTENNA FINISHES ARE TO BE NON-REFLECTIVE.
(<55% REFLECTIVITY)

EXISTING NORTH ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 5' 1



NOTE:
ALL ANTENNA FINISHES ARE TO BE NON-REFLECTIVE.
(<55% REFLECTIVITY)

EXISTING WEST ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 5' 2

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PLANS PREPARED BY:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

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SHEET TITLE:

EXISTING ELEVATIONS II

SHEET NUMBER: **A-4** REVISION: **1**
BA01282A

RADIO FREQUENCY - ELECTROMAGNETIC ENERGY (RF-EME) COMPLIANCE REPORT

Report Type: Antenna Modification/Theoretical

FCC COMPLIANT SITE

RECEIVED on 02/03/2026 CDLP25-02042
By Contra Costa County
Department of Conservation and Development

Site ID: BA01282A

Site Name: PL282 blackhawk Tank

Address: 19 Eagle Ridge Lane Danville, CA 94506

Date of Calculation: June 24, 2025

Date of Report: June 24, 2025

Latitude: 37.8238947 N
Longitude: -121.904991 W



Prepared By:



TABLE OF CONTENTS

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2.0	MPE Calculations.....	5
3.0	Antenna Inventory.....	6
4.0	Federal Communications Commission (FCC) Requirements.....	7
5.0	Limitations.....	9
6.0	Safety Recommendations.....	10
7.0	Federal Communications Commission (FCC) Limits.....	11
8.0	Compliance Measures.....	12
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1.0 Executive Summary / Report Summary

Purpose of Report

Global Technology Associates (GTA) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile site **BA01282A** located at **19 Eagle Ridge Lane Danville, CA 94506** to determine RF-EME exposure levels from existing and proposed T-Mobile wireless communications equipment at this site.

This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF-EME analysis for the site. As described in greater detail in Section named **“Federal Communications Commission (FCC) Requirements”** of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general population exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

T-Mobile Site Summary			
Site ID	BA01282A	Street Address	19 Eagle Ridge Lane
Site Name	PL282 blackhawk Tank	City, State, Zip	Danville, CA 94506
Site Type	ground mount	Latitude	37.8238947 N
Classification	occupational	Longitude	-121.904991 W
Access Restrictions	controlled	Access Type	locked gate
Site Description	all the antennas are mounted on pole		
Max Predictive (Recalibrated+Power Reduction) RF-EME at T-Mobile Facility (Occupational)	19.800% of FCC’s occupational limit at ground level		
Max On-Site RF-EME at T-Mobile Facility (Occupational for existing antennas)	8.766% of FCC’s occupational limit at ground level		
Max Predictive (Recalibrated+Power Reduction) RF-EME at Ground Level (General Population for proposed antennas)	99.000% of FCC’s general population limit		
Max On-Site RF-EME at Ground Level (General Population for existing antennas)	43.83% of FCC’s general population limit		
Predictive RF-EME Analysis at T-Mobile Facility	The Proposed Antenna Configuration is In Compliance With FCC Rules & Regulations Upon Completion of the GTA Recommendations		

Table 1

Site ID: BA01282A

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, A mitigation plan (e.g. installation of signages and/or barriers/stripping to prevent the access) is required to consider the site compliant. Areas exceeding the FCC limit are presented with the barriers and appropriate signages. Accessible areas outside the demarcated are the safety zones that have predicted EME values below the FCC's limits. Installation of the recommended mitigation measures ensures that the site remains fully compliant. The predictions models antennas as if they are operating at full power, and this assumption yields a worst case scenario with more conservative results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Methodology

The site to be determined as the compliance is based on theoretical modeling using RoofView® modeling tool, appropriate RF signage placement recommendations, proposed antenna inventory as provided by T-Mobile in the construction drawings and the type & level of restricted access to the antennas at the site.

Compliance Statement

T-Mobile's operation at **19 Eagle Ridge Lane Danville, CA 94506** will comply with FCC rules and regulations upon completion of recommendations that includes the installation of appropriate RF Safety Signages and/or Barriers as described in Section 8.

Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

T-Mobile will be compliant when the following changes are implemented:

T-Mobile proposed Access Point Location

Ensure that a 1 Guideline, 1 Information & 1 Notice signs are installed at the Access Point location, as depicted in the site map in the later sections of the report.

T-Mobile proposed Alpha Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report.
There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Beta Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report.
There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Gamma Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report. There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Equipment/BTS Location

Ensure that 1 Guideline, 1 Information & 1 Notice signs are installed at the Equipment/BTS location, as depicted in the site map in the later sections of the report.

2.0 MPE Calculations

For this MPE predictive analysis, GTA considered the area around the accessible areas of the T-Mobile antennas on the site to determine EME field strength levels with respect to the FCC's human exposure limits. Further GTA has identified any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with highest fields.

GTA has utilized computer generated modeling software RoofView® 4.15 to generate the compliance report.

Modeling & Input Assumptions

In this Site Compliance Report, it is assumed that

- All antennas are operating at full power at all times.
- The Antenna Inventory Table (Section 3) shows all transmitting antennas at the site.
- A 75% duty cycle and maximum radiated power for each antenna is assumed unless T-Mobile has specified otherwise.
- Obstructions like (screens, trees, buildings etc.) that would normally attenuate the signal are not taken into account.
- GTA obtained information used in this Compliance Report from T-Mobile which is considered reliable and believes them to be true and correct.
- Due to the complexity of some wireless sites, GTA performed this analysis and created this report utilizing best industry practices and due diligence. The scales and the determinations are based on the A&E drawings provided by T-Mobile.
- On a case-by-case basis, appropriate static gains and losses are considered while doing the simulations to simulate the closest field radiations of the antennas.
- Any active/live/radiating antenna configuration for the site and the premises is fully compliant per the FCC's regulations.

3.0 Antenna Inventory

ID	Technology	Antenna Make	Antenna Model	Azimuth (°)	Bottom of ANT from Ground (ft)
TMO S1A1	N2500	ERICSSON	AIR6419 B41	280	18.49
TMO S1A4	N600	Amphenol	APXVAALL18M-U-J20	280	11.51
TMO S1A4	L700	Amphenol	APXVAALL18M-U-J20	280	11.51
TMO S1A4	L1900	Amphenol	APXVAALL18M-U-J20	280	11.51
TMO S1A4	N1900	Amphenol	APXVAALL18M-U-J20	280	11.51
TMO S1A4	L2100	Amphenol	APXVAALL18M-U-J20	280	11.51
TMO S2A2	N2500	ERICSSON	AIR6419 B41	150	18.49
TMO S2A5	N600	Amphenol	APXVAALL18M-U-J20	150	11.51
TMO S2A5	L700	Amphenol	APXVAALL18M-U-J20	150	11.51
TMO S2A5	L1900	Amphenol	APXVAALL18M-U-J20	150	11.51
TMO S2A5	N1900	Amphenol	APXVAALL18M-U-J20	150	11.51
TMO S2A5	L2100	Amphenol	APXVAALL18M-U-J20	150	11.51
TMO S3A3	N2500	ERICSSON	AIR6419 B41	230	18.49
TMO S3A6	N600	Amphenol	APXVAALL18M-U-J20	230	11.51
TMO S3A6	L700	Amphenol	APXVAALL18M-U-J20	230	11.51
TMO S3A6	L1900	Amphenol	APXVAALL18M-U-J20	230	11.51
TMO S3A6	N1900	Amphenol	APXVAALL18M-U-J20	230	11.51
TMO S3A6	L2100	Amphenol	APXVAALL18M-U-J20	230	11.51

Table 2

4.0 Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radio frequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general population.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

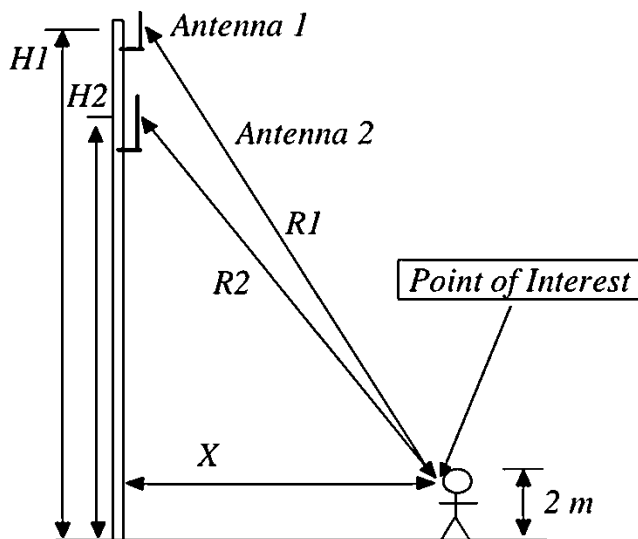


Figure 1

Table 3 and Figure 2 (below), which are included within the FCC’s OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are “time-averaged” limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC’s MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the T-Mobile equipment operating at 800 MHz, the FCC’s occupational MPE is 2.66 mW/cm² and an uncontrolled MPE of 0.53 mW/cm². These limits are considered protective of these populations.

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	6 4	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	6 4	1.63	(100)*	30
1.34-30	1842/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

Table 3

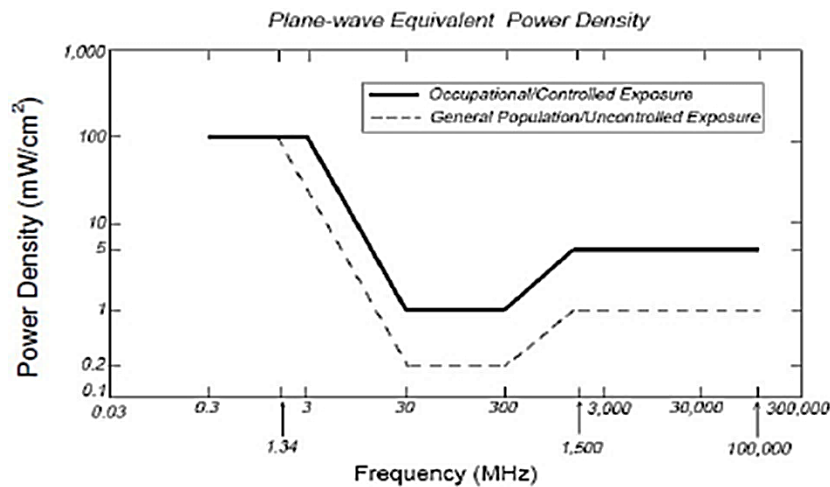


Figure 2

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

Table 4

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 600-2500 MHz. Facilities typically consist of:

- 1) Electronic transceivers (the radios or cabinets) connected to wired telephone lines; and
- 2) Antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 100% of the applicable MPE must participate in mitigating these RF hazards.

5.0 Limitations

This report was prepared for the use of T-Mobile. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by GTA are based solely on the information provided by T-Mobile. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to GTA so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

6.0 Safety Recommendations

Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> Utilization of good equipment Enact control of hazard areas Limit exposures Employ medical surveillance and accident response 	<ul style="list-style-type: none"> Employ Lockout/Tag out Utilize personal alarms & protective clothing Prevent access to hazardous locations Develop or operate an administrative control program

Table 5

RF Signage and Barriers

All RF signs should be obeyed by at all times.



Figure 3

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

7.0 Federal Communications Commission (FCC) Limits

Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible to take corrective actions like installation of mitigation measures that ensures the site remains fully compliant. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater 100% MPE limits.

Occupational Limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

General Population limits

Apply in situations in which the general population may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure. (Those without significant and documented RF Safety & Awareness training)

Controlled Environment

Applies to environments that are restricted or "controlled" in order to prevent access from members of the General Population classification.

Uncontrolled Environment

Applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

Generic Values

The use of "Unknown" for an operator means the information with regard to the carrier, their FCC license and / or antenna information was not available. Generic values used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.

8.0 Compliance Measures

The site needs the following mitigation and/or compliance plan.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. At the time of our analysis, T-Mobile will be compliant with the FCC rules and regulations, as described in OET Bulletin 65 Installation of the recommended mitigation measures shown below, ensures that the site remains fully compliant.

On ground mount :










Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment						Enclosing Sectors				
											
	Guidelines	NOC INFO	NOTICE	CAUTION	WARNING	NOTICE	CAUTION	WARNING	OC Length	GP Length	Striping
Access Point(s)	✓	1	✓	1							Striping
Sector Alpha			✓	1							Striping
Sector Beta			✓	1							Striping
Sector Gamma			✓	1							Striping
Equipment/BTS	✓	1	✓	1							Striping
Total Signage	2	2	5	0	0	0	0	0	0 sq. ft.	0 sq. ft.	Total = 0 sq.ft.

Table 6

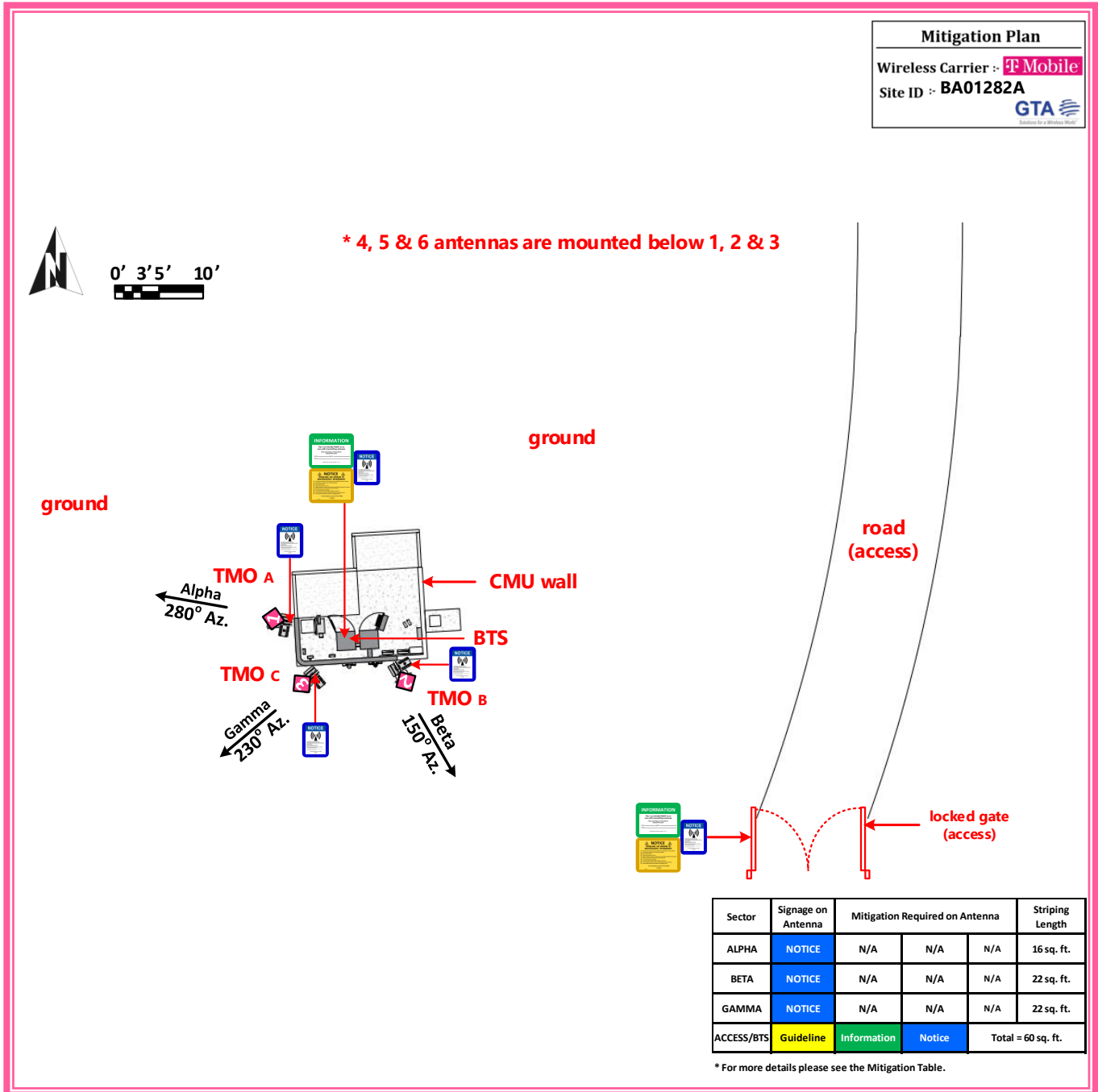
CAUTION: - The table above represents EVERY compliance item that MUST be implemented by the carrier at the site location; please see the Site Plan shown in diagram 1.

It is recommended to have periodic inspections of the components that are involved in radiation of RF energy. Periodic Electromagnetic Emission (EME) measurement should be conducted to reevaluate the RF radiation level at this site.

GTA recommends that T-Mobile and the authorized personal at the site take additional measures to ensure that persons accessing the roof/structure (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general population limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. This is important especially when the placement of barriers, striping, taping or any other positive access control (areas of the roof that exceed the RF levels of general population limit) is not possible due to the physical construction or constraints or safety measures surrounding the antennas or on the roof/structure like sloped roof, tiled roof, chimney, steeples, cupolas, hilly terrain, etc.

It is further recommended to distribute this report to anyone accessing the roof/structure and ensuring the confirmation that it has been read and understood.

Diagram 1: Site Scale Plan

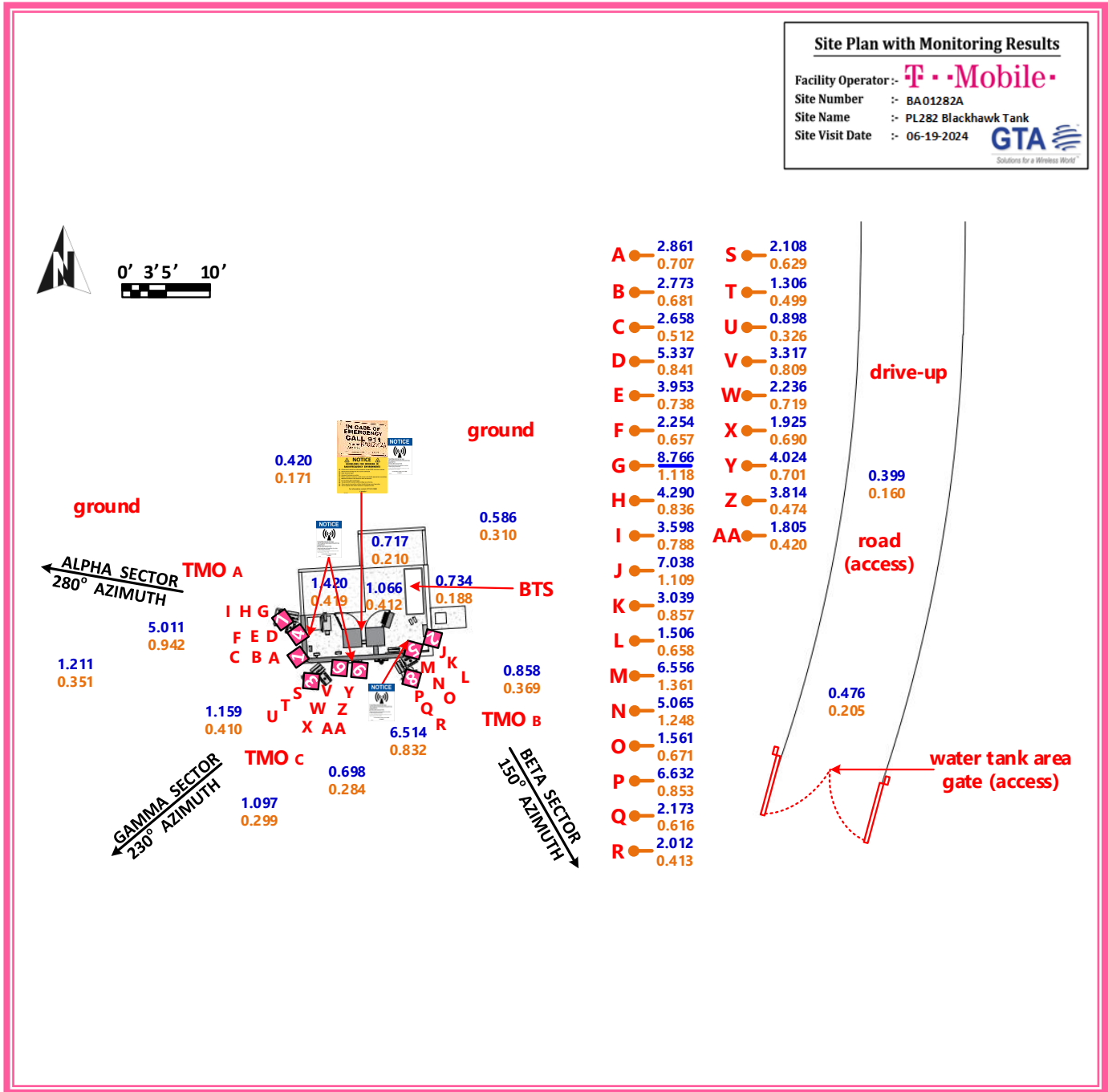


◆ T-Mobile Antennas
 Striping
 Physical Measurement
▶ ENTRY Important Notes

GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO

Standard uses 'FCC exposure limits of 5.0 mW/cm2 for occupational and 1.0 mW/cm2 for general population'

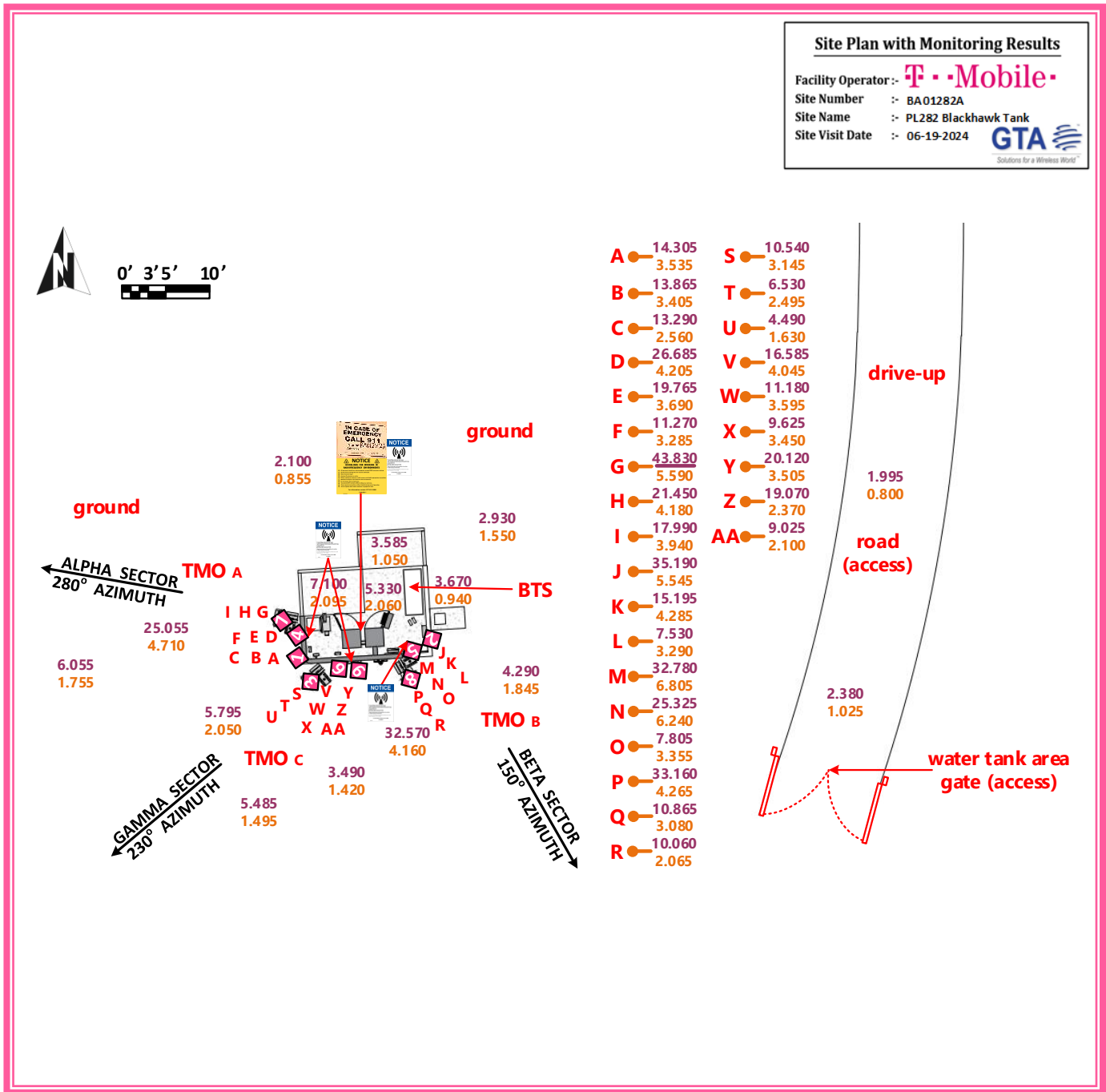
On-Site T-Mobile's RF measurements at ground level for the occupational standard for the existing antennas On-Site



<ul style="list-style-type: none"> ◆ T-Mobile Antennas ● T-Mobile MW Dish Antennas ◆ Other(s) Antennas(s) ● Other(s) Antennas(s) 	<ul style="list-style-type: none"> % RF Max Roof-Top and/or Occupational Population Area Measurement % RF Max Ground and/or General Population Area Measurement % RF Max Spatial Average Measurement 	<table border="1" style="font-size: 8px; text-align: center;"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>GUIDELINES</td> <td>NOTICE</td> <td>CAUTION</td> <td>WARNING</td> <td>NO INFO</td> </tr> </table> <p>ENTRY Important Notes</p>						GUIDELINES	NOTICE	CAUTION	WARNING	NO INFO
GUIDELINES	NOTICE	CAUTION	WARNING	NO INFO								

T-Mobile Standard uses 'FCC exposure limits of 5.0 mW/cm2 for occupational and 1.0 mW/cm2 for general population'

On-Site T-Mobile's RF measurements at ground level for the general population standard for the existing antennas On-Site



<ul style="list-style-type: none"> ◆ T-Mobile Antennas ● T-Mobile MW Dish Antennas ◆ Other(s) Antennas(s) ● Other(s) Antennas(s) 	<ul style="list-style-type: none"> % RF Max Roof-Top and/or Occupational Population Area Measurement % RF Max Ground and/or General Population Area Measurement % RF Max Spatial Average Measurement 	<table border="1" style="font-size: 8px; text-align: center;"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>GUIDELINES</td> <td>NOTICE</td> <td>CAUTION</td> <td>WARNING</td> <td>NO INFO</td> </tr> </table> <p align="center">ENTRY Important Notes</p>						GUIDELINES	NOTICE	CAUTION	WARNING	NO INFO
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T-Mobile Standard uses 'FCC exposure limits of 5.0 mW/cm2 for occupational and 1.0 mW/cm2 for general population'

9.0 Summary And Conclusions

GTA has prepared this Radiofrequency Emissions Compliance Report for the proposed T-Mobile telecommunications equipment at the site located at **19 Eagle Ridge Lane Danville, CA 94506**.

GTA has conducted theoretical modeling to estimate the worst-case power density from T-Mobile antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements.

As presented in the preceding sections, based on worst-case predictive modeling, **there are modeled exposures on any accessible ground-level walking/working surface** related to proposed equipment in the area that exceed the FCC’s **occupational** exposure limits at this site. Any of the modeled exposure areas exceeding the **occupational** limits need to follow the mitigation/compliance plan proposed in the report in order to ensure that the site remains fully compliant. As such, the proposed T-Mobile project is in compliance with FCC rules and regulations. **Posting of the signages and the recommendations** presented in section 8 **ensures that the site remains fully compliant with FCC rules and regulations**.

Recalibrated Predictive Modeling Utilizing Field Measurements on Ground Level (Occupational)		
Existing Configuration	dB Margin Calculated (1)	8.020
	dB Margin Calculated (2)	9.281
	dB Margin Calculated (3)	10.175
	dB Margin Calculated (4)	16.288
	Minimum dB Margin, Available for Recalibration	8.020
Proposed Configuration	Max Predictive %MPE	108.200%
	Predictive %MPE, Calibrated Maximum (-8.02)	17.071%
	Predictive %MPE, Calibrated Adjusted (-3 dB)	54.200%

Table 7

Recalibrated Predictive Modeling Utilizing Field Measurements on Ground Level (General Population)

Existing Configuration	dB Margin Calculated (1)	8.020
	dB Margin Calculated (2)	9.281
	dB Margin Calculated (3)	10.175
	dB Margin Calculated (4)	16.288
	Minimum dB Margin, Available for Recalibration	8.020
Proposed Configuration	Max Predictive %MPE	540.600%
	Predictive %MPE, Calibrated Maximum (-8.02)	85.293%
	Predictive %MPE, Calibrated Adjusted (-3 dB)	270.900%

Table 8

Power Reduction Applied At Sector & Carrier Level

Technology	Band	Alpha Sector		Beta Sector		Gamma Sector	
		Status	Power Reduction (dB)	Status	Power Reduction (dB)	Status	Power Reduction (dB)
N600	600	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
L700	700	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20
L1900	1900	<input checked="" type="checkbox"/>	6	<input checked="" type="checkbox"/>	6	<input checked="" type="checkbox"/>	6
N1900	1900	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20
L2100	2100	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20
N2500	2500	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20
Predictive % MPE, After Recalibration + Power Reduction (Occupational)							19.8%

Table 9

Power Reduction Applied At Sector & Carrier Level

Technology	Band	Alpha Sector		Beta Sector		Gamma Sector	
		Status	Power Reduction (dB)	Status	Power Reduction (dB)	Status	Power Reduction (dB)
N600	600	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
L700	700	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20
L1900	1900	<input checked="" type="checkbox"/>	6	<input checked="" type="checkbox"/>	6	<input checked="" type="checkbox"/>	6
N1900	1900	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20
L2100	2100	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20
N2500	2500	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	20
Predictive % MPE, After Recalibration + Power Reduction (General Population)							99.0%

Table 10

In order to fully ensure and conclude the hypothesis drawn from the on-field EME study, T-Mobile is recommended to conduct another on-field EME study post construction and commissioning of the proposed antenna configuration and technologies in order to be certain that the new antennas meet the compliance requirements of FCC's General Population limits. If at all the results exceed the exposure limits, T-Mobile shall take the necessary on-site mitigation plan to ensures that the site remains fully compliant..

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Modeling indicates that there will be no accessible areas on the walking/working surfaces at the ground-level in front of the T-Mobile antennas that may exceed the FCC standards for general population and/or occupational exposure after implementation of mitigation measures. To reduce the risk of exposure and/or injury, GTA recommends that access to the **ground mount** or areas associated with the active antenna installation or mitigation measures are restricted and secured where possible.

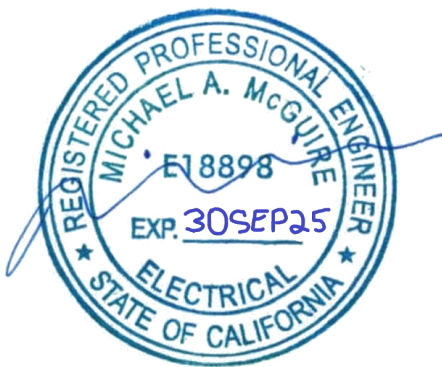
In order to alert any workers or general population potentially accessing the site, a blue Notice sign and/or yellow Caution sign and/or orange Warning sign based on the simulated exposure limits along with a yellow Guidelines sign are recommended for installation at the access to the rooftop/structure along with the barriers/stripping to exclude the RF radiations exceeding areas per the applicable limits.

10.0 Certification

This report has been prepared under the direction of the following Registered Professional Engineer:

I **Michael A. McGuire PE**, on the date indicated near my seal below hereby certify that:

I am registered as a Professional Engineer with License number listed below and that I am thoroughly familiar with the Regulations of the Federal Communication Commission (FCC), both in general and specifically as they apply to FCC guidelines for human exposure to Radiofrequency electromagnetic radiation and the EME predictive analysis for site identified as **BA01282A** located at **19 Eagle Ridge Lane Danville, CA 94506**, has performed on **June 24, 2025** in order to determine where there might be electromagnetic energy that is in excess of both the Controlled Environment and Uncontrolled Environment levels; and that I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge.



sealed 24jun2025



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2091

Agenda Date: 5/18/2026

Agenda #: 4a.

Project Title:	Variances & Design Review for New Single-Family Residence
County File(s):	CDVR22-01062
Applicants & Owners	Ryan Bosworth & Tommy Tran
Zoning General Plan:	R-6 Single-Family Residential District (R-6) Single-Family Residential-High Density (SH)
Site Address/Location:	58 Canyon Lake Drive, Port Costa (APN: 368-145-024)
California Environmental Quality Act (CEQA) Status:	Categorically Exempt: CEQA Guidelines, Sections 15303(a) and 15303(e), regarding new construction of small structures including one single-family residence in a residential zone and accessory structures
Project Planner:	Syd Sotoodeh, Senior Planner (925) 655-2877 or syd.sotoodeh@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

CONTINUED PUBLIC HEARING FROM APRIL 17, 2023

I. PROJECT SUMMARY

The applicant requests approval of variances to allow a 3-foot side yard (where 5 feet is required) and an 8-foot side yard aggregate (where 15 feet is required) to allow the construction of a new, 2-1/2 story, 3,187 square-foot single-family residence with a 427-square-foot garage, a variance to allow one of two off-street parking spaces to be 9 feet by 16 feet (where 9 feet by 19 feet is required), and a 0-foot side yard (where 3 feet is required) for the construction of a new deck. The project also includes a small lot design review to allow the construction of the proposed improvements on a substandard lot.

II. RECOMMENDATION

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

- A. FIND that the Project is exempt from the California Environmental Quality Act (CEQA) under Sections 15303(a) and 15303(e) (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

- B. APPROVE the Project (County File #CDVR22-01062).
- C. APPROVE the findings in support of the Project.
- D. APPROVE the Project conditions of approval.
- E. DIRECT staff to file a CEQA Notice of Exemption with the County Clerk.

III. BACKGROUND

On November 2, 2022, the applicant submitted an application requesting approval of a Variance Permit to allow a 1-foot, 10-inch side yard along the western property boundary (where 5 feet is required) and a 10-foot, 7-inch side yard aggregate (where 15 feet is required) for the construction of a new, two-story, 1,781 square-foot single-family residence and a new wooden deck, and a small lot design review for the proposed improvements including a wading pool on a lot that is substandard in area and average width.

On April 17, 2023, the Zoning Administrator opened the public hearing and received testimony from the applicant, Ryan Bosworth, and Ryan DeGooyer and Chris Palacio, both neighbors at 54 Canyon Lake Drive. Ms. DeGooyer and Mr. Palacio primarily raised concerns about the 100-plus-year-old drainage culvert that traverses the subject property as it relates to the location of the proposed residence. Both neighbors indicated their concern that the applicant had not accurately mapped the size or location of the culvert and that building the home as designed would potentially compromise the culvert and the safety of the neighborhood. Ms. DeGooyer mentioned discrepancies between the project drawings and an inspection report provided by the applicant on the actual size of the culvert. Mr. Palacio indicated his concerns that grading work using heavy equipment on the project site may have affected the condition and integrity of the culvert walls. Both neighbors requested that the applicant be required to dig up, inspect, and accurately locate the culvert in four corners near the culvert. In his response to the neighbor's comments, Ryan Bosworth (applicant) pointed out that the culvert had been mentioned as a concern during multiple hearings for the previous application (CDVR19-01051) and that, as required by a condition of approval of the previous application, the culvert had been mapped using a pothole method at a location that would be nearest to the new foundation of the new home.

After accepting testimony and discussing the matter with the interested parties, the Zoning Administrator requested that the matter be continued as an open hearing to an unspecified date to allow the applicant time to assess the precise measurements of the culvert and to work with County Public Works to confirm that the drainage easement is properly sized before redesigning the new home so that it complies with zoning regulations. The Zoning Administrator stated that the location of the proposed home should have a minimum 3-foot side yard and a minimum 8-foot aggregate side yard as would be allowed if the property qualified for "sliding scale" side yards (County Code section 82-14.004) and also one off-street parking space located outside of

the setbacks as required in the R-6 zoning district for the subject property.

In response to the Zoning Administrator's comments made at the April 17, 2023, hearing, the applicant submitted revised drawings on March 12, 2026, requesting revised variances for a 3-foot side yard on the western side of the property (where 5 feet is required) and an 8-foot side yard aggregate (where 15 feet is required) for the construction of a new single-family residence, a variance to allow a 0-foot side yard on the eastern side of the residence (where 3 feet is required for an accessory structure) for the construction of a new deck, and a variance to allow one of the two off-street parking spaces in the garage to be 9 feet by 16 feet (where 9 feet by 19 feet is required). The proposed 2-1/2-story residence would have 2,903 square feet of living area, 284 square feet of covered porch and balcony area, and a 427-square-foot attached garage. The height of the residence would extend to 34 feet, 3-1/8 inches. In addition to windows, three skylights are proposed to provide more interior light to the home. The design of the home substantially maintains a similar lot coverage to the residential additions previously approved under County File CDVR19-01051. The revised drawings also show the size of the culvert as 5 feet wide within an 11-foot easement. Staff of the County Public Works, Engineering Services Division, reviewed the revised plans submitted on March 12, 2026, and provided an updated staff report with revised, recommended conditions of approval (Attachment C). CDD staff revised the variance and small lot design review findings and updated the recommended conditions of approval (Attachment A) based on the revised plans.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR22-01062, RYAN BOSWORTH (APPLICANT) AND RYAN BOSWORTH & TOMMY TRAN (OWNERS)

FINDINGS

I. Variance Findings

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

Project Finding: The subject property fronts Canyon Lake Drive in Port Costa, an area established in the 1880s prior to the adoption of the County zoning ordinance. The project involves variances to allow a 3-foot side yard (where 5 feet is required) and an 8-foot aggregate side yard (where 10 feet is required) for the construction of a new, 2-1/2 story, 3,187-square-foot single-family residence with an attached two-car garage. The project also involves a variance to allow a 0-foot side yard (where 3 feet is required) for the construction of a new deck. Similar to nearby properties, the subject property does not meet the minimum R-6 Single-Family Residential zoning district standards of 6,000 square feet for lot size and 60 feet for minimum average lot width. In addition, many homes in the area were constructed before the County zoning ordinance was adopted resulting in existing side yards that do not meet today's requirements. Thus, it is expected that other property owners will be faced with similar side yard setback challenges as improvements to or replacement of older homes on substandard lots in the area occur. Therefore, the approval of the variance requests for substandard side yards and a substandard side yard aggregate to allow construction of a new single-family residence and deck is not a grant of special privilege and is not inconsistent with the limitations of other properties in the vicinity and the respective land use district.

Although only one off-street parking space is required for the subject property, the project includes a two-car garage. The project involves a variance to allow one of the two parking spaces within the garage to be 9 feet wide by 16 feet long (where 9 feet by 19 feet is required). Given that the project site is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps, the first floor living space has been designed at a higher elevation than the unconditioned garage. The shortened parking space will accommodate stairs to the first floor of living space, a water heater, and other mechanical equipment for the home. As the Special Flood Hazard Area spans the length of Canyon Lake Drive, approval of the variance request to allow one off-street parking space that is a substandard length is not a grant of special privilege and is not inconsistent with the limitations of other properties in the same Special Flood Hazard Area as designated by FEMA.

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

Project Finding: The special circumstance of the substandard side yards of the property was created when the lot was created. The property's buildable area is constrained by the substandard size of the lot and the substandard, 33-foot average width. Thus, if enforced, the R-6 zoning district standards for a 5-foot side yard and a 10-foot side yard aggregate would leave the lot with a developable width of only 18 feet. The developable area of the property is further reduced by the existence of a 100-plus year-old drainage culvert for Bull Valley Creek spanning the property. As such, many feasible options for rebuilding the residence would likely require a variance. Also, other properties in the vicinity have been granted similar side yard variances for improvements to their residences including expansion of their living space. Likewise, due to the special circumstance of being located within a FEMA-designated special flood zone, the lower-level living space has been designed at a higher elevation than the unconditioned, attached garage with a stair case from the garage to the living space. Thus, due to the special circumstances of the subject property's size, the existence of a drainage culvert for the area, and location within a special flood zone, granting the variance requests to allow a 3-foot side yard and an 8-foot side yard aggregate for a new residence, to allow a 0-foot side yard for a new accessory structure (deck), and to allow a 16-foot-long off-street parking space, is necessary to ensure that the current rights available to the subject property are preserved, similar to how properties in the vicinity and within the R-6 zoning district continue to enjoy similar privileges.

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

Project Finding: The intent and purpose of the R-6 Single-Family Residential District is to promote the orderly development and maintenance of residential uses and the accessory structures normally auxiliary to a single-family dwelling. This includes allowing residential dwelling improvements compatible with the surrounding neighborhood. The variance will allow the property owners to construct a new residence with a two-car garage and deck that will be compatible with other single-family residences in the vicinity. The use of the subject property will remain residential, with one single-family residence.

II. Small Lot Design Review Findings

Prior to the issuance of a building permit on a substandard lot, the Zoning Administrator must review the proposed structure's compatibility and impact on the surrounding neighborhood in terms of the following:

1. **Location:** The previous residence on the lot was located towards the center of the property, with 25- and 35-foot front setbacks, a 1-foot, 10-inch side yard on the west, and an 8-foot, 9-inch side yard on the east. As designed, with 15- and 34-foot front setbacks and 3-foot and 5-foot side yard setbacks, the residence will maintain a fairly central position on the property with respect to the two frontages while reducing the encroachment of the building into the required side yard area. The deck and wading pool are located on the northern side of the home between the retaining wall and the base of the sloped area of the lot, which are the ideal locations for these improvements to provide a private, outdoor area for the property owners to enjoy. In general, the location of the new residence and improvements are consistent with the development pattern found in the surrounding Port Costa neighborhood.
2. **Size:** The 2-1/2-story single-family residence will have 2,903 square feet of living area, 284 square feet of covered porch and balcony area, and a 427-square-foot attached garage. The total building footprint of the residence is approximately 1,264 square feet, which equates to approximately 38% coverage of the 3,300-square-foot lot. Based on available information, nearby residences generally range in size from approximately 662 square feet to 6,014 square feet. The new deck is approximately 400 square feet with an 87-square-foot wading pool which is compatible with similar yard improvements for the enjoyment of a residential property. Therefore, the residence and project will be compatible with other homes and residential properties in the vicinity regarding size.
3. **Height:** The height of the 2-1/2 story residence will be up to 34 feet, 3-1/8 inches, which is below the maximum 35-foot height allowed in the R-6 zoning district. The height of the home is consistent with other two- to three-story residences in the vicinity. The new deck will be approximately 2 feet in height and is consistent with similar yard improvements for the enjoyment of a residential property.
4. **Design:** The neighborhood mainly consists of homes designed in bungalow, craftsman, stick, Queen Anne, Folk Victorian, and cottage architectural styles. The contemporary Folk Victorian style of the new residence features simple intersecting gables, lap siding, balcony spindles and rail, and the vertical proportions of late-19th-century homes. As such, the design is compatible with the architectural styles within the Port Costa Historic District.

IV. CEQA Findings

The project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, specifically paragraph (a) which exempts the construction of one single-family residence in a residential zone and paragraph (e) which exempts the new construction of small accessory structures including but not limited to decks and pools.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR22-01062

Project Approval

1. **Variance approval** is granted for:
 - A 3-foot side yard (where 5 feet is required) along the western property boundary and an 8-foot side yard aggregate (where 15 feet is required) for a new single-family residence;
 - A 0-foot side yard (where 3 feet is required) along the eastern property boundary for a new deck; and
 - One 9 feet wide by 16 feet long off-street parking space (where a 19-foot length is required) in a two-car garage.
2. **Small Lot Design Review approval** is granted to allow the construction of a new, 2,903-square-foot single-family residence with 284 square feet of covered porch and balcony area, and a 427-square-foot attached garage, an approximately 400 square-foot deck, and 87-square-foot wading pool, as shown on the approved plans.
3. The approvals described above are granted based on and as shown on the following documents:
 - Application and materials received by the Department of Conservation and Development, Community Development Division (CDD) on November 2, 2022.
 - Revised project plans received on March 12, 2026.

Any deviation from the approved plans shall require review and approval by the CDD and may require the filing of an application for a new Variance or Small Lot Design Review Permit.

General Provisions

4. Grading and building permits from the County shall be obtained, as necessary, for any development approved as part of this permit.

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

Application Costs

6. This variance permit application was subject to an initial deposit of \$4,250.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fees due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Historical Resources (Port Costa Historic District)

7. **Prior to CDD stamp-approval of plans for the issuance of building permits**, the applicant shall submit a color palette for the exterior of the residence to staff of the CDD for review and approval.
8. **Prior to final building inspection**, applicant shall submit as-built color photographs to staff of the CDD for review and verification that the approved elevations (including design and shown exterior building materials) were correctly executed on site.

Construction Restrictions

9. The owners and their contractors shall comply with the following restrictions and requirements:
 - A. All construction activities, including delivery of construction materials, 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 and Federal)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (State and Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For details on the dates the State and Federal holidays occur, please visit the following websites:

Federal: <http://www.federalreserve.gov/aboutthefed/k8.htm>

State: <http://www.sos.ca.gov/state-holidays/>

- B. Transporting of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays.
- C. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows and to minimize project-related disruptions to adjacent properties.
- D. Construction equipment and materials shall be stored onsite.
- E. The construction site shall be maintained in an orderly fashion. Litter and debris shall be contained in appropriate receptacles and shall be disposed of, as necessary.
- F. Any debris found outside the site shall immediately be collected and deposited in appropriate receptacles.
- G. All stationary noise-generating equipment such as air compressors and concrete pumps shall be located as far away from adjacent residences as possible.

Cultural Resources

The following conditions shall be included on all sets of construction drawings:

10. Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 50 feet, or a larger distance as determined necessary by a qualified archaeologist, of the materials shall be stopped until a qualified archeologist 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, has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).
11. If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 10 feet of the find, the CDD shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, or charcoal. Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.
12. Appropriate mitigation of any discovered cultural resources may include monitoring of further construction and/or systematic excavation of the resources. Any artifacts or samples collected as part of the initial discovery, monitoring, or mitigation phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.
13. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Drainage Culvert

14. **Prior to CDD stamp-approval of plans for issuance of a building permit**, the applicant shall submit for review by the CDD, and the County Public Works Department, Engineering Division, the results of a field survey based on "potholing" or other approved underground location assessment which verifies the culvert's physical location on the subject property.
15. **Prior to CDD stamp-approval of plans for issuance of a building permit**, the applicant shall submit a licensed structural engineer's report which verifies that the construction and location of the foundation of the residence will not compromise the structural integrity of the existing drainage culvert, or the culvert wall, based on the location identified in the County approved field survey.

PUBLIC WORKS

CONDITIONS OF APPROVAL FOR PERMIT CDVR22-01062

Applicant shall comply with the requirements of Title 8, Title 9, and Title 10 of the Ordinance Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on March 12, 2026.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE STATED.

Miscellaneous Drainage Requirements

16. A private storm drain easement in favor of the immediate upstream property owner, 11 feet in width shall be dedicated over the 5-foot-wide Bull Valley Creek cobbled culvert traversing the site. This dedication shall be recorded **prior to final inspection**.

Floodplain Management

17. The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.

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 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.

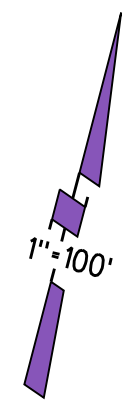
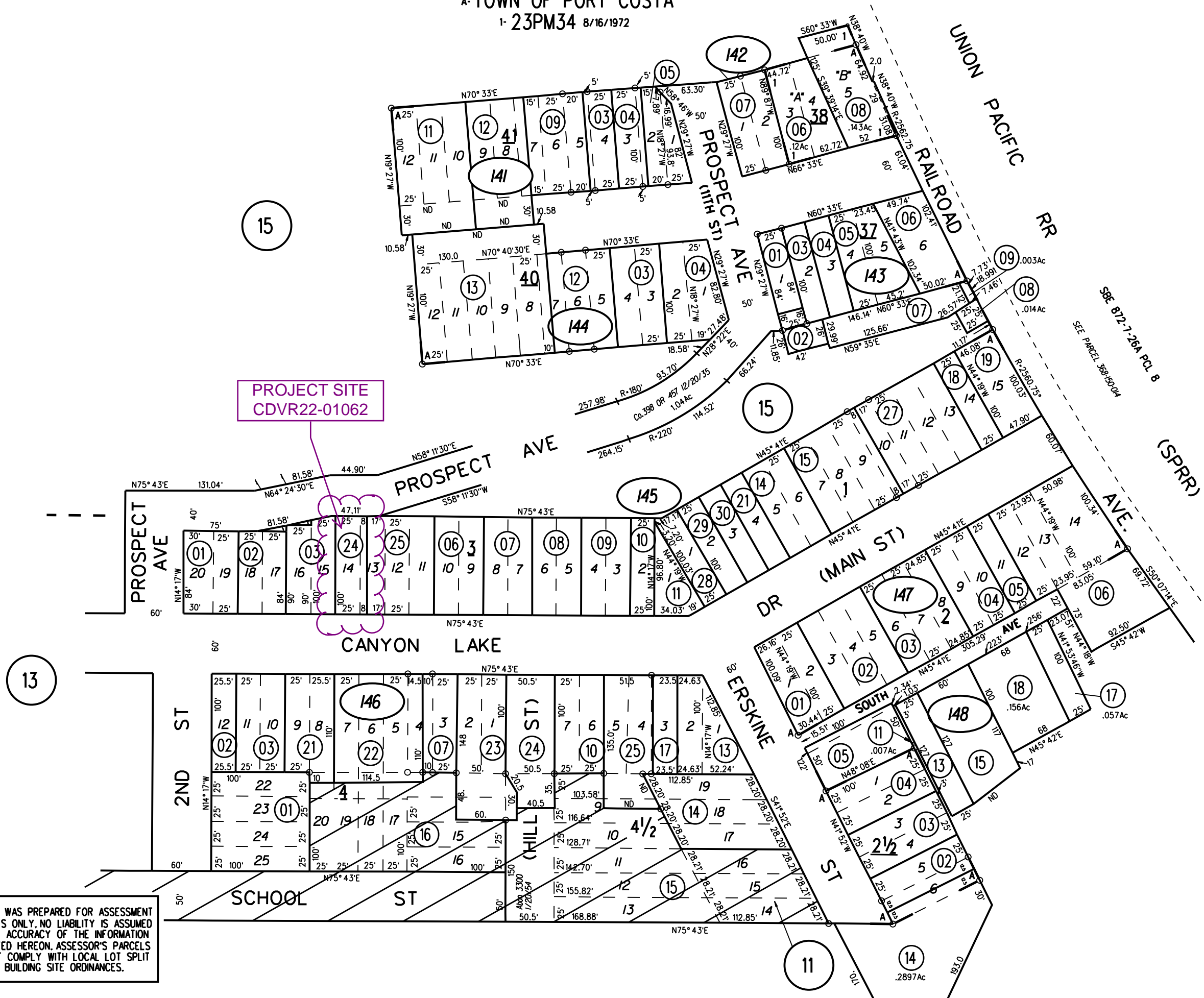
The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered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

- B. Additional requirements may be imposed by the following agencies and departments:
- Contra Costa County Building Inspection Division
 - Contra Costa Environmental Health Division
 - Crockett-Carquinez Fire Protection District
 - Crockett Sanitary District
 - Contra Costa Water District

The Applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

- C. Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- D. The Applicant is advised that a subsequent design review or variance approval may be required if the results of the County approved field survey pursuant to COA #13 and/or the structural engineer's report pursuant to COA #14 indicate that the location or design of the residence will need to be altered.

RANCHO CANADA DEL HAMBRE
A- TOWN OF PORT COSTA
1- 23PM34 8/16/1972

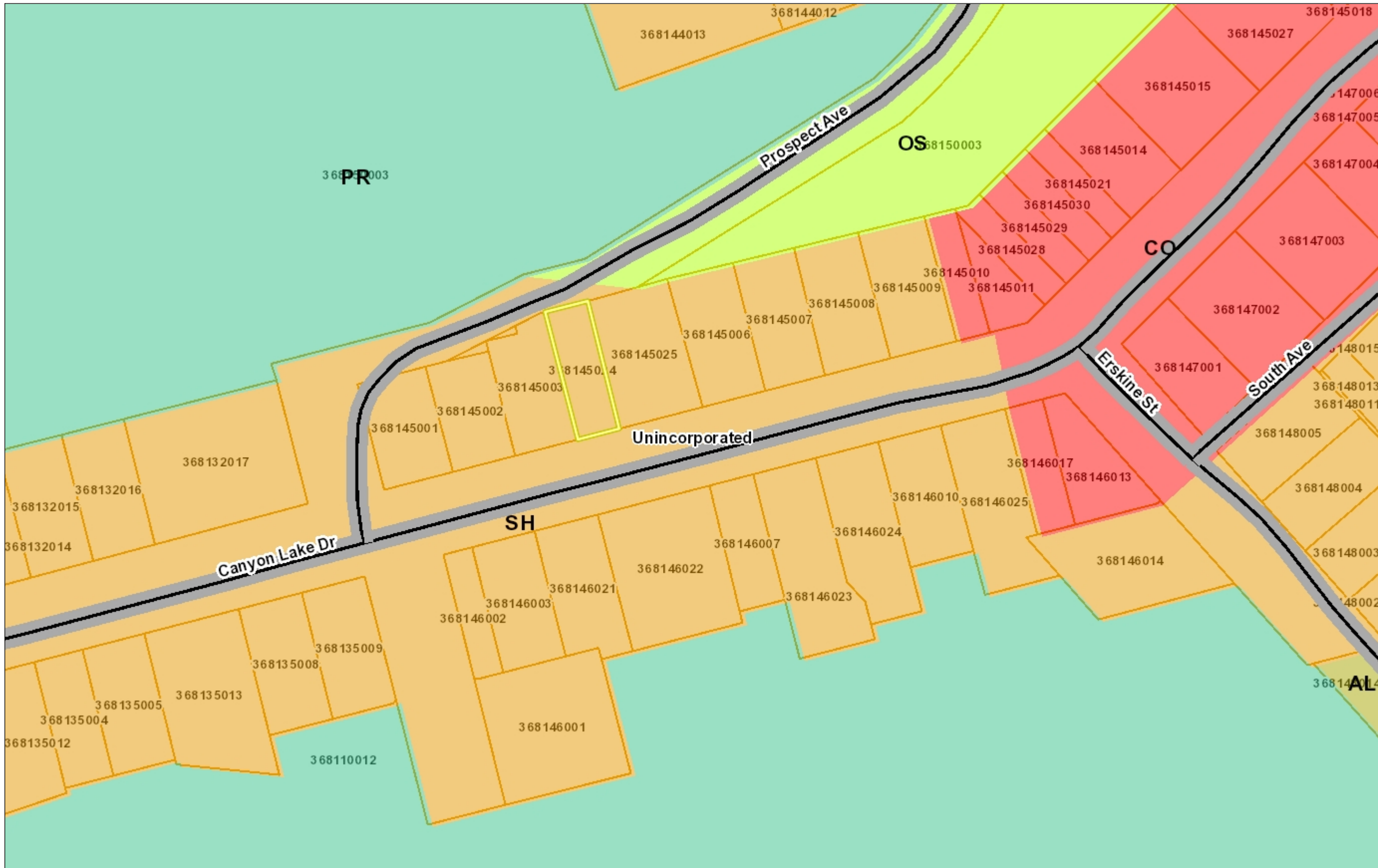


PROJECT SITE
CDVR22-01062

141	11,12	1/24/18
142		
143		
144	13	1/24/18
145	30	12/11/03
146		
147		
148		

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: SH, Single-Family Residential - High Density



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- General Plan**
- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lc
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Star
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off
- CR (Commercial Recreation)
- ACO (Airport Commercial)

1: 1,128



0.0 0 0.02 0.0 Miles

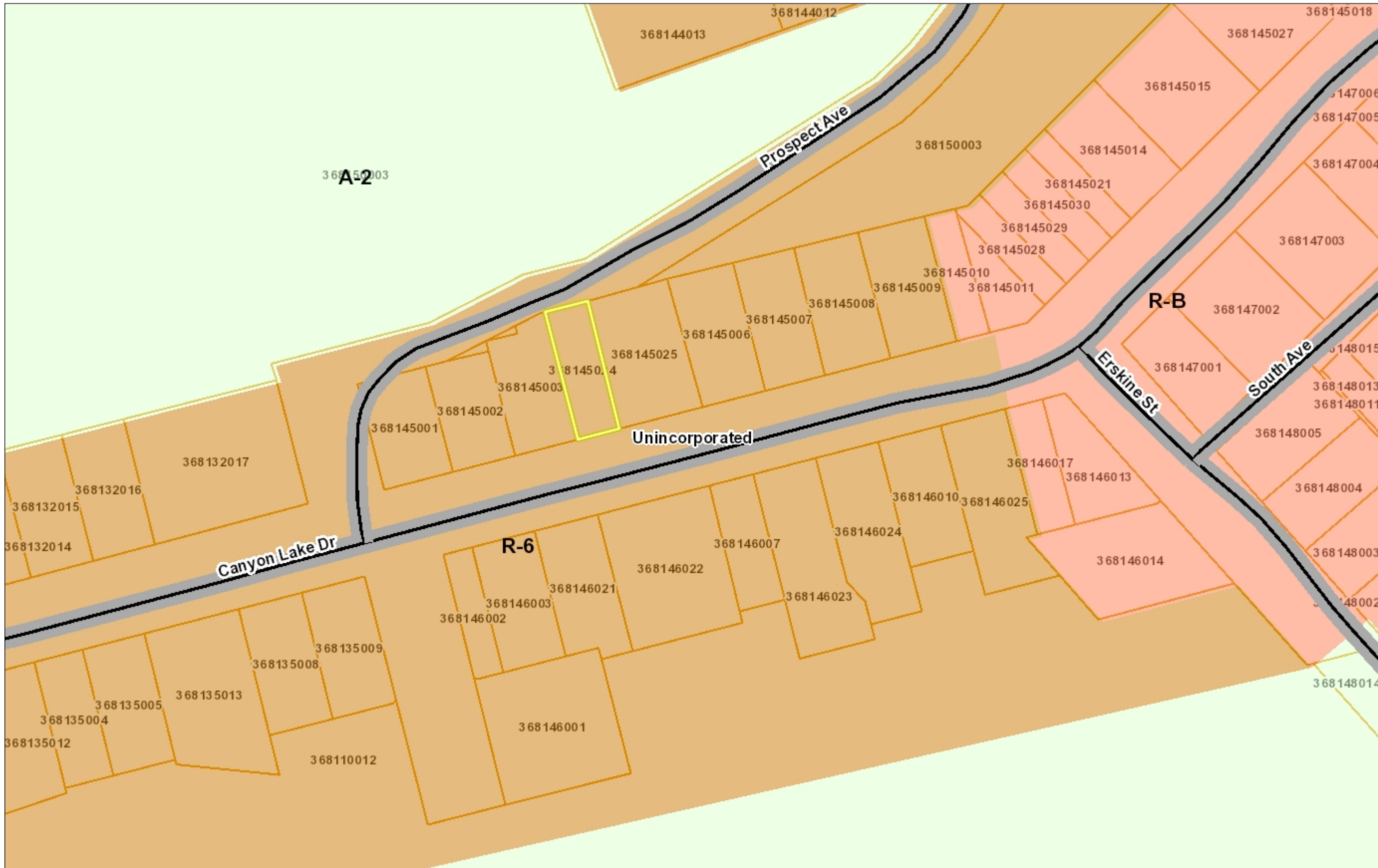
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Zoning**
- R-6 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and A
- R-6 -SD-1 (Slope Density Hillside I
- R-6 -TOV -K (Tree Obstruction anc
- R-6, -UE (Urban Farm Animal Excl
- R-6 -X (Railroad Corridor Combinir
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combinir
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exc
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exc
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and A
- R-40, -UE (Urban Farm Animal Exc
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combining Dist
- D-1, -UE (Urban Farm Animal Excl
- M-12 (Multiple Family Residential)
- M-12 -FH (Flood Hazard Combining
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-R (Forestry Recreational)
- F-R -FH (Flood Hazard Combining I
- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combining I
- A-2 (General Agriculture)
- A-2, -BS (Boat Storage Combining I
- A-2, -BS -SG (Boat Storage and So

1:1,128



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

Contra Costa County -DOIT GIS



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels

Aerials 2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes
Contra Costa County -DOIT GIS



Memo

April 27, 2026

TO: Syd Sotoodeh, Planner, Department of Conservation and Development
FROM: Alex Vazquez, Senior Civil Engineer, Engineering Services Division 
SUBJECT: **VARIANCE VR22-1062**
REVISED STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Ryan Bosworth/58 Canyon Lake Dr/Port Costa/APN 368-145-024)
FILE: **VR22-1062**

We have reviewed the revised application for **variance permit VR22-1062** received by your office on **April 24, 2026**, as an update to the original application from **November 3, 2022**. The attached recommended conditions of approval, based on the site plan, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background

The applicant requests a variance to allow for the construction of a new, two story, single-family residence with variances to allow a 1'-10" side yard (where 5 feet is required) and a 10'-6" aggregate side yard (where 15 feet is required), and variances to allow a 17'-6" front setback (where 20 feet is required) and 0' side yard setback (where 5 feet is required) for a retaining wall, and to allow a 0' side yard, and parking in tandem, for the two required off-street parking spaces.

The property is located at 58 Canyon Lake Drive in Port Costa. Based on existing records, a 4-foot-wide box culvert runs beneath the property. The revised submittal confirms that the culvert width is 5 feet from outside edge to outside edge. Prospect Avenue is to the north of the property, at a high elevation relative to the parcel's concrete slab. The property faces the County maintained road, Canyon Lake Drive, and slopes south towards that road. To the east and west of the property are other residential parcels.

A Variance Permit by the same applicant (VP19-1051) was previously approved on this site.

Traffic and Circulation

The site is north of and gains access from Canyon Lake Drive, a County maintained road. The frontage features a sidewalk separated from the roadway by a drainage ditch. There is no curb present in the vicinity of the project and the driveway is not presently connected to Canyon Lake Drive by a concrete slab, requiring vehicles accessing the driveway to drive through the roadside drainage ditch. There are no proposed frontage improvements shown on project plans.

Canyon Lake Drive is approximately 30 feet wide within an existing 60-foot road right-of-way. The County General Plan shows Canyon Lakes Drive to be a collector, and as such no additional easement width or pavement widening is necessary. There appears to be adequate onsite parking with two proposed parking spaces beside the residence. The proposed project has no direct impact to County roads. Any future changes to the driveway within the public right-of-way will require a separate encroachment permit.

Drainage

The site generally drains southeasterly to an earthen ditch adjacent to Canyon Lake Drive. The proposed improvements will not add or alter the drainage from what previously existing on. Building Inspection will oversee compliance with Building Code requirements relative to the residential improvements.

Updated design drawings provided by the applicant indicate that the box culvert for Bull Valley Creek located beneath the north side of the property is 5 feet wide (measured outside edge to outside edge), rather than the 4-foot width previously identified. The applicant has proposed a 11-foot-wide drainage easement over this culvert. A drainage easement in favor of the adjacent upstream property owner will need to be dedicated prior to final occupancy of the building

The proposed building and wading pool comply with the easement setback requirement. The project engineer has submitted a memo stating that construction proposed as part of this project is not anticipated to affect the integrity of the culvert.

Stormwater Management and Discharge Control

In compliance with the County's Stormwater Management and Discharge Control Ordinance, it has been determined that the applicant is not required to submit a Stormwater Control Plan (SWCP) for this project. New or redeveloped impervious surface area totals are less than 10,000 square feet, which is the threshold requirement for submitting a SWCP for a single-family home project.

Floodplain Management

The property lies within a Special Flood Hazard Area (100-year flood plain) Zone A as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The applicant should be aware that a floodplain permit from Public Works will be required.

Lighting District Annexation

The subject parcel is already annexed into the L-100 lighting district and will require no further annexation.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit, as adopted by the Board of Supervisors. The fees shall be paid prior to issuance of building permits.

Drainage Area Fee

The property is located within unformed Drainage Area 122A. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Alex Vazquez at (925) 313-2117 or alex.vazquez@pw.cccounty.us.

AV:ss

G:\engsvc\Land Dev\VR\VR 22-1062\VR22-1062 Staff Report & COAs REVISED 2026-04-27.docx

cc: J. LaRocque, Engineering Services Division
J. Ma, Engineering Services Division
A. DiSilvestre, Engineering Services Division
K. O'Connor, Engineering Services Division
Ryan Bosworth, *owner, and applicant*
PO Box 100
Port Costa, CA 94569
Ethan Anderson, *architect*
2350 Saratoga St Unit 155
Alameda CA, 94501

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT VR22-1062**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on March 12, 2026.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE STATED.

Miscellaneous Drainage Requirements:

- A private storm drain easement in favor of the immediate upstream property owner, 11 feet in width shall be dedicated over the 5-foot-wide Bull Valley Creek cobbled culvert traversing the site. This dedication shall be recorded prior to final occupancy.

Floodplain Management

- The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

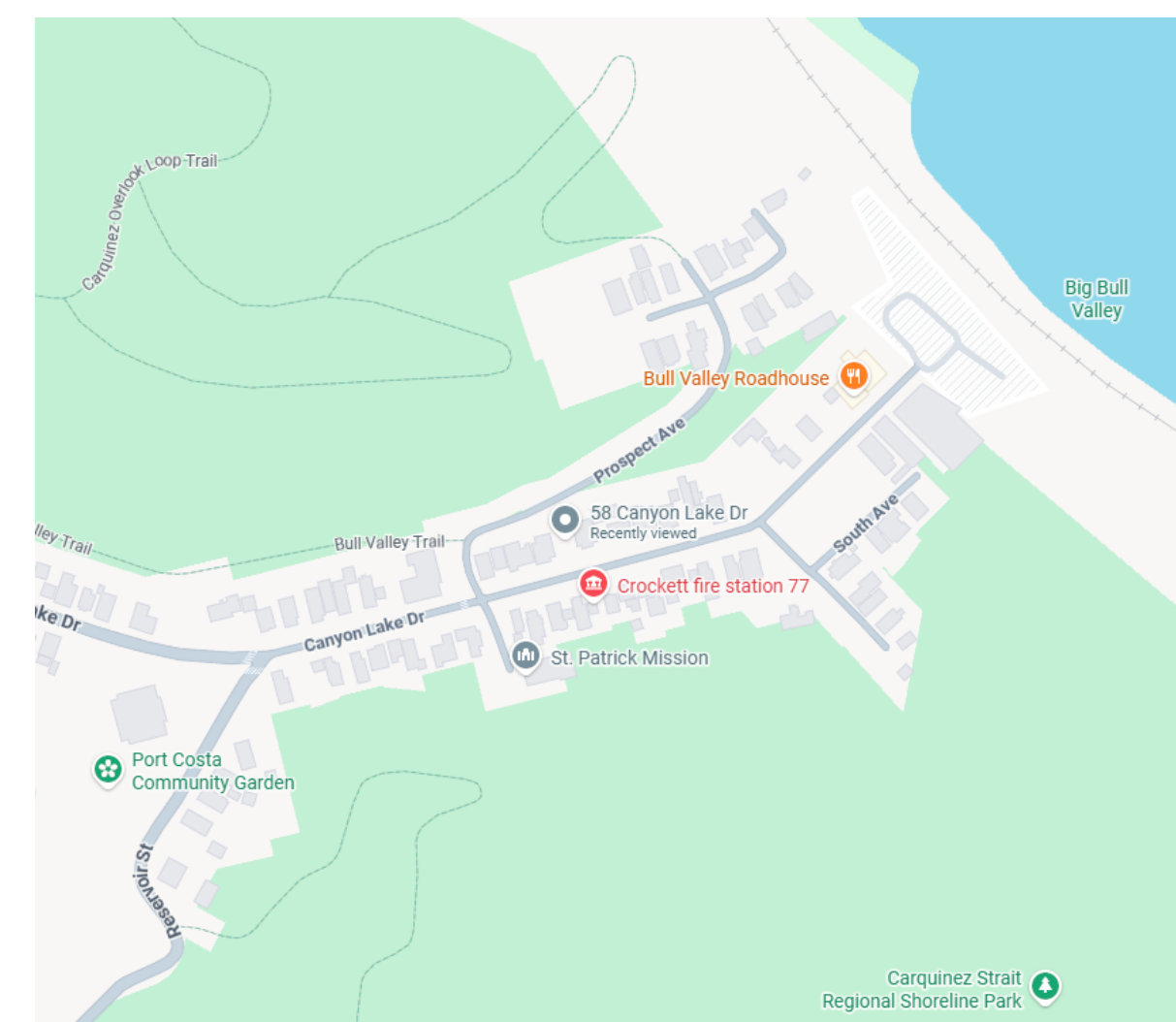
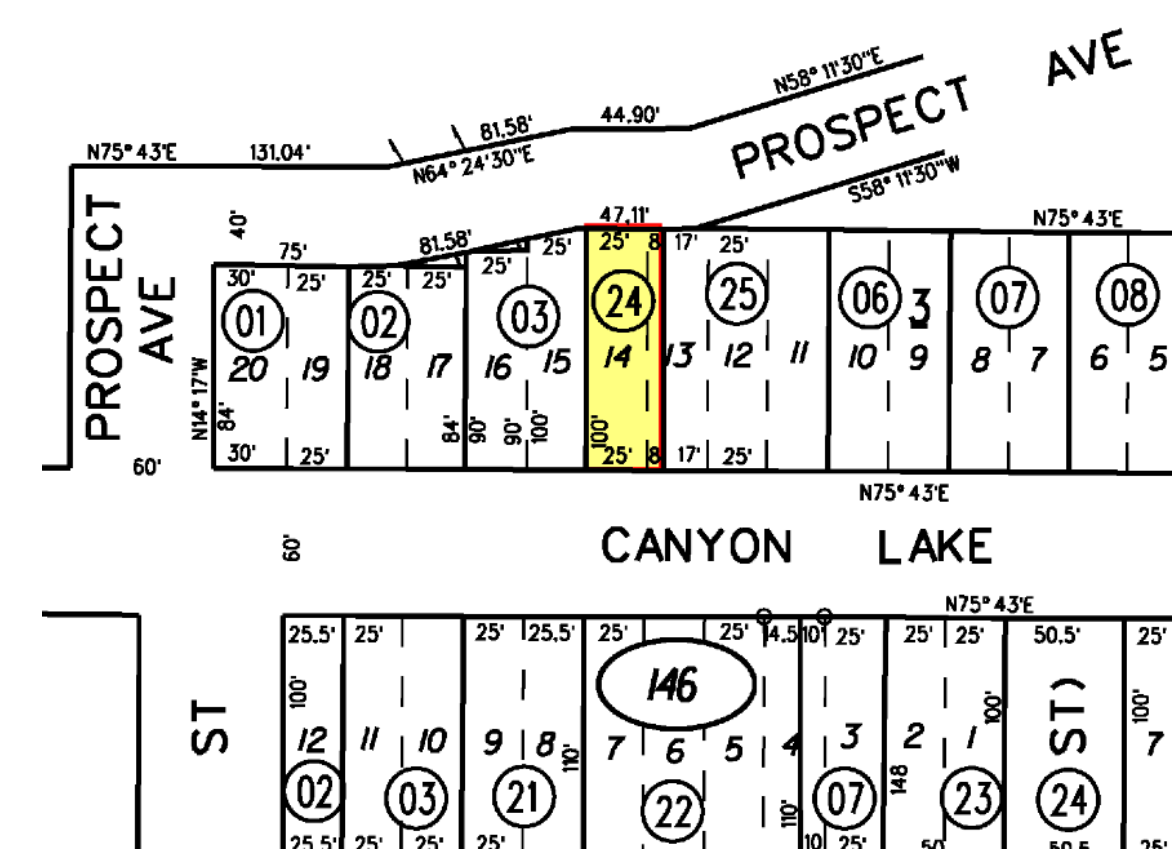
VARIANCE APPLICATION

58 CANYON LAKE

58 Canyon Lake Dr. Port Costa, CA 94569

studio c

MAP



PROJECT DESCRIPTION

PROJECT TYPE:
SINGLE-FAMILY RESIDENTIAL

SCOPE OF WORK:
SFR SCRAPER AND REBUILD

PROJECT DATA

APN: 368-145-024
ZONING DISTRICT: R-6
OCCUPANCY: R-3
CONST TYPE: VB
YEAR BUILT:
NUM. OF DWELLING UNIT: 1
NUM. OF STORY: 2.5
UNIT BREAKDOWN: 5 BEDROOMS, 1 OFFICE, 3.5 BATHS
FIRE SPRINKLER: YES
DEFERRED PERMIT: FIRE SPRINKLER (NFPA 13D)
 PUBLIC WORK DEPT. (N) DRIVEWAY
 WATER DISTRICT (N) WATER METER, BACKFLOW VALVE

CLIMATE ZONE: 12
FIRE HAZARD: VERY HIGH FIRE HAZARD SERVERTY ZONE (VHFHS)
FLOOD ZONE: YES, ZONE A, 1% ANNUAL CHANCE FLOOD ELEV. 34.2

FLOOR AREAS, GROSS

LOT AREA:	3,300 SF
EXISTING:	TOTAL FLOOR: 639 SF
	LOT COVERAGE: 802 SF, 24.3%
	FAR: 0.194
	LANDSCAPED AREA: 502 SF
PROPOSED:	TOTAL FLOOR: 3,614 SF
	LOT COVERAGE: GARAGE: 428 SF
	LOT COVERAGE: 1,264 SF, 38.3%
	DECK AREA: 481 SF
	POOL: 87 SF
	FAR: 1.095
	LANDSCAPED AREA: 502 SF

LOT AREA: 3,300 SF (EXISTING, NO CHANGE)
 WIDTH: 33'
 DEPTH: 100'

ZONING:
FRONT YARD: PRINCIPAL FRONTAGE: 20'
 OTHER FRONTAGE: 15'

SIDE YARD: STANDARD R-6 [CCCC 84-4.1002]
 MIN. 5', AGGREGATE 15'

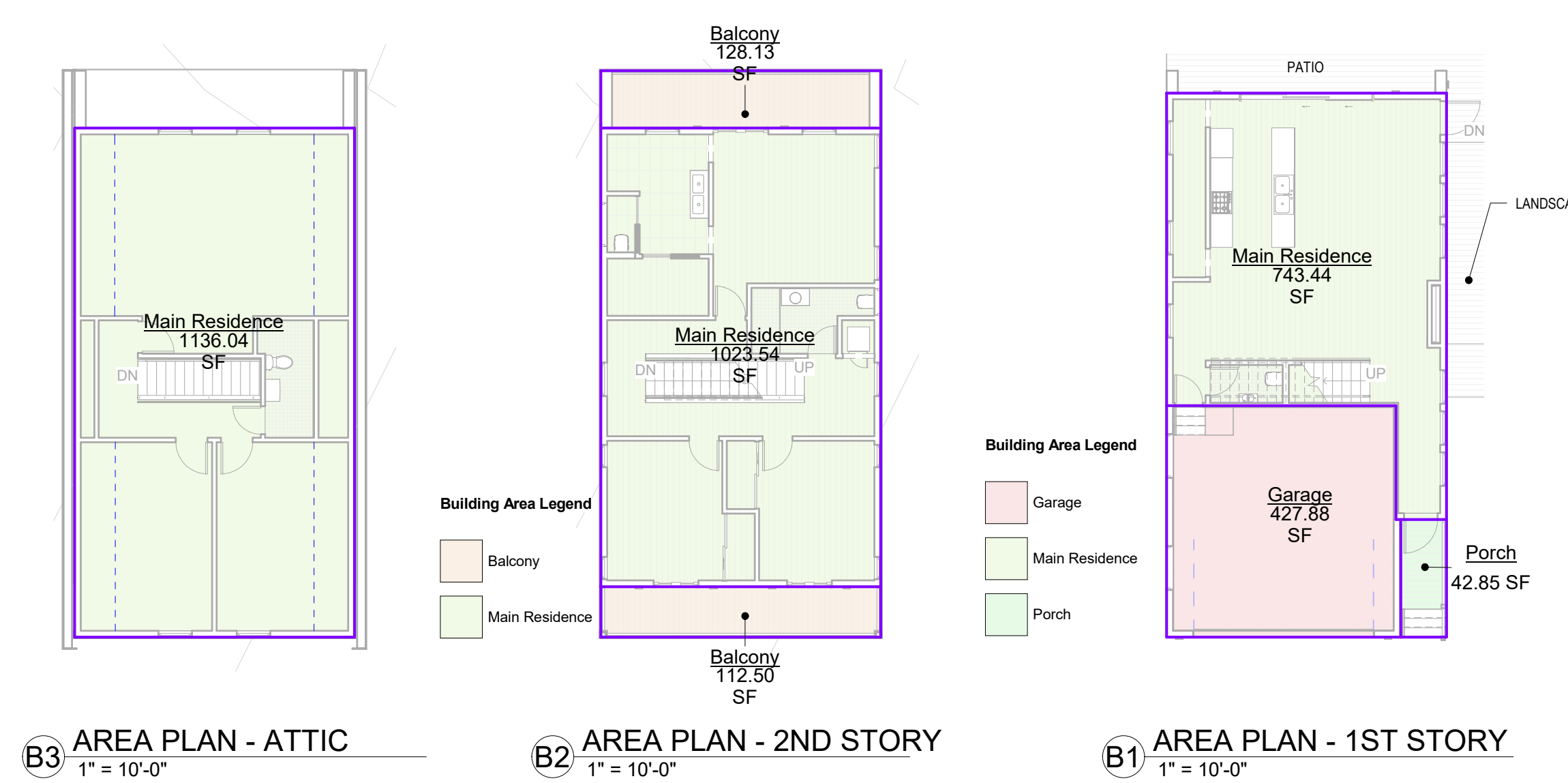
REAR YARD: 15'
PROPOSED: SLIDING SCALE [CCCC 82-14.004]:
 MIN. 3', AGGREGATE 8'

BLDG HT: MAX. ALLOWED 35', 2.5 STORIES
 PROPOSED 34' - 3", 2.5 STORIES

CAR PARKING: REQUIRED: 2 OFF-STREET, 9x19'
 PROPOSED: 2, ONE STANDARD SIZE, ONE 9' x 16'

AREA PLAN

AREA - PROPOSED		
NAME	LEVEL	AREA
Garage	1ST STORY	427.88 SF
Main Residence	1ST STORY	743.44 SF
Porch	1ST STORY	42.85 SF
Balcony	2ND STORY	240.63 SF
Main Residence	2ND STORY	1023.54 SF
Main Residence	ATTIC	1264.17 SF
Main Residence		1136.04 SF
Main Residence		1136.04 SF
Grand total		3614.38 SF



PROJECT TEAM

OWNER
 RYAN BOSWORTH
 58 CANYON LAKE DRIVE
 PORT COSTA, CA
 916.475.5475

ARCHITECT
 STUDIO C
 CHUNPANG CHEN
 650.996.1577
 INFO@STUDIOCCCHEN.COM

T-24 ENGINEER
 TBD

GENERAL CONTRACTOR
 TBD

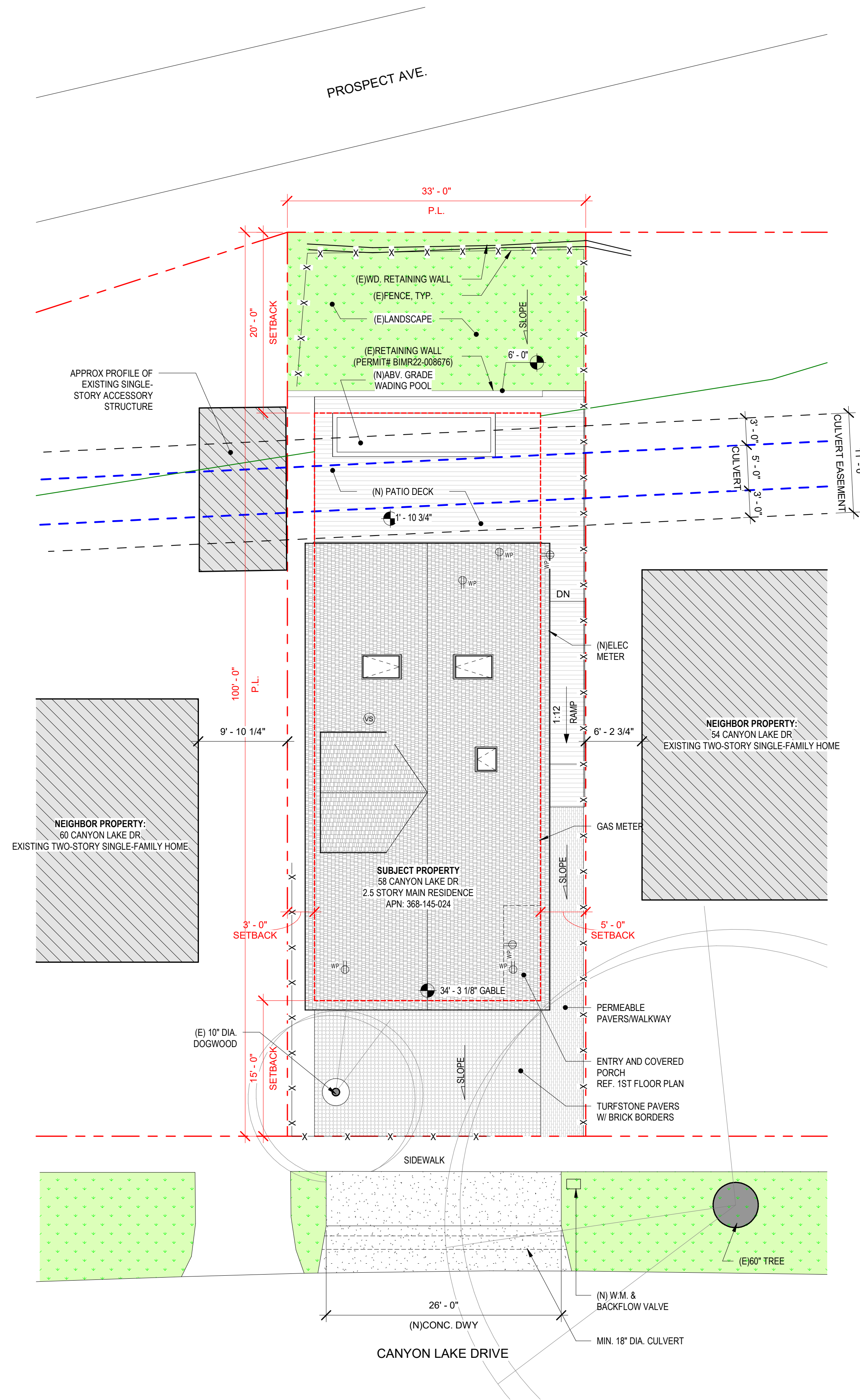
APPLICABLE CODES

ALL CONSTRUCTIONS REGARDLESS OF DTLS. ON PLANS SHALL COMPLY WITH THE FOLLOWING CODES:

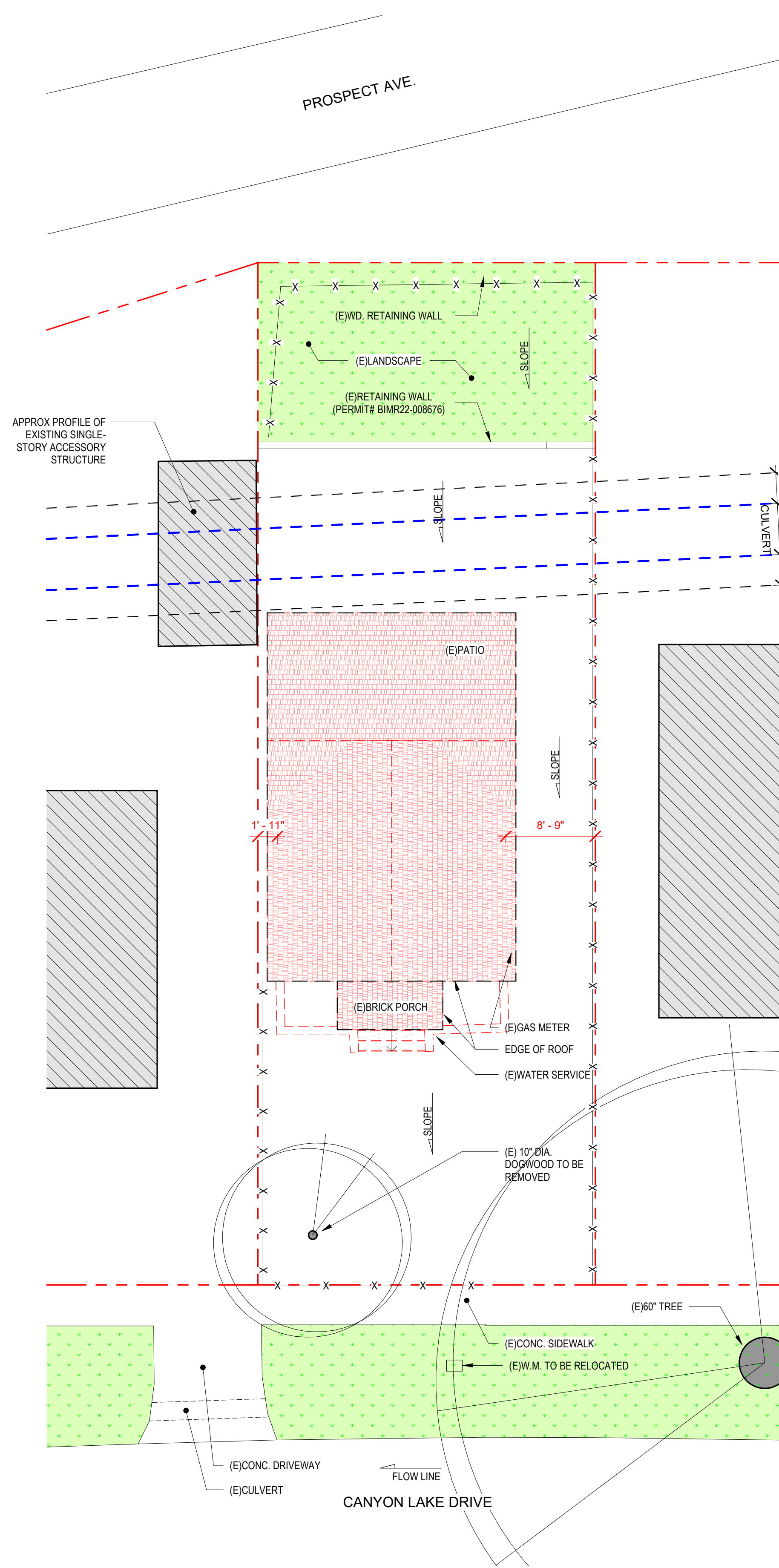
- 2025 CALIFORNIA BUILDING CODE (CBC)
- 2025 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE (WUIC)
- 2025 CALIFORNIA ELECTRICAL CODE (CEC)
- 2025 CALIFORNIA MECHANICAL CODE (CMC)
- 2025 CALIFORNIA PLUMBING CODE (CPC)
- 2025 CALIFORNIA ENERGY CODE (CEC)
- 2025 CALIFORNIA GREEN BUILDING CODE (CGC)
- 2025 CALIFORNIA FIRE CODE (CFC)

CONTRA COSTA COUNTY ORDINANCE CODE (CCCC)

SITE PLAN LEGEND	
← 4" / 1'-0"	INDICATES DIRECTION OF SLOPE
---	PROPERTY LINE
---	SETBACK
---	EASEMENT
---	CULVERT
---	CONTOUR
X	FENCE
[Green Dotted Area]	PLANT/LANDSCAPE AREA



A2 SITE PLAN - PROPOSED
1/8" = 1'-0"



A1 SITE PLAN - EXISTING
1/8" = 1'-0"

58 CANYON LAKE

58 Canyon Lake Dr. Port Costa, CA 94569

ISSUED FOR: DATE:



SITE PLAN

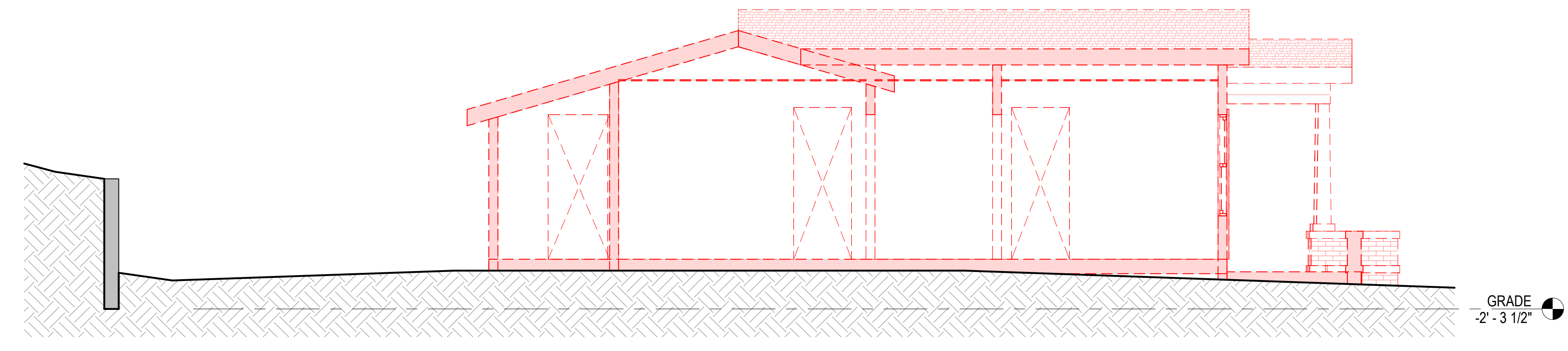
A-100A

LEGEND	
	(E) PARTITIONS, FLOORS, CLG, CASEWORKS, FIXTURES, WINDOWS, DOORS, TO BE REMOVED U.O.A. PARTITIONS CONTAINING WINDOWS AND DOORS DESIGNATED AS BEING DEMOLISHED ARE ALSO TO BE REMOVED.
	(E) WALLS TO REMAIN.

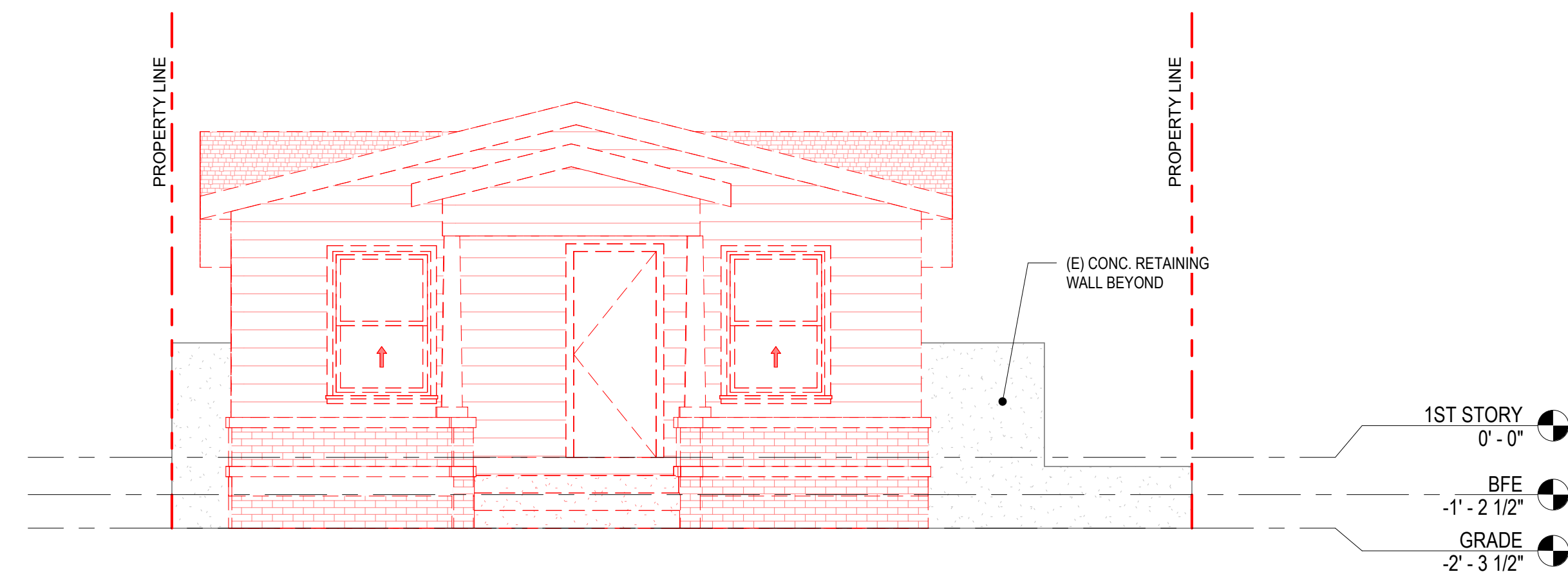
DEMO ELEVATION KEYNOTES	
ID	DESCRIPTION

SHEET NOTES

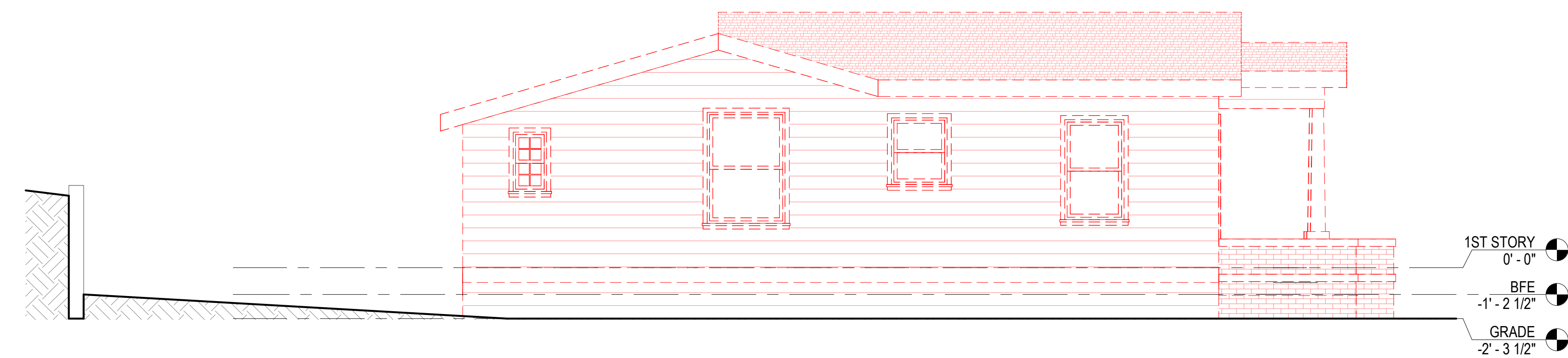
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION OF MATERIALS, COMPONENTS, FIXTURES, AND EQUIPMENT NECESSARY TO PERFORM WORK, IN ADDITION TO THAT SPECIFICALLY CALLED OUT ON THE PLANS.
- ALL TEMPORARY SHORING OF STRUCTURAL MEMBERS WILL ENTIRELY BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PREVENT MOVEMENT OF ADJACENT CONSTRUCTION, PROVIDE AND PLACE BRACING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF ADJACENT CONSTRUCTION. CEASE OPERATIONS AND NOTIFY THE ARCHITECT IF SAFETY OF STRUCTURE APPEARS TO BE IN DANGER.
- DETERMINE THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF DEMOLITION.
- INFORM ARCHITECT OF ANY EXISTING SERVICES TO ADJACENT TENANTS THAT MAY BE IN CONFLICT WITH REQUIRED DEMOLITION OR CONSTRUCTION OF THIS PROJECT. DO NOT DISRUPT SERVICES TO ADJACENT BUILDING AREAS NOT IN PROJECT.
- DISCONNECT OR REMOVE UTILITY SERVICES AS REQUIRED FOR COMPLETION OF PROJECT.
- DISCONNECT, STUB OFF, AND CAP UTILITY SERVICE LINES NOT REQUIRED FOR NEW CONSTRUCTION.
- DO NOT REMOVE UTILITIES DISCOVERED DURING DEMOLITION, BUT NOT INDICATED, WITHOUT FIRST DETERMINING PURPOSE FOR UTILITY.
- NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY GRADE BEAMS, BEARING WALLS, OR OTHER ELEMENTS NOT SPECIFICALLY CALLED OUT ON PLANS, WHICH MAY BE NOTED "TO BE REMOVED."
- REMOVE ALL INTERIOR WALLS, AND CEILING FINISHES, UNLESS OTHERWISE NOTED.
- REMOVE ALL DEBRIS.
- REMOVE ANY MISCELLANEOUS CONDUIT, PIPE, FIXTURES, ETC.
- PATCH & REPAIR AS NECESSARY ALL (E) CONDITION TO REMAIN.
- STRUCTURAL NOTE: STRUCTURAL DEMOLITION PER STRUCTURAL ENGINEER RECOMMENDATION.
- PLUMBING NOTE: REMOVE EXISTING PLUMBING IN THE PATH OF WORK. RE-ROUTE AS REQUIRED TO CONNECT TO NEW PLUMBING.
- ELECTRICAL NOTE: REMOVE ELECTRICAL SERVICES IN THE PATH OF WORK. RE-ROUTE AS REQUIRED TO CONNECT TO NEW ELECTRICAL SERVICES.



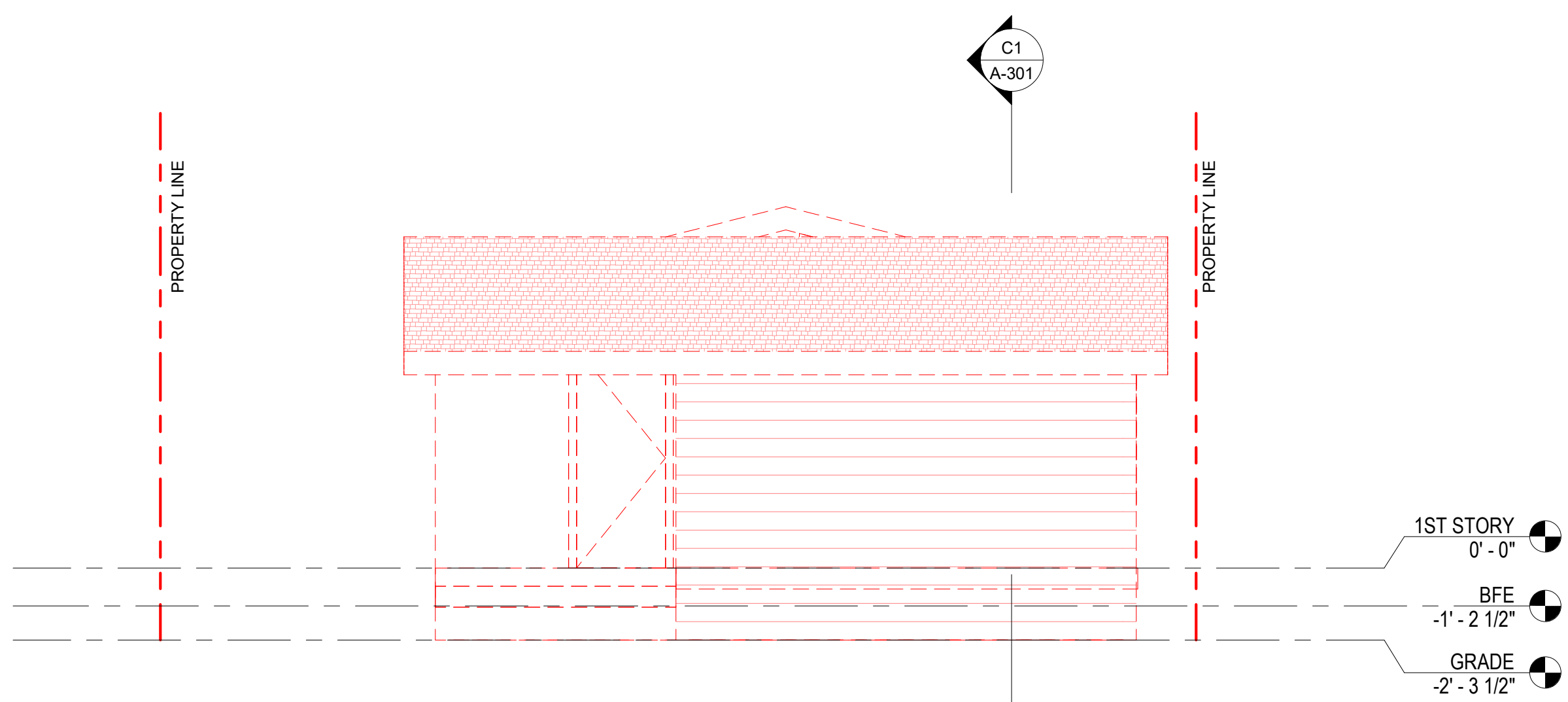
C1 BLDG SECTION-ELEV. - EXISTING
1/4" = 1'-0"



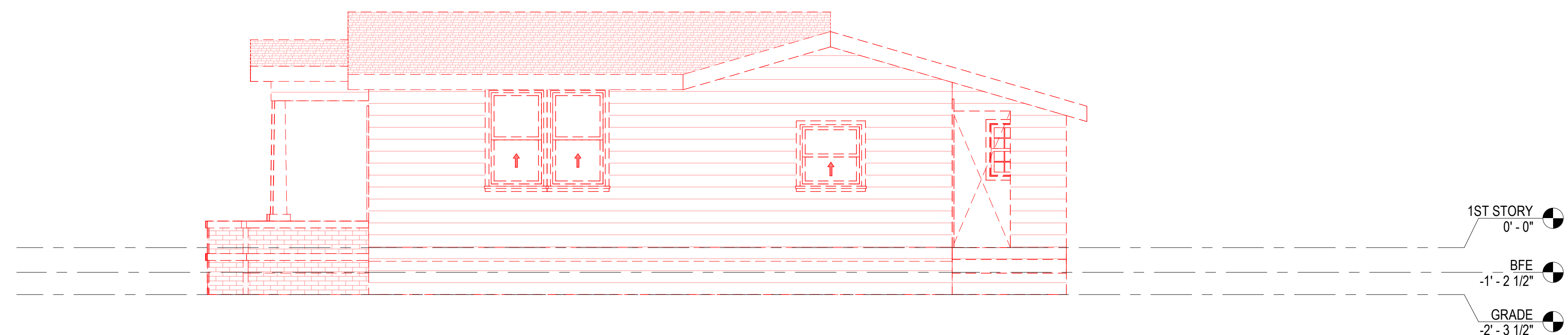
B4 BLDG ELEVATION - EXISTING - SOUTH
1/4" = 1'-0"



B1 BLDG ELEVATION - EXISTING - WEST
1/4" = 1'-0"



A4 BLDG ELEVATION - EXISTING - NORTH
1/4" = 1'-0"



A1 BLDG ELEVATION - EXISTING - EAST
1/4" = 1'-0"

58 CANYON LAKE

58 Canyon Lake Dr. Port Costa, CA
94569

ISSUED FOR: DATE:

EXTERIOR
ELEVATIONS &
SECTIONS - EXISTING /
DEMO

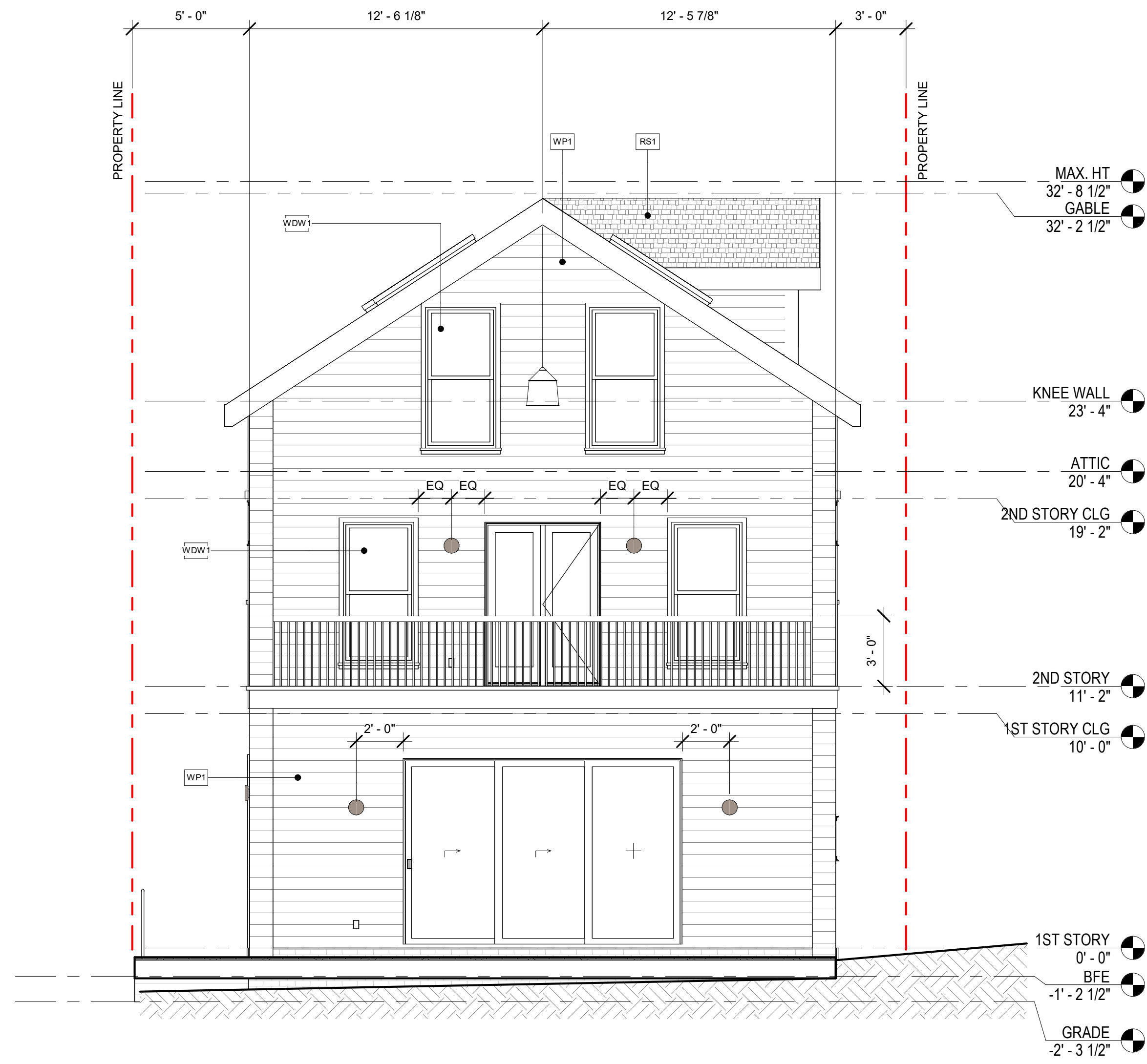
A-301

EXT. FINISH SCHEDULE	
TAG	FINISH MATERIAL
BRK1	BRICK SKIRT - RED
RS1	COMPOSITE ROOF - GRAY
WDW1	WINDOW - BLACK FRAMED
WP1	WOOD SIDING - WHITE

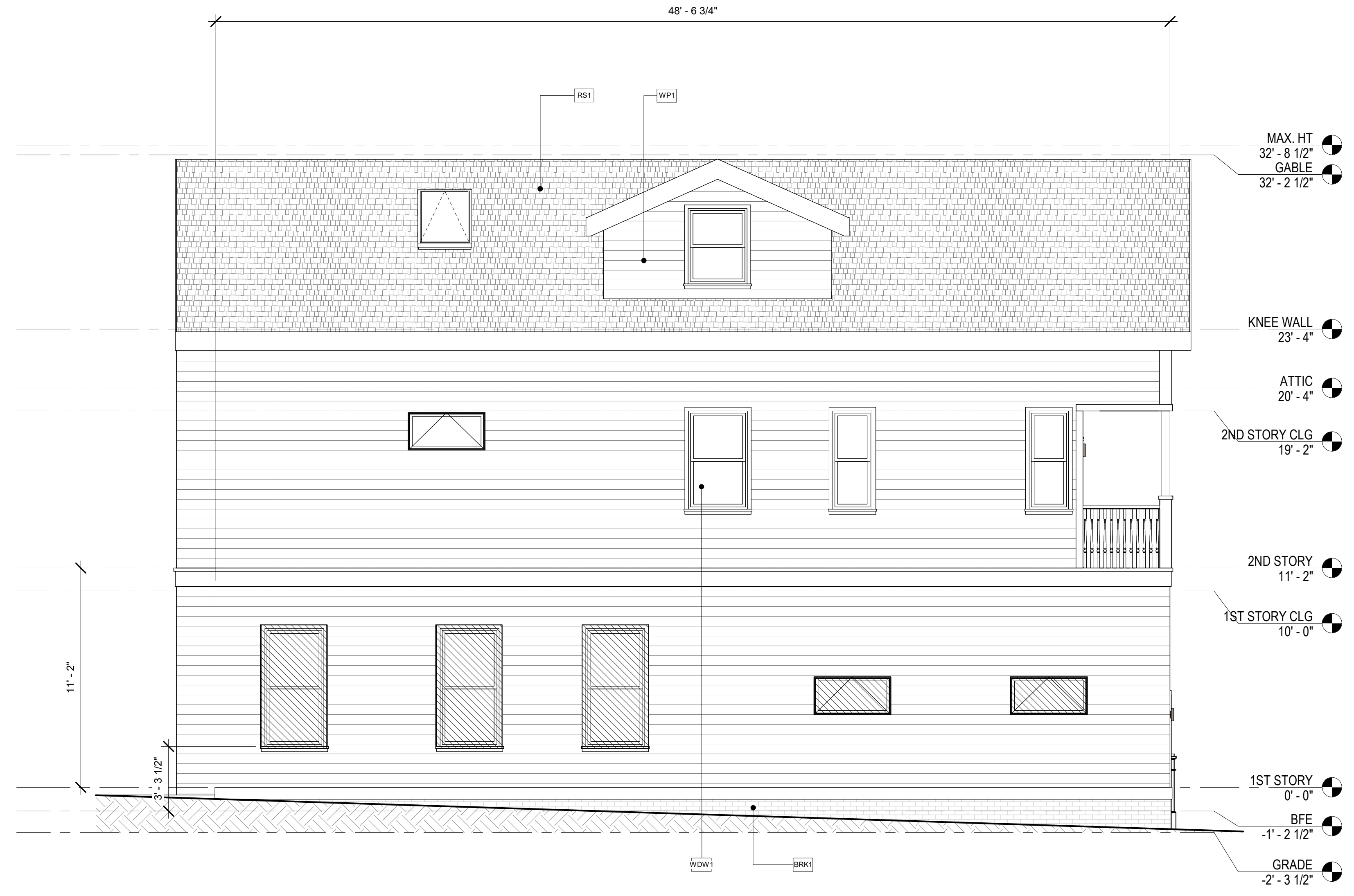
58 CANYON LAKE

58 Canyon Lake Dr. Port Costa, CA 94569

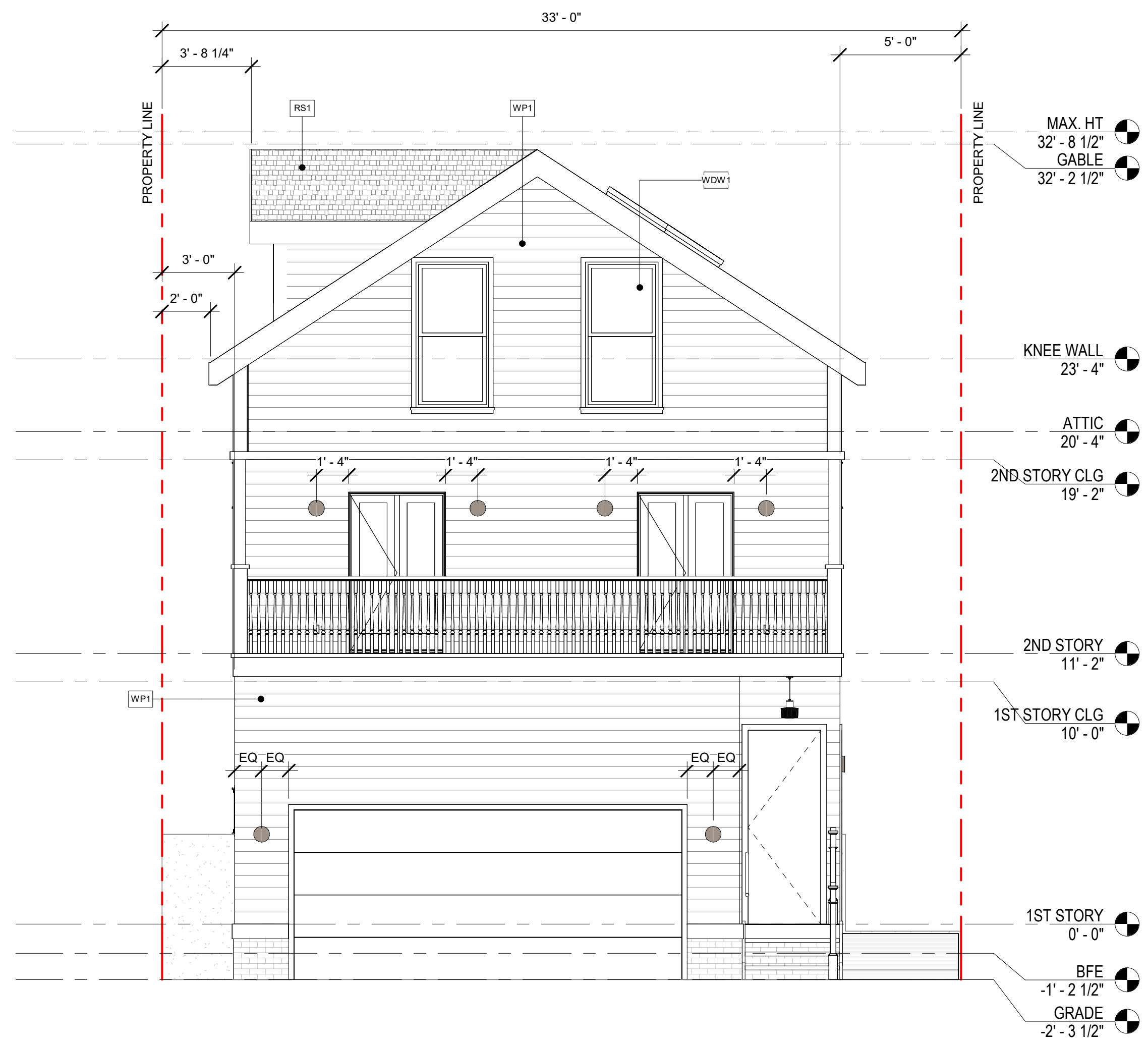
ISSUED FOR: DATE:



B4 BLDG ELEVATION - PROPOSED - NORTH
1/4" = 1'-0"



B1 BLDG ELEVATION - PROPOSED - WEST
1/4" = 1'-0"



A4 BLDG ELEVATION - PROPOSED - SOUTH
1/4" = 1'-0"



A1 BLDG ELEVATION - PROPOSED - EAST
1/4" = 1'-0"

EXTERIOR ELEVATIONS - PROPOSED

A-302A

58 CANYON LAKE

58 Canyon Lake Dr. Port Costa, CA
94569

ISSUED FOR: DATE:

EXTERIOR COLOR COMPOSITION

58 CANYON LAKE DRIVE PORT COSTA, CA 94569

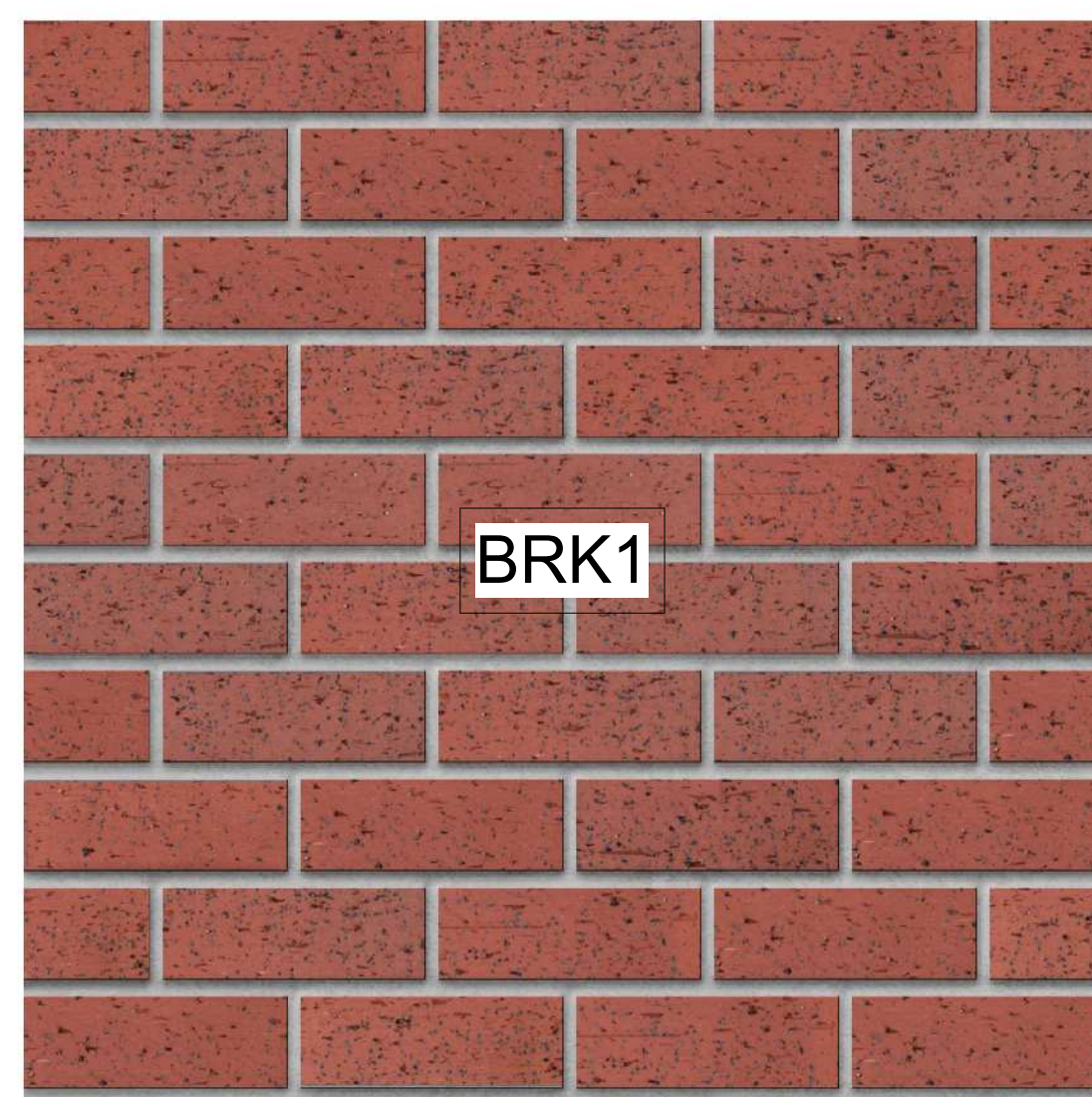
MATERIAL LAYOUT



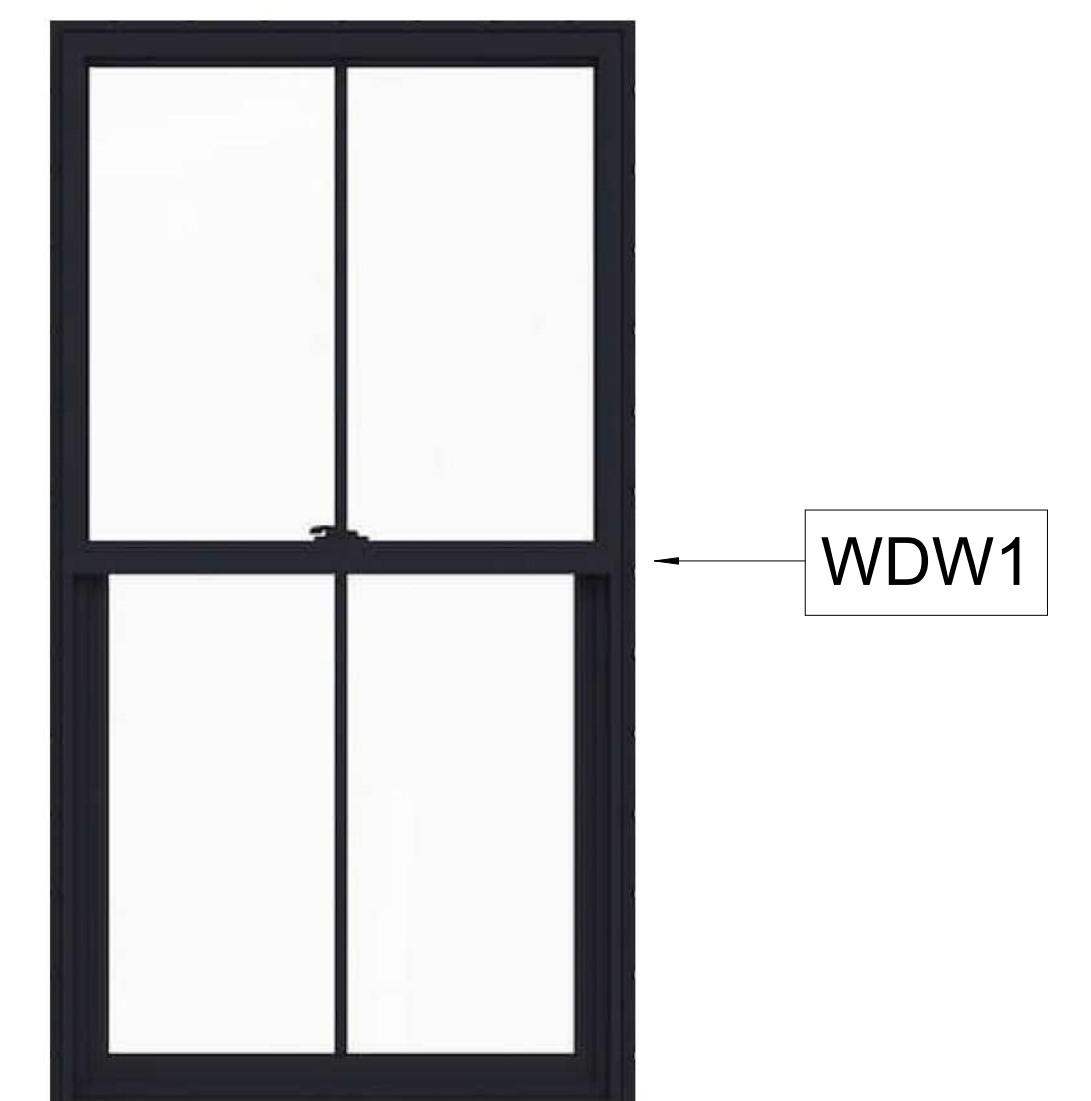
GRAY COMPOSITE ROOF



WHITE WOOD SIDING

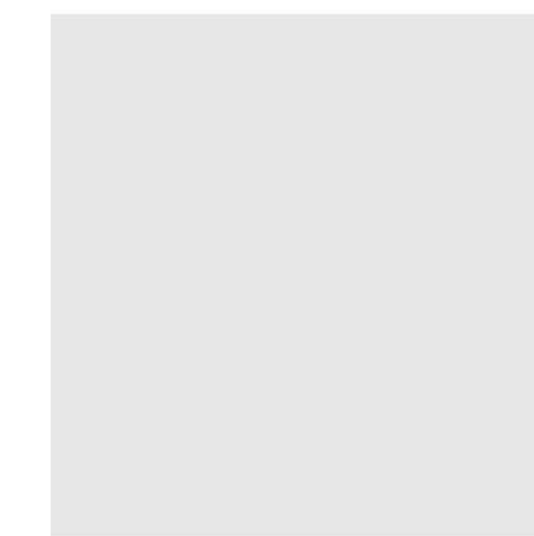


RED BRICK SKIRT



BLACK FRAMED WINDOW

COLOR PALLETTE



NOTE: REF. A-302 FOR WHERE OCCURS

MATERIAL & COLOR

G-200



Department of Conservation and Development

County Zoning Administrator

Monday, April 17, 2023 – 1:30 P.M.

STAFF REPORT

Agenda Item # _____

Project Title:	Variances & Design Review for New Single-Family Residence
County File(s):	#CDVR22-01062
Applicants & Owners	Ryan Bosworth & Tommy Tran
Zoning	R-6 Single-Family Residential District (R-6)
General Plan:	Single-Family Residential-High Density (SH)
Site Address/Location:	58 Canyon Lake Drive, Port Costa (APN: 368-145-024)
California Environmental Quality Act (CEQA) Status:	Categorically Exempt: CEQA Guidelines, Sections 15303(a) and 15303(e), regarding new construction of small structures including one single-family residence in a residential zone and accessory structures including decks and pools
Project Planner:	Syd Sotoodeh, Senior Planner (925) 655-2877 or syd.sotoodeh@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests design review and approval of variances to allow a 1-foot, 10-inch side yard along the western property boundary (where 5 feet is required) and a 10-foot, 7-inch side yard aggregate (where 15 feet is required) to allow the construction of a new, two-story, 1,781 square-foot single-family residence, a new wooden deck, and a new wading pool on a substandard lot.

II. RECOMMENDATION

Staff recommends the following:

- A. OPEN the public hearing on the Single-Family Residence Project (Project), RECEIVE testimony, and CLOSE the public hearing.

- B. DETERMINE that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303(a) and 15303(e) (New Construction or Conversion of Small Structures).
- C. DIRECT staff to file a CEQA Notice of Exemption with the County Clerk.
- D. APPROVE the Project (County File #CDVR22-01062).
- E. APPROVE the findings in support of the Project.
- F. APPROVE the Project conditions of approval.

III. BACKGROUND

On November 18, 2019, the applicant submitted an application for a Variance Permit to allow improvements to an existing residence that had been damaged by fire. The proposed improvements would result in a new second story, a gross square footage of 1,781 square feet, a new wooden deck, a new wading pool, and a new concrete retaining wall at the rear of the property. On May 18, 2021, the County Board of Supervisors denied an appeal of the County Planning Commission's decision to approve County File #CDVR19-01051 and approved the application with modifications to the conditions of approval.

The applicant subsequently submitted applications for a condition of approval (COA) compliance review of County File #CDVR19-01051 to the Department of Conservation and Development, Community Development Division (CDD) and to the County Public Works Department, Engineering Division. Upon meeting the required COAs, building permits were issued to the applicant for the construction of the residential additions and the engineered retaining wall. During construction of the residential additions, the County's Building Inspection division found that the house had been demolished and instructed the applicant to submit a new building permit application for a new single-family residence. In addition, the Department of Conservation received a complaint from a neighbor that the residence was demolished. Thus, any additional work on the residence was suspended.

The required findings for approval of file #CDVR19-01051 did not consider a new single-family residence. Therefore, the applicant was advised that a new Variance permit application would be necessary prior to CDD stamp-approval of any plans for a building permit for a new residence. On November 2, 2022, the applicant submitted a new application requesting a design review with variances for a substandard side yard and a substandard side yard aggregate for the construction of a new single-family residence and wooden deck. The proposed residence is the

same square footage, and in the same location, as the previously approved project. The proposed residence has a substantially similar architectural design to the additions previously approved. However, the applicant revised the design for compliance with California’s Building Code fire safety requirements. Revisions include the removal of all windows on the western side of the proposed residence, the addition of four skylights with light wells to allow for additional light to the second story, and the addition of one window on the eastern side of the proposed residence. The retaining wall approved under County File #CDVR19-01051 is under construction pursuant to a separately issued building permit (permit #BIMIR22-008676). There have not been any changes to the retaining wall that would require new variance or design review findings. In addition, there have not been any changes to the location of the previously approved tandem parking spaces on the eastern side of the property. During the noticing period for this application, one request for a public hearing was received.

IV. GENERAL INFORMATION

- A. General Plan: The project site is located within a Single-Family Residential-High Density (SH) General Plan Land Use designation.
- B. Zoning: The project site is located within a Single-Family Residential (R-6) zoning district.
- C. California Environmental Quality Act (CEQA): The proposed project is exempt under CEQA Guidelines, Section 15303, regarding “New Construction or Conversion of Small Structures,” specifically paragraph (a) which exempts the construction of one single-family residence in a residential zone and paragraph (e) which exempts the new construction of small accessory structures including, but not limited to decks and pools. The project proposes the construction of a new single-family residence, a new wooden deck, and a new wading pool on the subject property.
- D. Lot Creation: The subject property is comprised of Lot 14 and a portion of Lot 13 of the Town of Port Costa subdivision, which was recorded on December 1, 1883. According to the County Assessor’s records, the existing house was built in 1939.
- E. Prior County Zoning File Related to the Property:
 - 1. #CDVR19-01051: Approval of variances to allow reduced minimum and aggregate side yards for fire damage repair, 1st and 2nd story additions, and a new wooden deck for an existing single-family residence; a reduced minimum side yard and a reduced front setback to construct a retaining wall up to 6 feet

in height, and a reduced minimum side yard for two tandem off-street parking spaces, subject to conditions; approved by the Board of Supervisors on May 18, 2021.

V. SITE/AREA DESCRIPTION

The subject property is located within the unincorporated Port Costa area of Contra Costa County. The Port Costa Historic District is primarily residential with a small retail-business district surrounded by agricultural and open space uses. Properties in the area are generally rectangular lots formed as part of Port Costa in 1883, and many are substandard with respect to the 6,000-square-foot minimum lot size and 60-foot minimum average width for the R-6 residential zoning district. The residential neighborhood generally consists of one- and two-story, single-family residences which, based on available information, range from 662 to 2,529 square feet of total livable area. Architecturally, homes in the area represent a diverse pattern of bungalow, craftsman, stick, Queen Anne, and cottage styles.

The subject property is a 3,300-square-foot rectangular lot with a 33-foot average width. The property is located between Canyon Lake Drive on the south and Prospect Avenue on the north, and thus has two frontages. The main entrance to the lot is from Canyon Lake Drive. The project site is relatively flat; however, the subject property begins to rise steeply towards Prospect Avenue. One man-made watercourse runs within the boundaries of the subject property through an approximately 4-foot-wide underground drainage culvert for Bull Valley Creek in a generally southwest to northeast direction between the sloped area of the lot and the northern extent of the proposed home.

The lot was formerly developed with a single-family residence constructed in 1939. The residence and deck were damaged by a fire in June of 2019. Construction of residential improvements began in January of 2022, during which the residence was found to lack any foundation and thus, was effectively demolished. Therefore, the only structure on the property is a new, concrete retaining wall approximately 17-1/2 feet south of the frontage at Prospect Drive that is partially constructed. The property contains one mature tree which is to remain and will not be encroached upon or altered by the proposed development.

VI. PROJECT DESCRIPTION

The applicant requests approval of a Variance Permit to allow a 1-foot, 10-inch side yard along the western property boundary (where 5 feet is required) and a 10-foot, 7-inch side yard aggregate (where 15 feet is required) to allow the construction of a

new, two-story, 1,781 square-foot single-family residence and a new wooden deck. The applicant also requests approval of a small lot design review to allow the construction of the proposed improvements and a wading pool on a substandard lot.

The residence would have a sloping roof with an overall height of 30-feet, 10-inches. Second story covered balconies are proposed at the front and rear of the home, as well as a covered front porch. The covered balconies and porch are approximately 355 square feet in area. The proposed residence is designed in a contemporary craftsman style. Solar shingles by Tesla are proposed for the roofing system. Pursuant to California Residential Building Code requirements, the applicant has proposed no windows or other openings on the western side of the residence. Thus, in addition to windows at the front, rear, and eastern side of the home, four skylights are proposed to provide additional interior light to the second story. The design of the home substantially maintains the design previously approved by County File #CDVR19-01051, and, based on comments previously received by staff of the County's Historical Landmarks Advisory Committee, complies with design guidelines for the Port Costa Historic District. The project also proposes the construction of an approximately 90 square-foot wading pool between a new, approximately 150 square-foot wooden deck and the existing concrete retaining wall.

VII. AGENCY COMMENTS

- A. Contra Costa Mosquito & Vector Control District: On an agency comment request form dated November 4, 2022, staff of the Contra Costa Mosquito & Vector Control District indicated that they have no comments on the proposed project.
- B. Contra Costa County Environmental Health (CCEH): In correspondence dated November 15, 2022, staff of the CCEH submitted a standard comment letter with comments relating to permitting requirements for soil boring, wells, septic service, and construction debris recycling, and recommended that the project be served by public water and sewer.
- C. California Historic Resources Information System (CHRIS): In a letter dated November 28, 2022, staff of the CHRIS indicated that there is no record of any previous cultural resource studies for the proposed project area, therefore, the proposed project has the possibility of containing unrecorded archeological sites or Native American cultural resources sites. In addition, staff of CHRIS recommended that if the project area contains any building or structure that is 45 years or older, a qualified professional conduct a formal CEQA evaluation.

Pursuant to the recommendations made by CHRIS, conditions of approval for cultural and archeological resources have been included as part of staff's recommendations (COA #9 to #12).

- D. Contra Costa Water District (CCWD): In correspondence dated December 14, 2022, staff of the CCWD indicated that they assume the new home will require fire sprinklers and that the water meter will need to be upsized to support the new sprinklers. The District will need to verify the existing service line that runs from the water main to the current meter to ensure the line will support the larger meter, and that if the service line is substandard, CCWD may need to abandon the existing line and install a new service line. Staff of the CCWD provided contact information for the applicant to verify District requirements when they are ready to commence water service.
- E. Contra Costa County Public Works Department, Engineering Services Division: Staff of the County Public Works Department, Engineering Services Division provided multiple sets of project comments as they worked with the applicant to achieve a project design that meets applicable standards. In their most recent correspondence dated March 23, 2023, the Engineering Services Division advised that no additional widening of Canyon Lake Drive is necessary, that the proposed building and wading pool comply with the easement setback requirement for a 4-foot wide box culvert for the Bull Valley Creek that runs beneath the north side of the property, and that a drainage easement in favor of the adjacent upstream property owner will need to be dedicated prior to final occupancy of the building. In addition, Public Works staff advised that the applicant is not required to submit a Stormwater Control Plan (SCWP) for the project which is less than the 10,000 square-foot threshold of new impervious surface, and, furthermore, development of a lot with a new single-family residence does not require conformance with Provision C.3 of the County's Stormwater Management and Discharge Control Ordinance. Public Works staff further indicated that the subject property lies within a Special Flood Hazard Area Zone A and therefore the applicant should be aware that a floodplain permit from Public Works will be required. Also, Public Works staff advised that the subject parcel is already annexed into a lighting district, that the applicant will be required to comply with the relevant area of benefit fees, and that no drainage fee is currently adopted by the Board of Supervisors for the area. As part of the correspondence, staff of the County Public Works Department recommended Conditions of Approval related to the recordation of a 10-foot-wide private storm drain easement over the culvert traversing the site and to the location of the project within a Special Flood Zone Hazard Area (COA #15 and #16).

- F. Historical Landmarks Advisory Committee (HLAC): In correspondence dated December 7, 2022, staff from the HLAC indicated there would be no comment necessary for the revised design including skylights or solar panels. HLAC staff previously recommended conditions of approval for County File #CDVR19-01051 to ensure the exterior color palette remains consistent with the Port Costa Historic District. These conditions of approval have been included as part of staff’s recommendations for this application (COA #6 and #7).
- G. Additional Agencies: Comments were requested but not received from the Contra Costa County, Building Inspection Division, the Crockett-Carquinez Fire Protection District, the Crockett Community Services District (Sanitary/Sewer District), and the Contra Costa County Public Works Department, Flood Control Division prior to preparation of this report.

VIII. REQUEST FOR PUBLIC HEARING AND STAFF RESPONSE

During the noticing period for the Variance application, one request for a public hearing was received from Ryan DeGooyer and Chris Palacio, owners and residents of the property located at 54 Canyon Lake Drive, Port Costa. The concerns raised in the letter are summarized as follows:

- 1. Comment – Front Setback: Ryan DeGooyer and Chris Palacio expressed concerns that the applicant uses a rear street that is accessible from the home as their primary setback, where primary or principal means “of chief importance” and whereas secondary or other clearly means of less importance. Canyon Lake Drive is clearly the main road associated with 58 Canyon Lake Drive and is the direction the house faces. The home is physically inaccessible from Erskine (sic; the property fronts on Canyon Lake Drive and Prospect Avenue) which the applicant claims is their primary/principal frontage. Additionally, the use of corner lot setbacks is random, arbitrary, and capricious. Thus, Ryan DeGooyer and Chris Palacio request that the primary setback be properly noted as Canyon Lake Drive and the house to be adjusted backwards or the proper variance be requested.

Staff Response:

Although the subject property is not located on the corner of two intersecting streets or roads, its southern and northern property boundaries front Canyon Lake Drive and Prospect Avenue. Thus, staff identifies the subject property as having two frontages, based on the definition of a corner lot:

On a corner lot the setback requirements applicable to the district in which the lot is located shall apply to all state highway, public road, and street

frontages of the lot. The setback lines established by Divisions 82 and 84 shall apply wherever any boundary line of a lot or parcel of land is common with the boundary line of any state highway, public road, or street. (Section 82-12.202)

The R-6 zoning district requires a principal frontage of at least 20 feet and the other frontage of at least 15 feet for a corner lot, or, as the subject property does, a lot whose property lines abuts the common boundary line of any road or street. In addition, the principal frontage is not associated with the “front door” of a structure or a “main road,” and, historically, the zoning code allows applicants the opportunity to set the configuration that best suits the project or needs of properties with two frontages. Thus, in order to reduce structural encroachment into the underground drainage culvert for Bull Valley Creek that traverses the subject property, the design shifts the residence southward approximately 10 feet, resulting in the proposed setbacks. As designed, the 15-foot front setback at Canyon Lake Drive and the 20-foot front setback at Prospect Avenue for the residential structure is consistent with the R-6 zoning district standards. Due to the fact that a 15-foot front setback for the residential structure on the subject property is consistent with the R-6 zoning district, there is no nexus requiring a variance.

2. Comment – Drainage Culvert: Ryan DeGooyer and Chris Palacio expressed concerns the applicants have not properly mapped the location and width of the culvert, and request that the condition of approval requiring the applicant to dig one corner (COA #12, County File #CDVR19-01051) be expanded to include all four corners to ensure that the actual width and location of the culvert is confirmed. In addition, Ms. DeGooyer and Mr. Palacio request that a county inspector verify the location and width before any planning application is approved.

Staff Response: County File #CDVR19-01051 granted approval of an exception for a 2.5-foot building footprint clearance from the wall of the Bull Valley Creek culvert (where 3 feet is required) as determined by a County approved field survey. Therefore, pursuant to the conditions of approval of CDVR19-01051, the applicant obtained a “potholing” field survey to determine the culvert’s physical location and width on the subject property. The field survey verified that the culvert’s path of travel is from west to east and is asymmetrical relative to the rear exterior wall of the proposed residence. The culvert moves north away from the foundation of the home as it moves east towards the Carquinez Strait. According to the field survey, the culvert had a minimum 4-foot distance from the rear wall on the nearest, western side of the previously existing residence. As

designed, the westernmost wall of the proposed residence would be approximately 3 feet, 11 inches from the nearest edge of the culvert wall which exceeds the minimum setback requirement of three feet pursuant to Section 914-14.004 of the County Code (COA #14, CDVR19-01051). Therefore, the applicant is not requesting any new exceptions related to the private storm drain easement.

Subsequent to the potholing survey, the applicant obtained an evaluation by a licensed structural engineer to verify that the construction and proposed location of the foundation of the residence will not compromise the structural integrity of the drainage culvert or the culvert wall (COA #13 of CDVR19-01051). In their assessment dated April 29, 2021, Ashley & Vance Engineering, Inc. indicates that if the rear wall foundation construction is designed as they recommend, the foundation footing would not fall within the surcharge influence line to the bottom of the culvert. Thus, according to Ashley & Vance Engineering, Inc., the project would not adversely affect the structural integrity of the existing culvert.

The results of the potholing field survey and the assessment by Ashley & Vance Engineering were provided to staff of the County Public Works, Engineering Division prior to issuance of the building permit for additions to the previously existing home. There is no evidence in the record that Public Works staff were concerned about the adequacy of the field survey or the reliability of the structural assessment. Furthermore, based on comments received from Public Works staff for the proposed project (March 23, 2023), the proposed building and wading pool comply with the requirement for a 3-foot easement setback.

3. Comment – Private Storm Drainage Easement: Ryan DeGooyer and Chris Palacio expressed concerns that the drainage easement does not appear to have been recorded as required pursuant to the conditions of approval prior to issuance of a building permit (COA #14, CDVR19-01051).

Staff Response: Staff of the County Public Works Department advised that a 10-foot drainage easement over the 4-foot-wide box culvert in favor of the adjacent upstream property owner should be dedicated prior to final occupancy of the building. As such, Public Works staff recommended a new condition of approval requiring the applicant to record the easement before final inspection of the new residence (see COA #13).

4. Comment – Window Placement/Privacy: Ryan DeGooyer and Chris Palacio expressed concern about the potential impact of the window and skylight placement on their privacy and enjoyment of their adjacent property and would

like a discussion of how best to offset the fourteen proposed windows that would face their home.

Staff Response: Ms. DeGooyer's and Mr. Palacio's residence is located east of the subject property. The applicants' requested variance to allow a substandard side yard on the west side of the subject property is also less than required for new openings (e.g., windows) pursuant to California Building Code requirements. As such, while the proposed design substantially maintains the location and design of the home as approved under County File #CDVR19-01051, the revised design proposes no new windows on the western side of the home. In order to provide light and air to interior spaces, the revised design proposes one additional window and four new skylights. On the eastern side of the residence, this design results in three new skylights at the attic level, five new windows on the second story where the previously approved design had four, and two sets of three windows on the first story as originally designed. The proposed attic would be unconditioned space. The applicant has indicated that light from the skylights would be provided through light wells to the second story. Thus, there would be no impact on the privacy of adjacent residents on the east or the west due to the addition of four skylights. Additionally, the design proposes a new fence along the eastern property boundary. Although the plans do not indicate the height of the fence, the applicants would be allowed to construct a fence up to seven feet tall without need for a variance or building permit (County Code Section 82-4.270(2)). Such a fence would provide additional screening of views of or from the interior living spaces at the lower level.

Views of the neighboring home that would be seen from the new windows on the east side of the residence would not be significantly different with the addition of one more window. The views from the proposed second story would also be similar to views from the second story windows of Ms. DeGooyer's and Mr. Palacio's residence that face the subject property. In their letter, Ms. DeGooyer and Mr. Palacio indicate that they "have no wish to be looking directly into their windows or them into ours;" however, like many lots in the surrounding Port Costa neighborhood, the proposed two-story design, the location of windows, and the location of the proposed residence close to neighboring homes is consistent with homes in the surrounding area. Therefore, with the proposed addition of a fence along the eastern property boundary, the two-story design is expected to have a minimal impact on the neighbor's privacy and enjoyment of their adjacent property.

5. Comment – Grading: Ryan DeGooyer and Chris Palacio expressed concern that illegal grading using large equipment occurred on the site and request that an engineer physically inspect and determine if any damage or destabilization may have occurred to the back hill or the culvert and determine how the grading will impact water runoff onto their adjacent lot. In addition, Ms. DeGooyer and Mr. Palacio request a report by an inspecting engineer that includes any needed mitigation before this planning application is approved.

Staff Response: The subject property has historically been developed with a wooden retaining wall at the base of the hillside County File #CDVR19-01051 granted a variance and design review that allowed the replacement of the wooden wall with an engineered, concrete wall up to 5 feet in height. Subsequently, a building permit was issued for the retaining wall, which is partially constructed (BIMIR22-008676). The work performed thus far includes the piers, rebar, and forms. According to the applicant, a mini bobcat excavator was used to dig the locations of the piers.

Several building inspections on the progress of the new retaining wall construction were approved in August of 2022. There is no proposed grading associated with the project to replace the retaining wall or the residence, therefore, there is no evidence that a grading permit was required. Nor is there any evidence that County Inspectors are concerned about potential grading on the site. Furthermore, there has been no indication that staff of the County Public Works Department or County Building Inspection have any concern about the location of the retaining wall in relation to the location of the culvert or about potential issues related to drainage due to the work done on the project site to date. Since the retaining wall is under a separate permit from the new residence, there are no holds placed on the remaining construction inspections for the wall. Thus, the applicant was advised that they may continue with construction of the wall to prevent destabilization of the hill below Prospect Avenue.

IX. STAFF ANALYSIS AND DISCUSSION

- A. General Plan: The project site is located within a Single-Family Residential-High Density (SH) General Plan land use designation. The proposed single-family residence and new accessory structures are consistent with the uses allowed within this designation. This designation allows between 5.0 and 7.2 single-family units per net acre and the proposed residential improvements will not change the density of residential development for this site.

The General Plan Specific Geographic Area Policies for the Port Costa Area generally pertain to multiple-family residential and commercial development, establishment of a recreational area, and preservation of the open space surrounding the town, and thus do not apply to improvements such as those proposed as part of this project.

- B. Zoning Compliance: The subject property is located within a Single-Family Residential (R-6) zoning district. The intent of the R-6 district is to provide for the orderly development of high density, single-family residential uses, accessory structures, and uses normally auxiliary to them. The project involves constructing a new single-family residence, which is consistent with uses allowed in the R-6 district.

The standards of the R-6 zoning district require lots to have a specific area/size, average width, and depth. Buildings are limited to maximum heights, and buildings and accessory structures are required to have certain setbacks/yard distances from property lines. The R-6 zoning district standards that are applicable to the subject property are summarized in the table below.

R-6 Zoning District Standards	
Minimum lot area:	6,000 sq. ft.
Minimum average width of lot:	60 feet
Minimum lot depth:	90 feet
Maximum building height:	2-1/2 stories or 35 feet
Minimum front setbacks:	Principal frontage: 20 feet Other Frontage: 15 feet
Minimum rear yard:	15 feet
Minimum side yard / aggregate:	5 feet / 15 feet (aggregate)
Minimum side & rear yards for accessory structures:	3 feet if set back a minimum 50 feet from front property line

The subject property is substandard in size and average width and any development on the property requires a small lot Design Review to determine compatibility with the surrounding neighborhood. The proposed two-story residence that is up to 31 feet in height would comply with the maximum height allowed in the R-6 zoning district. The subject property lies between two roads and has two frontages. Therefore, the rear yard requirement for the R-6 zoning district does not apply. The locations of the proposed residence, wooden deck,

and wading pool are consistent with the front setback requirements for the R-6 zoning district.

The applicant has requested side yard variances to allow for construction of the residence and the wooden deck. The previously existing residence and deck on the subject property had similarly substandard minimum and aggregate side yard dimensions. The proposed improvements would replace and extend south from the location of prior structures at the site and would not further aggravate the substandard side yard on the west. Staff considers that findings exist to allow the variances for side yards due to the substandard size and width of the subject property. Therefore, the proposed project and variances substantially meet the intent and purpose of the R-6 zoning district. Further discussion of the variances can be found in the attached findings.

- C. Appropriateness of the Use: The project site is within an established single-family residential neighborhood. The proposed improvements are residential in nature, and consistent with the residential use on the property which has been established since 1939. Since the project does not change the residential use of the site and has been determined to be consistent with the historical nature of the site, it is an appropriate use for the property.

X. CONCLUSION

The proposed development is consistent with the Single-Family Residential High-Density (SH) General Plan land use designation and substantially complies with the intent and purpose of the Single-Family Residential (R 6) Zoning District. In addition, findings exist for the variances requested and for small lot design review criteria. The Public Works Department has recommended a condition of approval requiring the property owners to record a private drainage easement for the culvert prior to final occupancy of the residence. The design, size, and location of the home is substantially similar to what was previously approved under County File #CDVR19-01051. The conditions of approval as previously recommended by the Historical Landmarks Advisory Committee for County File #CDVR19-01051 that require the applicant to show that the residential improvements remain consistent with the Port Costa Historic District are included with this recommendation. Therefore, staff recommends that the Zoning Administrator approve County File #CDVR22-01062 based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR22-01062, RYAN BOSWORTH (APPLICANT) AND RYAN BOSWORTH & TOMMY TRAN (OWNERS)

FINDINGS

I. Variance Findings

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

Project Finding: The subject property is within the Port Costa area, which was established in the 1880s, although many of the lots were developed in the early 1900s. Many homes in the immediate vicinity were constructed prior to the adoption of the County zoning ordinance and thus have side yards that are substandard to today's requirements. The project involves constructing a new, two-story single-family residence and a new wooden deck within a similar side yard footprint of the previously existing home on the subject property. Similar to other properties in the surrounding area, the subject property is substandard with respect to the 6,000-square-foot minimum lot size and 60-foot minimum average lot width for the R-6 zoning district. The new residence will be constructed at the same distance from the side property lines as the prior residence but will extend the residence slightly further south on the site. The new wooden deck with a 1-foot, 10-inch side yard on the western property boundary reduces the impact of the substandard side yard of the prior deck which was 6-inches from the west property line. The improvements result in a 1,781-square-foot residence that remains in the range of house sizes in the area. Like other narrow properties in the Port Costa area, there is little usable land to provide two off-street parking spaces as required by the R-6 zoning district. The location of the residence allows for two off-street parking spaces on the eastern side of the subject property.

In the R-6 Single-Family Residential district, one detached single-family dwelling, plus accessory structures, is an allowed use. As improvements to or replacement of older homes on substandard lots in the area occur, it is expected that other property owners will be faced with similar setback challenges. Consequently, according to CDD records, several other properties within Port Costa have been granted similar side yard variances for residential improvements, most recently as 2001. Thus, approval of this variance request for a substandard side yard and substandard side yard aggregate to allow construction of a new single-family

residence and wooden deck is not a grant of special privilege and is not inconsistent with the limitations of other properties in the vicinity and the respective land use district.

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

Project Finding: The special circumstance of the substandard side yards of the property was created when a house was built on the lot in 1939. The previously existing single-family residence was built on the 3,300-square-foot lot with a 1-foot, 10-inch side yard along the western property boundary, and an 8-foot, 9-inch side yard along the eastern property boundary. Therefore, although the new residence and wooden deck will not encroach further into the side yard areas than the previous development, the new home with a new wooden deck do not conform to the requirements of the R-6 Single-Family Residential District. The property's buildable area is constrained by the substandard size of the lot as well as the substandard, 33-foot average width, and if enforced, the R-6 zoning district standards would leave the lot with a developable width of only 18 feet. As such, many feasible options for rebuilding the residence would likely require a variance. In addition, other properties in the vicinity have been granted similar side yard variances for additions to expand their living space. Thus, due to the special circumstances applicable to the subject property, granting of the variance request is necessary to ensure that the current rights available to the subject property are preserved, similar to how properties in the vicinity and within the R-6 zoning district continue to enjoy similar privileges.

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

Project Finding: The intent and purpose of the R-6 Single-Family Residential District is to promote the orderly development and maintenance of residential uses and the accessory structures normally auxiliary to a single-family dwelling. This includes allowing residential dwelling improvements compatible with the surrounding neighborhood. The variance will allow the property owners to construct a new residence and a new wooden deck that will be compatible with other single-family

residences in the vicinity. The location of the residence will also allow the property owners to provide for two off-street parking spaces as intended by the R-6 zoning district. The use of the subject property will remain residential, with one single-family residence.

II. Small Lot Design Review Findings

Prior to the issuance of a building permit on a substandard lot, the Zoning Administrator must review the proposed structure's compatibility and impact on the surrounding neighborhood in terms of the following:

1. **Location:** The prior residence on the lot was located towards the center of the property and was setback approximately 25 feet from the street frontage on the south and 35 feet from the frontage on the north, with a 1-foot, 10-inch side yard on the west and an 8-foot, 9-inch side yard on the east. As designed, the home extends approximately 10 feet towards the southern property line, while the footprint on the northern side of the home is maintained. With the proposed 15- and 34-foot front setbacks, the residence will maintain a fairly central position on the property with respect to the two frontages and will maintain the side yard footprints of the prior home. The wooden deck and wading pool are located at the northern side of the home between the retaining wall and the base of the sloped area of the lot, which are the most ideal locations for these improvements. The wooden deck and wading pool provide a private, outdoor area for the property owners to enjoy. Generally, the location of the new residence and improvements remain consistent with the development pattern found in the surrounding Port Costa neighborhood.
2. **Size:** The new, two-story single-family residence will be 1,781 square feet in area. The total building footprint of the residence is approximately 1,131 square feet, which equates to approximately 34% coverage of the 3,300 square-foot lot. The new wooden deck with a wading pool is approximately 400 square feet, which is consistent with similar residential improvements. Based on available information, nearby residences generally range in size from approximately 662 square feet to 5,141 square feet. Therefore, the 1,781 square-foot residence will remain compatible with other residences in the vicinity regarding size.
3. **Height:** The height of the residence will be up to 31 feet, which is below the maximum 35-foot height allowed in the R-6 zoning district. The height of the two-story home is consistent and compatible with the adjacent two-story homes and other two-story residences in the vicinity. The new wooden deck and wading pool

will be approximately 2 feet in height and are consistent with similar yard improvements for the enjoyment of a residential property.

4. **Design:** The neighborhood mainly consists of homes bungalow, craftsman, stick, Queen Anne, and cottage architectural styles. The contemporary Queen Anne design style of the residence and balconies complies with design guidelines for the Port Costa Historic District and is compatible with the architectural styles in the area.

IV. CEQA Findings

The project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, specifically paragraph (a) which exempts the construction of one single-family residence in a residential zone and paragraph (e) which exempts the new construction of small accessory structures including, but not limited to decks and pools.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR22-01062

Project Approval

1. **Variance approval** is granted for a 1-foot, 10-inch side yard (where 5 feet is required) along the western property boundary and a 10-foot, 7-inch side yard aggregate (where 15 feet is required) for a new single-family residence and a new wooden deck.
2. **Small Lot Design Review approval** is granted to allow the construction of a new, 1,781 square-foot, two-story single-family residence with a new wooden deck and new wading pool, as shown on the approved plans.
3. The approvals described above are granted based on and as shown on the following documents:
 - Application and materials received by the Department of Conservation and Development, Community Development Division (CDD) on November 2, 2022.
 - Revised project plans received on February 21, 2023.

Any deviation from the approved plans shall require review and approval by the CDD and may require the filing of an application for a new Variance or Small Lot Design Review Permit.

General Provisions

4. Grading and building permits from the County shall be obtained, as necessary, for any development approved as part of this permit.

Application Costs

5. This variance permit application was subject to an initial deposit of \$4,250.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fees due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Historical Resources (Port Costa Historic District)

6. **Prior to CDD stamp-approval of plans for the issuance of building permits,** the applicant shall submit a color palette for the exterior of the residence to staff of the CDD for review and approval.
7. **Prior to final building inspection,** applicant shall submit as-built color photographs to staff of the CDD for review and verification that the approved elevations (including design and shown exterior building materials) were correctly executed on site.

Construction Restrictions

8. The owners and their contractors shall comply with the following restrictions and requirements:
 - A. All construction activities, including delivery of construction materials, 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 and Federal)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (State and Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For details on the dates the State and Federal holidays occur, please visit the following websites:

Federal: <http://www.federalreserve.gov/aboutthefed/k8.htm>

State: <http://www.sos.ca.gov/state-holidays/>

- B. Transporting of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays.
- C. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows and to minimize project-related disruptions to adjacent properties.
- D. Construction equipment and materials shall be stored onsite.
- E. The construction site shall be maintained in an orderly fashion. Litter and debris shall be contained in appropriate receptacles and shall be disposed of, as necessary.
- F. Any debris found outside the site shall immediately be collected and deposited in appropriate receptacles.

- G. All stationary noise-generating equipment such as air compressors and concrete pumps shall be located as far away from adjacent residences as possible.

Cultural Resources

The following conditions shall be included on all sets of construction drawings:

9. Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 50 feet, or a larger distance as determined necessary by a qualified archaeologist, of the materials shall be stopped until a qualified archeologist 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, has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).
10. If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 10 feet of the find, the CDD shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, or charcoal. Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.
11. Appropriate mitigation of any discovered cultural resources may include monitoring of further construction and/or systematic excavation of the resources. Any artifacts or samples collected as part of the initial discovery, monitoring, or mitigation phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.
12. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the

coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Drainage Culvert

13. **Prior to CDD stamp-approval of plans for issuance of a building permit**, the applicant shall submit for review by the CDD, and the County Public Works Department, Engineering Division, the results of a field survey based on "potholing" or other approved underground location assessment which verifies the culvert's physical location on the subject property.
14. **Prior to CDD stamp-approval of plans for issuance of a building permit**, the applicant shall submit a licensed structural engineer's report which verifies that the construction and location of the foundation of the residence will not compromise the structural integrity of the existing drainage culvert, or the culvert wall, based on the location identified in the County approved field survey.

PUBLIC WORKS

CONDITIONS OF APPROVAL FOR PERMIT CDVR22-01062

Applicant shall comply with the requirements of Title 8, Title 9, and Title 10 of the Ordinance Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on November 3, 2022.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE STATED.

Miscellaneous Drainage Requirements

15. A private storm drain easement in favor of the immediate upstream property owner, 10 feet in width shall be dedicated over the 4-foot-wide Bull Valley Creek cobbled culvert traversing the site. This dedication shall be recorded **prior to final inspection**.

Floodplain Management

16. The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.

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 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.

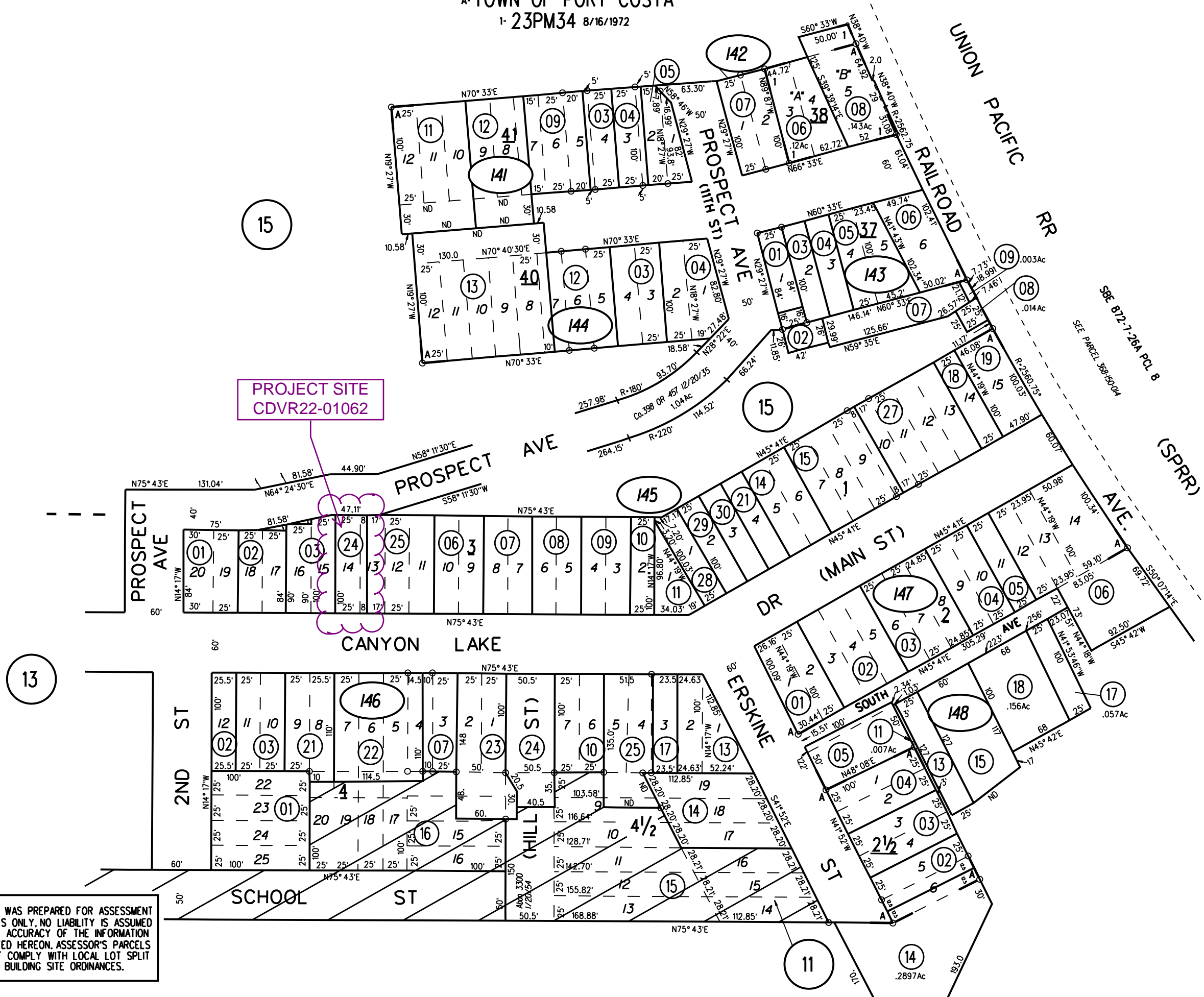
- B. Additional requirements may be imposed by the following agencies and departments:
- Contra Costa County Building Inspection Division
 - Contra Costa Environmental Health Division
 - Crockett-Carquinez Fire Protection District
 - Crockett Sanitary District
 - Contra Costa Water District

The Applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

- C. Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- D. The Applicant is advised that a subsequent design review or variance approval may be required if the results of the County approved field survey pursuant to COA #13 and/or the structural engineer's report pursuant to COA #14 indicate that the location or design of the residence will need to be altered.

MAPS

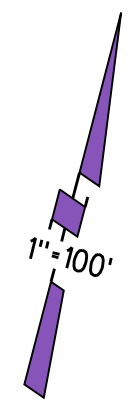
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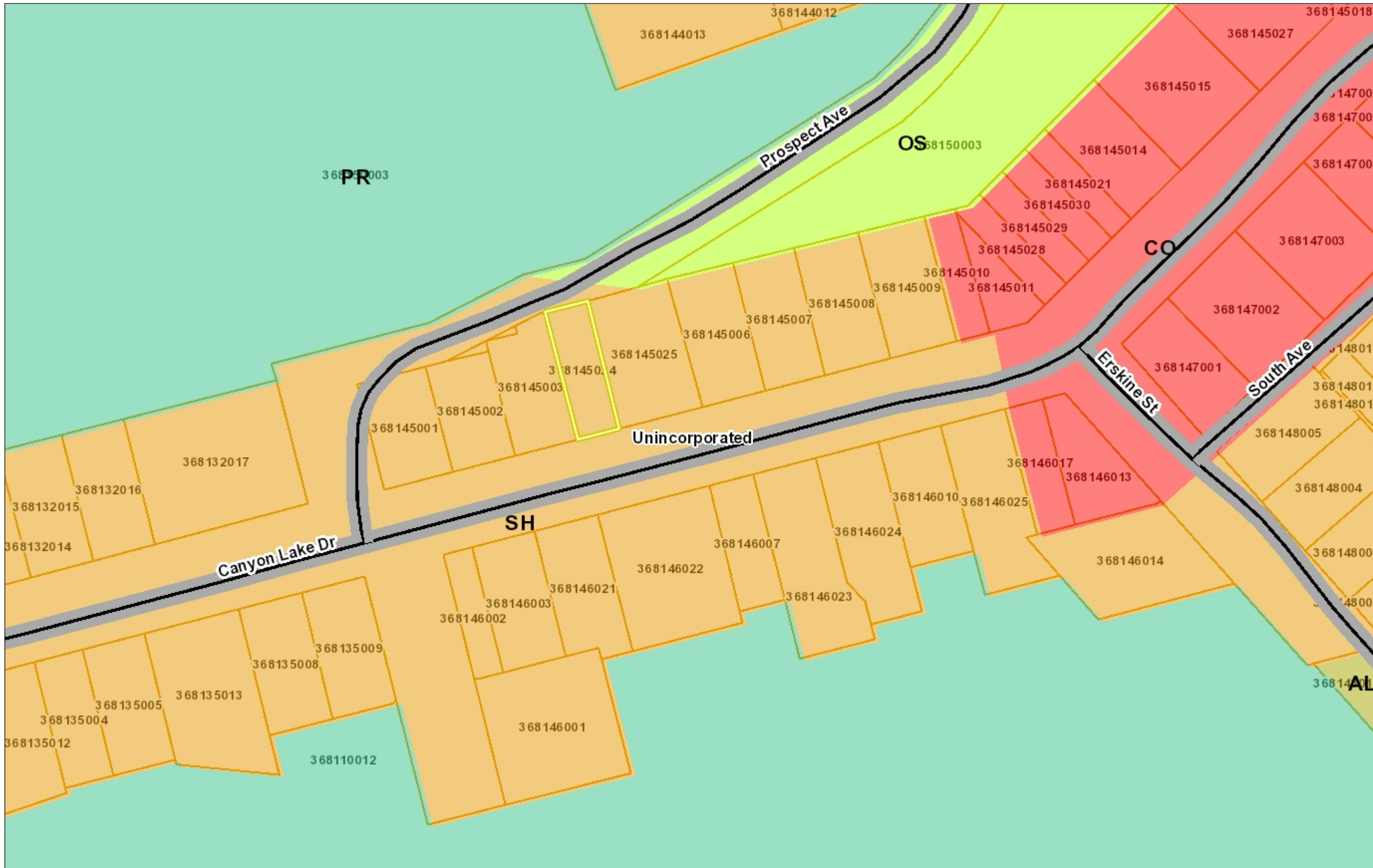
PROJECT SITE
CDVR22-01062



141	11,12	1/24/18
142		
143		
144	13	1/24/18
145	30	12/11/03
146		
147		
148		

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: SH, Single-Family Residential - High Density



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- General Plan**
- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lc
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Star
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off
- CR (Commercial Recreation)
- ACO (Airport Commercial)

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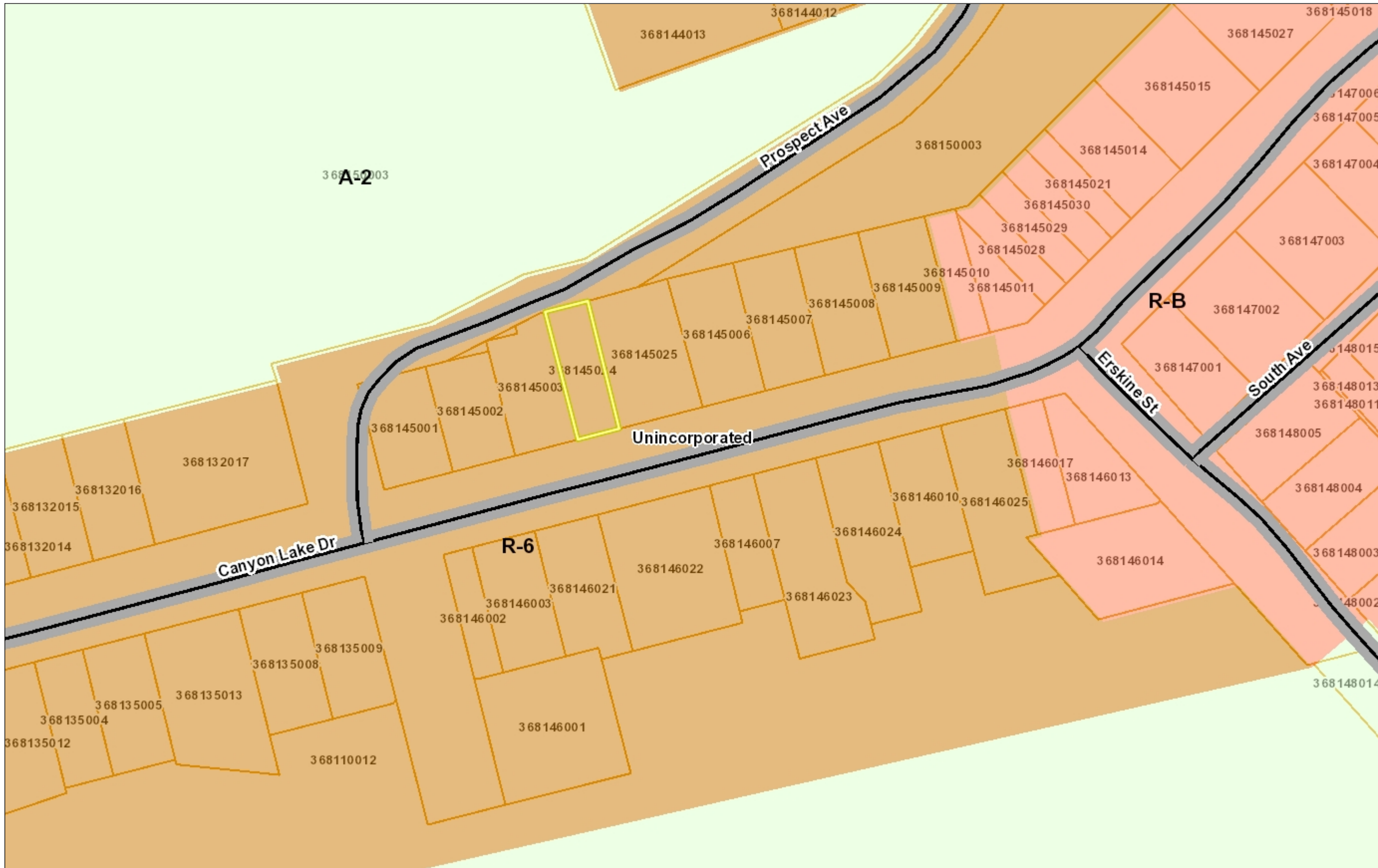
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Zoning
 - R-6 (Single Family Residential)
 - R-6, -FH -UE (Flood Hazard and A
 - R-6 -SD-1 (Slope Density Hillside I
 - R-6 -TOV -K (Tree Obstruction anc
 - R-6, -UE (Urban Farm Animal Excl
 - R-6 -X (Railroad Corridor Combinir
 - R-7 (Single Family Residential)
 - R-7 -X (Railroad Corridor Combinir
 - R-10 (Single Family Residential)
 - R-10, -UE (Urban Farm Animal Exc
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20, -UE (Urban Farm Animal Exc
 - R-40 (Single Family Residential)
 - R-40, -FH -UE (Flood Hazard and A
 - R-40, -UE (Urban Farm Animal Exc
 - R-65 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1 -T (Transitional Combining Dist
 - D-1, -UE (Urban Farm Animal Excl
 - M-12 (Multiple Family Residential)
 - M-12 -FH (Flood Hazard Combining
 - M-17 (Multiple Family Residential)
 - M-29 (Multiple Family Residential)
 - F-R (Forestry Recreational)
 - F-R -FH (Flood Hazard Combining I
 - F-1 (Water Recreational)
 - F-1 -FH (Flood Hazard Combining I
 - A-2 (General Agriculture)
 - A-2, -BS (Boat Storage Combining I
 - A-2, -BS -SG (Boat Storage and So

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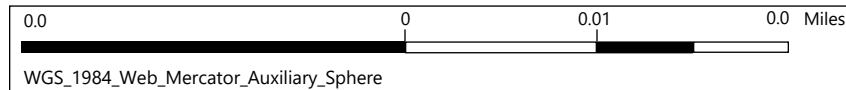
Notes

Contra Costa County -DOIT GIS



Legend

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



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1: 564



Notes
Contra Costa County -DOIT GIS

HEARING REQUEST

Syd Sotoodeh

From: Ryan [REDACTED]@gmail.com>
Sent: Tuesday, December 20, 2022 9:08 PM
To: Syd Sotoodeh; My Guy
Subject: 58 Canyon Lake Drive - Request for Public Hearing CDVR22-01062

Hello Syd,

Happy Holidays! I hope you are taking some time off this holiday season to spend with those you cherish.

I am writing to request a public hearing for 58 Canyon Lake Drive, CDVR22-01062.

My main concerns are as follows: The applicant uses a rear street that is inaccessible from the home as their primary frontage in order to move their house forward in a manner not consistent with the plain language of primary setback. I read the transcript from the board of supervisors meeting which states the county uses corner lot setbacks for all yards with two frontages (this is not a corner lot) and then allows the applicant to simply pick which frontage is primary/principle and secondary/other This is contrary to California's requirement that all ordinances be written with plain language....Primary or principal means "of chief importance"..... Whereas secondary or other clearly means of less importance. The words primary and principle are used throughout the planning ordinance and in every instance it means of chief importance/main. Canyon Lake Drive is clearly the main road associated with 58 Canyon Lake Drive. It is the direction the houses faces. It is the direction all our homes face. it is it is the only way to drive onto Canyon Lake Drive or access the home. The home is physically inaccessible from Erskine which the applicants are claiming is their primary/principle frontage. Additionally, using corner lot setbacks for a non-corner lot is random, arbitrary, and capricious. You could just as easily use front yard setback as the house technically has two front yards. Accordingly, we request that the primary setback be properly noted as Canyon Lake Drive, and the house to be adjusted backwards or the proper variance be requested.

Secondly, we are still very concerned the applicants have not properly mapped the location and the width of the culvert and request the process outlined to dig one corner as required in the Board of Supervisors recommendation (and wasn't followed) be used on all four corners to ensure the actual width and actual location is confirmed... We respectfully request that a county inspector verify before any planning application is approved. The applicant struggles with a lack of truthfulness and conversations we had with people working on the project have made us even more concerned that the location and width of the culvert is still not properly mapped. Furthermore, the easement required in the planning application does not appear to have been recorded and we do not understand how the building permits were even issued. We respectfully request the easement is recorded before any planning application is approved as the applicant time and again has successfully circumvented the requirements set forth.

Additionally- we respectfully request again that we have a discussion regarding how best to offset their windows with our windows. If the applicants do not want to meet, we'd be happy to solely meet with the county and make our recommendations. The applicant proposes placing 14 windows/skylights facing our home which seems to be inordinately obtrusive. It seems a simple enough manner to discuss how to offset their 14 windows/skylights facing our direction with our 4. I understand their need for light since they are unable to place windows on the other side of their home because they tore their house down and are too close to their property line on that side to add windows to their new construction. However, our houses are extremely close together and, while they do not appear to mind, we have no wish to be looking directly into their windows or them into ours.

Finally, we are very concerned about the unpermitted grading that occurred on the site... and any damage that may have resulted to the back hill and the culvert. We respectfully request that an engineer physically inspect and determine if any damage or destabilization occurred to the back hill or culvert as well as how their grading will impact water runoff

onto our lot. We would like a report of any needed mitigation before this planning application is approved. we have pictures and video of the lot before/during/ and after large equipment was used for the illegal/unpermitted grading that we would be like to provide the engineer to ensure they fully understand what occurred.

We are also concerned with the applicants inability to follow the requirements in the previous planning application, the building permit, etc.

Can you please acknowledge receipt at your earliest convenience.

Many Thanks and Happy Holidays!
Ryan DeGooyer and Chris Palacio

Sent from my iPhone

AGENCY COMMENTS

ANNA M. ROTH, RN, MS, MPH
HEALTH SERVICES DIRECTOR
MATTHEW S. KAUFMANN
DEPUTY HEALTH DIRECTOR
JOCELYN STORTZ, MS, REHS
ENVIRONMENTAL HEALTH DIRECTOR



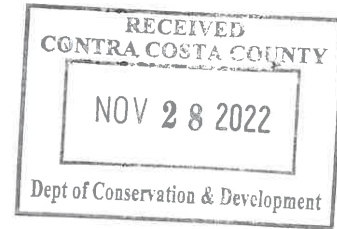
CONTRA COSTA
ENVIRONMENTAL HEALTH

2120 Diamond Boulevard, Suite 100
Concord, California 94520

Ph (925) 608-5500
Fax (925) 608-5502
www.cchealth.org/eh/

November 15, 2022

Contra Costa Department of Conservation and Development
Community Development Division
Attn: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553-4601



RE: CDVR22-01062 – Application For Variance Request To Allow For Reduced
Setbacks For Construction Of A New 2 Story Residence
58 Canyon Lake Drive, Port Costa, CA
APN: 368-145-024
Service Request #: SR0014562

Dear Ms. Sotoodeh:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments [if the project is served by public sewer and public water]:

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
3. It is recommended that the project be served by public sewer and public water.
4. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.
5. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic



yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.

6. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 608-5538.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Eric Fung', with a long horizontal flourish extending to the right.

W. Eric Fung, REHS
Environmental Health Specialist II

WEF:ap

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
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NAPA
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SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

November 28, 2022

File No.: 22-0739

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

re: CDCV22-01062 / APN 368145024 at 58 Canyon Lake Drive, Port Costa / Ryan Bosworth

Dear Syd Sotoodeh,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description:

Design review approval for the construction of a new, two story, single-family residence with variances to allow a 1'- 10" side yard (where 5-feet is required) and a 10'- 6" aggregate side yard (where 15-feet is required), and variances to allow a 17'-6" front setback (where 20-feet is required) and 0' side yard setback (where 5-feet is required) for a retaining wall, and to allow a 0-foot side yard, and parking in tandem, for the two required off-street parking spaces.

Previous Studies:

This office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

Built Environment Recommendations:

The 1948 USGS Carquinez Strait 15' quad depicts a building in the proposed project area. If present, this unrecorded building meets the OHP's minimum age standard that buildings, structures, and objects 45

years or older may be of historical value, and therefore, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,



Bianca Collver, on behalf of
Bryan Much, Coordinator

Syd Sotoodeh

From: Mark Seedall <mseedall@ccwater.com>
Sent: Wednesday, December 14, 2022 5:08 PM
To: Syd Sotoodeh
Cc: Colleen Knutson; Cindy Sweeney
Subject: FW: RE: 58 Canyon Lake Dr. Port Costa APN: 368-145-024
Attachments: Notice_Render Administrative Decision CDVR22-01062.pdf; 58 Canyon Lakes Drive APN 368-145-024JPG.JPG

Syd Sotoodeh
Project Planner
Contra Costa County
Department of Conservation and Development

The Contra Costa Water District notes the following comments regarding CDVR22-1062.

The District is assuming the new home will require fire sprinklers. New fire sprinklers will need to upsize the water meter to a 1" meter and a 1" backflow device. The District will need to verify the existing service line that runs from the water main to the current 5/8" meter to make sure it's a 1" service line to support the larger meter. If it's only a 3/4" service line, CCWD may need to abandon that line and install a new 1" service line. Please contact Cindy Sweeney at CCWD Engineering (925-688-8014) when the applicant is ready to commence water service to verify District requirements.

*Mark A. Seedall
Principal Planner
Contra Costa Water District
P.O. Box H2O
Concord, CA 94524*

*925 688 8119 (office)
mseedall@ccwater.com*



Memo

March 23, 2023

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

FROM: Kellen O'Connor, Associate Civil Engineer, Engineering Services Division 

By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division

SUBJECT: VARIANCE VR22-1062
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Ryan Bosworth/58 Canyon Lake Dr/Port Costa/APN 368-145-024)

FILE: VR22-1062

We have reviewed the application for **variance permit VR22-1062** received by your office on **November 3, 2022**. The attached recommended conditions of approval, based on the site plan, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background

The applicant requests a variance to allow for the construction of a new, two story, single-family residence with variances to allow a 1'-10" side yard (where 5 feet is required) and a 10'-6" aggregate side yard (where 15 feet is required), and variances to allow a 17'-6" front setback (where 20 feet is required) and 0' side yard setback (where 5 feet is required) for a retaining wall, and to allow a 0' side yard, and parking in tandem, for the two required off-street parking spaces.

The property is located at 58 Canyon Lake Drive in Port Costa. Based on existing records, a 4-foot-wide box culvert runs beneath the property. Prospect Avenue is to the north of the property, at a high elevation relative to the parcel's concrete slab. The property faces the County maintained road, Canyon Lake Drive, and slopes south towards that road. To the east and west of the property are other residential parcels.

A Variance Permit by the same applicant (VP19-1051) was previously approved on this site.

Traffic and Circulation

The site is north of and gains access from Canyon Lake Drive, a County maintained road. The frontage features a sidewalk separated from the roadway by a drainage ditch. There is no curb present in the vicinity of the project and the driveway is not presently connected to Canyon Lake

Drive by a concrete slab, requiring vehicles accessing the driveway to drive through the roadside drainage ditch. There are no proposed frontage improvements shown on project plans.

Canyon Lake Drive is approximately 30 feet wide within an existing 60-foot road right-of-way. The County General Plan shows Canyon Lakes Drive to be a collector, and as such no additional easement width or pavement widening is necessary. There appears to be adequate onsite parking with two proposed parking spaces beside the residence. The proposed project has no direct impact to County roads.

Drainage

The site generally drains southeasterly to an earthen ditch adjacent to Canyon Lake Drive. The proposed improvements will not add or alter the drainage from what previously existing on. Building Inspection will oversee compliance with Building Code requirements relative to the residential improvements.

A 4-foot-wide box culvert for Bull Valley Creek runs beneath the north side of the property, over which the applicant has proposed a 10-foot-wide drainage easement. A drainage easement in favor of the adjacent upstream property owner will need to be dedicated prior to final occupancy of the building.

The proposed building and wading pool comply with the easement setback requirement. The project engineer has submitted a memo stating that construction proposed as part of this project is not anticipated to affect the integrity of the culvert.

Stormwater Management and Discharge Control

In compliance with the County's Stormwater Management and Discharge Control Ordinance, it has been determined that the applicant is not required to submit a Stormwater Control Plan (SWCP) for this project. New or redeveloped impervious surface area totals less than 10,000 square feet, which is the threshold requirement for submittal of a SWCP. The site is also being proposed to be developed with a single-family residence, which does not currently require conformance with Provision C.3 of the Ordinance.

Floodplain Management

The property lies within a Special Flood Hazard Area (100-year flood plain) Zone A as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The applicant should be aware that a floodplain permit from Public Works will be required.

Lighting District Annexation

The subject parcel is already annexed into the L-100 lighting district and will require no further annexation.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit, as adopted by the Board of Supervisors. The fees shall be paid prior to issuance of building permits.

Drainage Area Fee

The property is located within unformed Drainage Area 122A. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Anthony DiSilvestre at (925) 313-2262 or anthony.disilvestre@pw.cccounty.us, or Kellen O'Connor at (925) 313-2278 or kellen.o'connor@pw.cccounty.us.

KO:AD:ss

G:\engsvc\Land Dev\VR\VR 22-1062\VR22-1062 Staff Report & COAs March23.docx

cc: J. LaRocque, Engineering Services
L. Gossett, Engineering Services
K. O'Connor, Engineering Services
Ryan Bosworth, *owner, and applicant*
PO Box 100
Port Costa, CA 94569
Ethan Anderson, *architect*
2350 Saratoga St Unit 155
Alameda CA, 94501

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT VR22-1062**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on November 3, 2022.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE STATED.

Miscellaneous Drainage Requirements:

- A private storm drain easement in favor of the immediate upstream property owner, 10 feet in width shall be dedicated over the 4-foot-wide Bull Valley Creek cobbled culvert traversing the site. This dedication shall be recorded prior to final occupancy.

Floodplain Management

- The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

Syd Sotoodeh

From: Dominique Vogelpohl
Sent: Wednesday, December 7, 2022 12:06 PM
To: Syd Sotoodeh
Subject: RE: CDVR22-01062, 58 Canyon Lake Drive: New Variance/Small Lot Design Review

Hello Syd,

There would be no comment necessary for the skylights or solar panels.

Best,
Dominique

From: Syd Sotoodeh <Syd.Sotoodeh@dcd.cccounty.us>
Sent: Wednesday, December 7, 2022 11:36 AM
To: Dominique Vogelpohl <Dominique.Vogelpohl@dcd.cccounty.us>
Subject: FW: CDVR22-01062, 58 Canyon Lake Drive: New Variance/Small Lot Design Review

Hi Dominique,

This applicant is proposing a solar roof (integrated tiles) for a house in Port Costa. Would the HLAC have any issues with that type of roof?

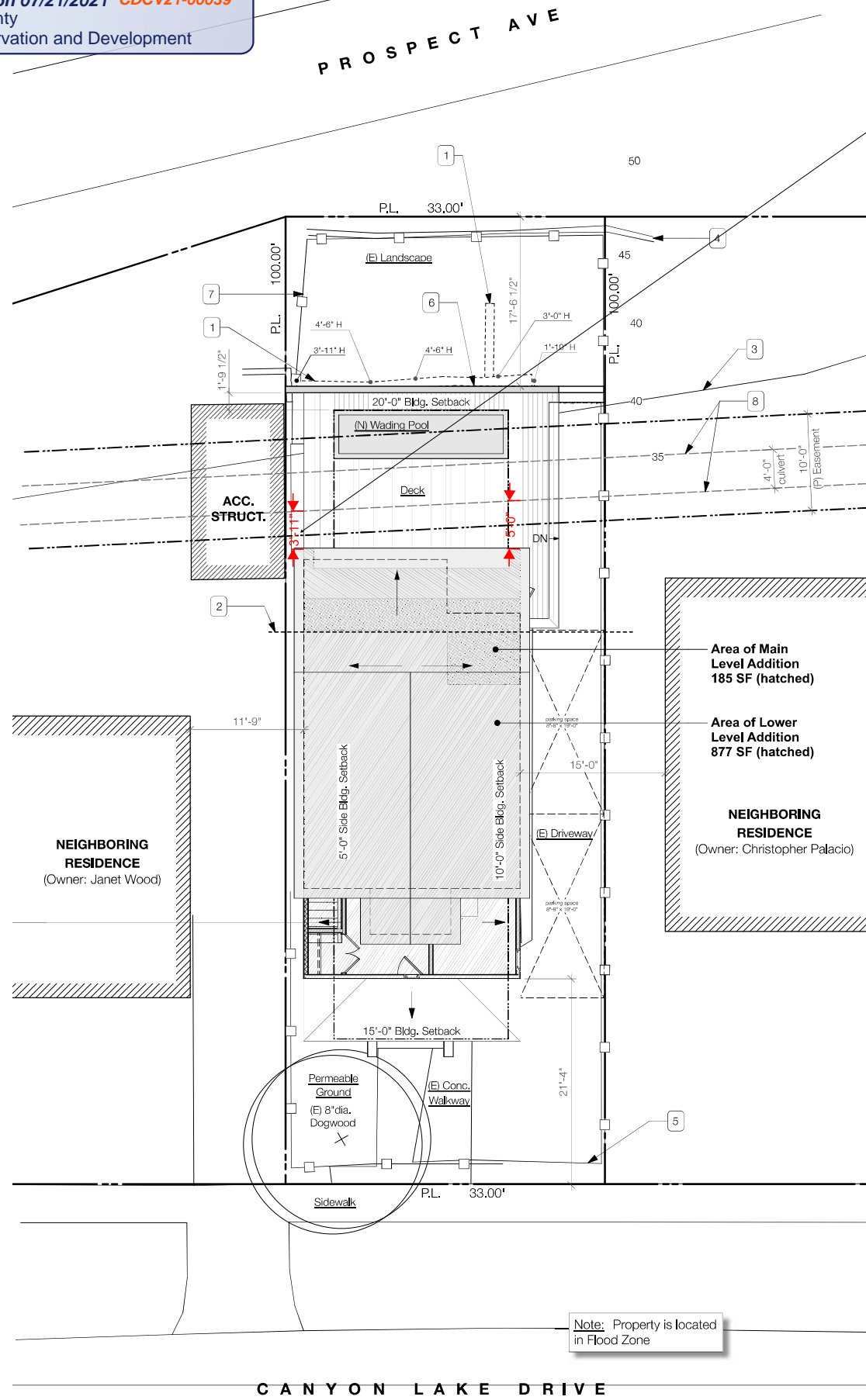
Thanks!

Syd

Direct Line 925-655-2877

Web: <https://www.contracosta.ca.gov/3383/Conservation-Development>

POTHOLING RESULTS & STRUCTURAL EVALUATION (CULVERT)



1 Site Map
 1/8" = 1'-0"



Pot-hole Excavation Area



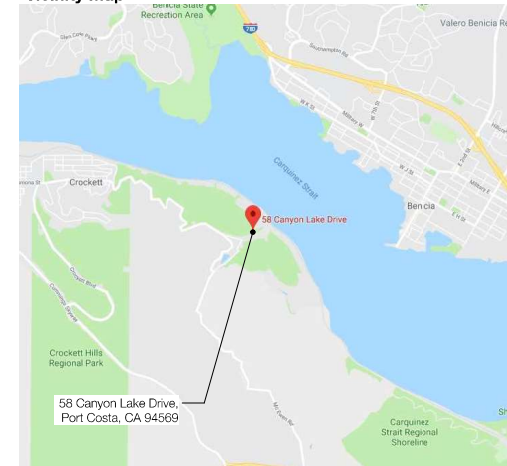
Distance to Exterior wall - 48"



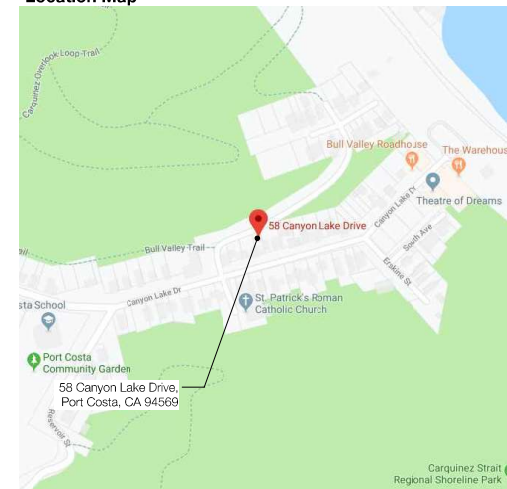
Top of Grade to Top of Culvert - 48"



Vicinity Map



Location Map



58 Canyon Lake Dr.
 Port Costa, CA 94569

DRAFTING CAFE ARCHITECTS
 T: 510-251-2511
 F: 510-735-9797
 E: info@draftingcafe.com
 www.draftingcafe.com



REVISIONS	NO.	DESCRIPTION	DATE

Cover Sheet & Site Map

DATE March 26, 2021

PROJECT 19066

SCALE 1/8" = 1'-0"

A0.1

Memorandum

Date: April 29, 2021
To: Ryan Bosworth
Owner – 58 Canyon Lake Drive
Project: 58 Canyon Lake Addition
58 Canyon Lake Drive
Port Costa, California 94569
Job #: 191517

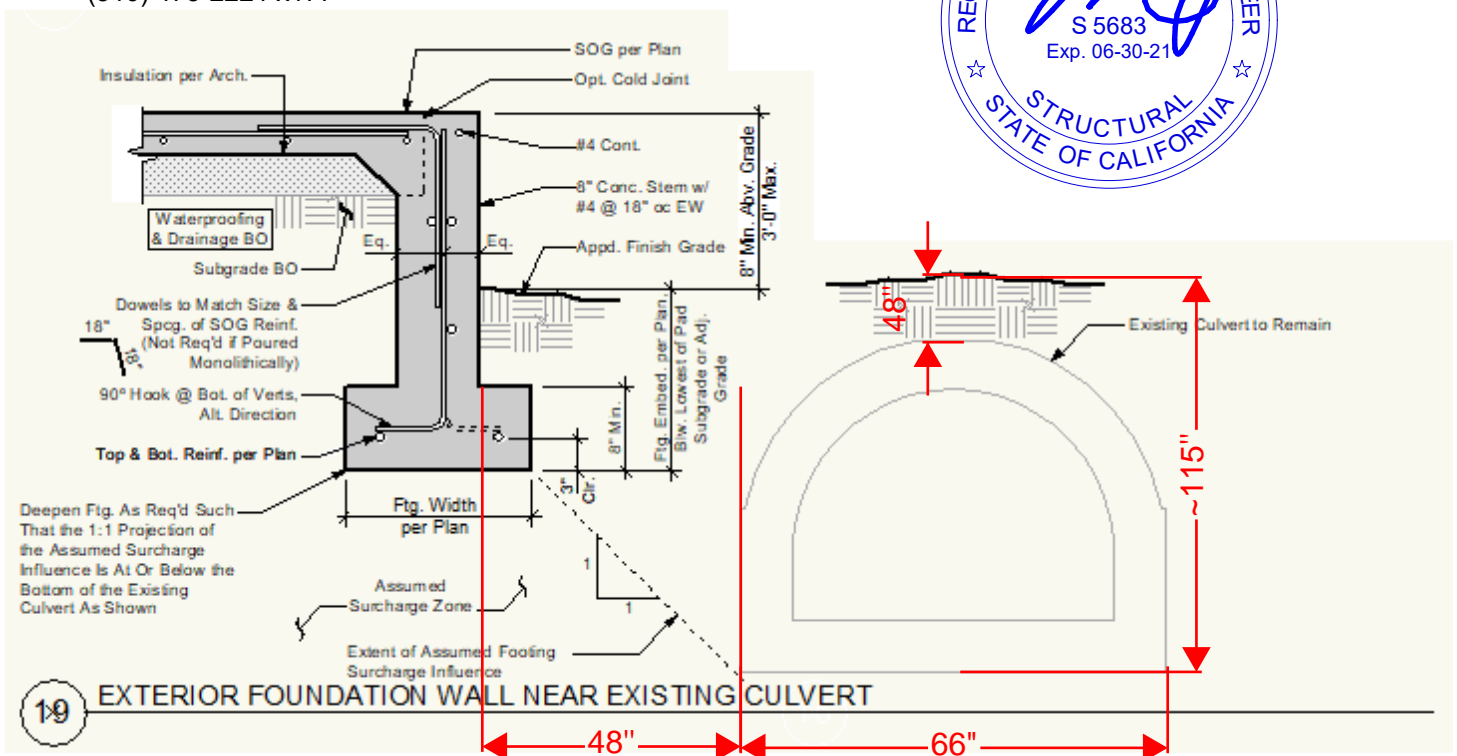
RECEIVED on 07/21/2021 CDCV21-00039
By Contra Costa County
Department of Conservation and Development

Subject: Existing Backyard Culvert Surcharge

Per your request, we have reviewed the updated architectural site plan indicating the presence of an existing cobbled culvert in proximity to the proposed rear building foundation, as well as the approximate culvert size and depth criteria provided to us. Provided the rear wall foundation construction is deepened in accordance with the detail below, such that the footing does not fall within the 1:1 influence line indicated to the bottom of the culvert, it is our opinion that the effect of any surcharge will be minimal and not adversely affect the integrity of the culvert.

Very truly yours,

Matthew Tropp
Principal Engineer
(510) 473-2221 x177

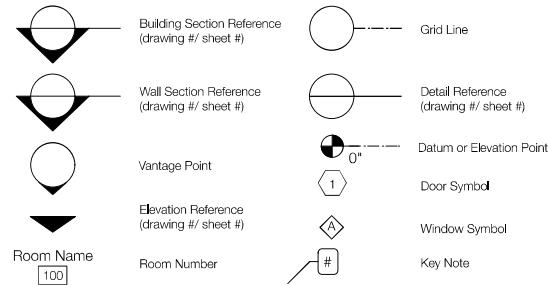


PROJECT PLANS

General Notes

- All work and materials to conform to the requirements of local and state codes and the specifications of the National Board of Fire Underwriters. All work shall be done in accordance with the requirements of the city and/or appropriate authority having jurisdiction over construction where the project is located.
- Contractor shall check and verify all plan dimensions and conditions before proceeding with construction and shall report any discrepancies to the Architect for correction before beginning any work.**
- Do not scale drawings. All written dimensions govern.
- The Architect is not responsible for any deviations from the plans and specification information.
- The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, for safety precautions and programs in connection with the work, or the acts or omissions of the Contractor, subcontractors, or any other persons performing any work, or for failure of any of them to carry out the work in accordance with the construction documents.
- The following set of drawings is an instrument of professional service and shall remain the property of Drafting Cafe, whether the project is executed or not. No changes, alterations, or deletions may be made hereto except by the Architect.

Symbol Legend

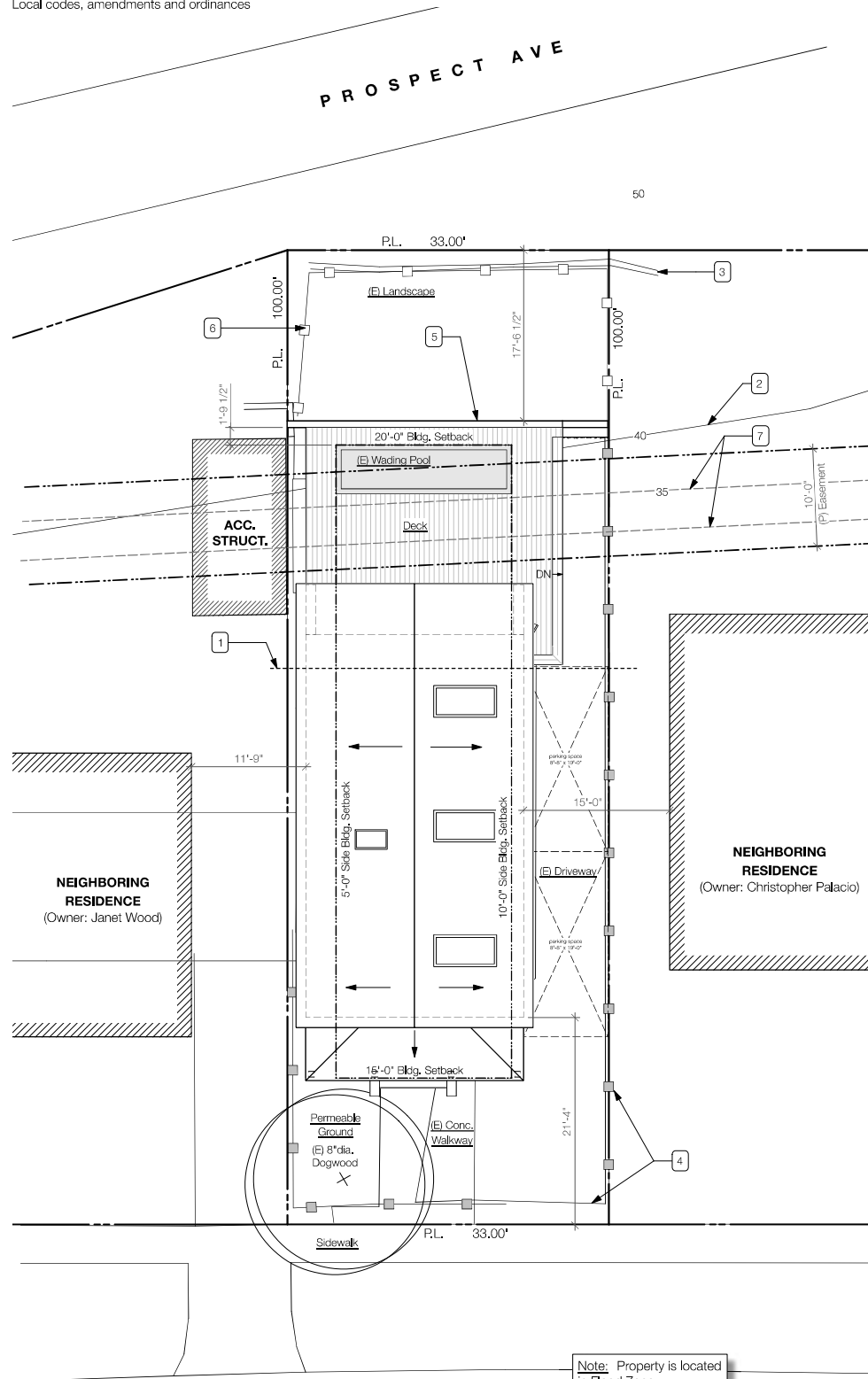
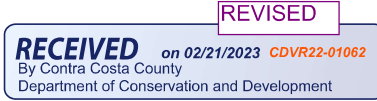


Abbreviations

AD	Area Drain	MECH	Mechanical
ADJ	Adjustable	MIN	Minimum
AFF	Above Finish Floor	MTL	Metal
AGGR	Aggregate	(N)	New
ARCH	Architectural	NIC	Not In Contract
ASPH	Asphalt	NTS	Not To Scale
BLDG	Building	OBS	Obscure
BLK	Block	OC	On Center
BLKG	Blocking	OD	Outside Diameter
BO	Bottom Of	OPN'G	Opening
BW	Bottom of Wall		
CPT	Carpet	PLAM	Plastic Laminated
CAB	Cabinet	PL	Property Line
CJ	Construction Joint	PLT	Steel Plate
CL	Center Line	PLYWD	Plywood
CLOS	Closet	PT	Point
CLG	Ceiling		
CLR	Clear	QTY	Quantity
CO	Clean Out	R	Riser
COL	Column	RAD	Radius
CONC	Concrete	RET	Retaining
CONT	Continuous	R/A	Return Air
CSMT	Casement	RD	Round
CT	Ceramic Tile	RD	Roof Drain
CS	Counter Sink	REF	Refrigerator
DEMO	Demolition	REG	Register
DET	Detail	REINF	Reinforced
DH	Double Hung	REQ'D	Required
DF	Douglas Fir	RO	Rough Opening
DIAG	Diagonal	RWD	Redwood
DI	Dimension	RWL	Rain Water Leader
DWGS	Drawings	SAG	Supply Air Grill
DN	Down	SV	Sheet Vinyl
DS	Downspout	SH	Single Hung
(E)	Existing	SHT	Sheet
EJ	Expansion Joint	SIM	Similar
EL	Elevation	SM	Sheet Metal
EQ	Equal	SQ	Square
EXT	Exterior	SSD	See Structural Drawings
FD	Floor Drain	SS	Stainless Steel
FF	Finish Floor	STD	Standard
FIN	Finish	STL	Steel
FOC	Face Of Concrete	STRUC	Structural
FOS	Face Of Stud	T	Tread
FOW	Face Of Wall	TC	Top Of Curb
FTG	Footing	TEMP	Tempered Glass
GA	Gauge	TJ	Truss Joist
GALV	Galvanized	TO	Top Of
GWB	Gypsum Wall Board	TOC	Top Of Concrete
GL	Glass	TYP	Typical
GLU LAM	Glue Laminated	TW	Top Of Wall
GSM	Galv. Sheet Metal	TS	Tube Steel
UON	Unless Otherwise Noted		
HB	Hose Bibb	VERT	Vertical
HGT	Height	VIF	Verify In Field
HM	Hollow Metal	VTO	Vent To Outside
HOR	Horizontal		
HP	High Point	W/	With
W/C	Water Closet	WD	Wood
ID	Inside Diameter	W/H	Water Heater
INSUL	Insulation	WP	Waterproof
INT	Interior	WPT	Work Point
JBOX	Junction Box	YD	Yard
JT	Joint		
LAM	Laminated		
LAV	Lavatory		
LP	Low Point		

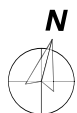
Codes and Regulations

2019 California Building Code
 2019 California Residential Code
 2019 California Mechanical Code
 2019 California Electrical Code
 2019 California Plumbing Code
 2019 California Green Building Code
 2019 California Energy Code
 2019 California Fire Code
 Local codes, amendments and ordinances



Note: Property is located in Flood Zone

1 Site Map
1/8"=1'-0"



Project Team

OWNER:
 Ryan Bosworth
 58 Canyon Lake Drive,
 Port Costa, CA
 T: (916) 475-5475

ARCHITECT:
DRAFTING CAFE ARCHITECTS
 Ethan Andersen, AIA
 2350 Saratoga St Unit 155
 Alameda, CA 94501
 T 510-251-2511

STRUCTURAL ENGINEER:
ASHLEY AND VANCE
 1610 Harrison St., Suite A
 Oakland, CA 94612
 T: (510) 473-2221
 www.ashleyvance.com

Drawing List

- Architectural**
- A0.1 Cover Sheet & Site Map
 - A0.2 Conditions of Approval
 - A0.3 Conditions of Approval & FEMA Letter of Map Amendment
 - TS-1 Site Survey
 - A1.1 Existing Floor Plans / Existing Retaining Wall Elevation
 - A1.2 Proposed Floor Plans
 - A1.3 Proposed Floor Plan Exhibit
 - A2.1 Existing & Proposed Elevations
 - A2.2 Existing & Proposed Elevations
 - A3.1 Cross Sections & 3D Aerial Image
 - A4.1 WUI Details & Product Cut Sheets
 - A7.1 T24 Certificate of Compliance
 - A7.2 T24 Certificate of Compliance
 - A7.3 T24 Mandatory Measures

Structural

- S-1.1 Structural Title Sheet
- S-1.2 Structural Specifications
- S-1.3 Special Inspections
- S-2.3 Roof Framing Plan
- S-3.1 Structural Details
- S-3.2 Structural Details
- S-3.3 Structural Details

Keynotes

- Location Of (E) Sewer Line Easement And Connection Under House
- (E) Countour
- (E) Wood Retaining Wall
- (N) Gate & Fence (shaded)
- Line Indicates Existing Hardscape. See 3/A1.1 For Additional Info.
- (E) Fence to Remain
- (E) 48" Dia. Culvert

Project Description

Replacement of Existing House

Property Information

APN: 368-145-024-7
 Address: 58 Canyon Lake Drive,
 Port Costa, CA 94569

Development Information

Zoning District	R-6		
Areas	Existing	Proposed	Allowable
Total Lot Area (sq ft)	3,300 sf	3,300 sf	-
Tot. Bldg Footprint (sq ft)	-	-	-
Total Floor Area (sq ft)	639 sq ft	1,781 sf	-
Lot Coverage (sq ft)	802 sf	1,131 sf	-
Lot Coverage (%)	24.3%	34.3%	-
Floor Area Ratio	.194	.538	-
Landscaped Area	502 sf	502 sf	-
Development			
# of Dwelling Units	1	1	-
# of Parking Spaces	2	2	-

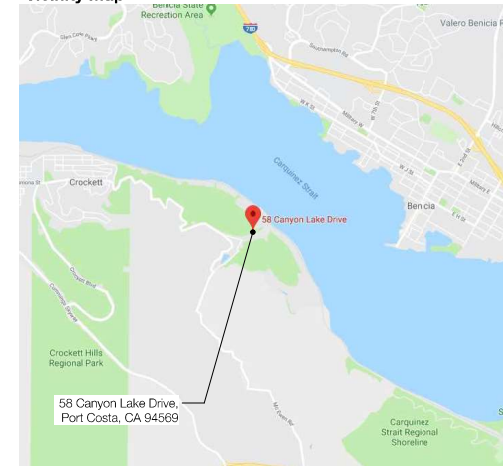
California Building Code Notes

Occupancy Code: Type R-3/U
 Construction Type: Type V B

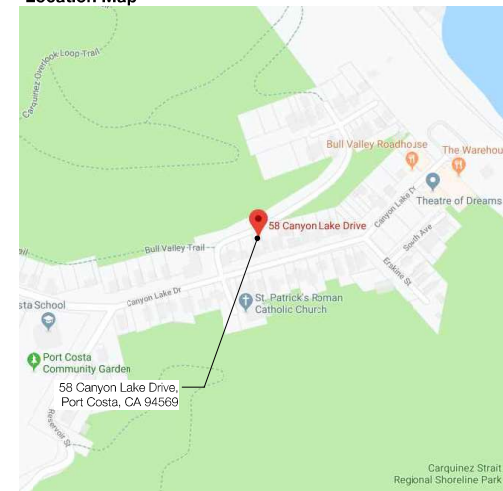
Dwelling **IS LOCATED** in a Very High Fire Hazard Severity Zone
 - Design to comply with CRC Section R337

Dwelling **TO BE** equipped with an automatic fire sprinkler system.
 Fire sprinkler plans to be a deferred submittal.

Vicinity Map



Location Map



58 Canyon Lake Dr.
 Port Costa, CA 94569

DRAFTING CAFE ARCHITECTS

T: 510-251-2511
 F: 510-735-0797
 E: info@draftingcafe.com
 www.draftingcafe.com



REVISIONS	DATE	DESCRIPTION
1	7/8/22	Window and Skylight Revisions / Addition
2	9/16/22	Plan Check Comments
3	2/14/23	Plan Check Revisions
4		

Cover Sheet & Site Map

DATE: 2/14/23

PROJECT: 19066

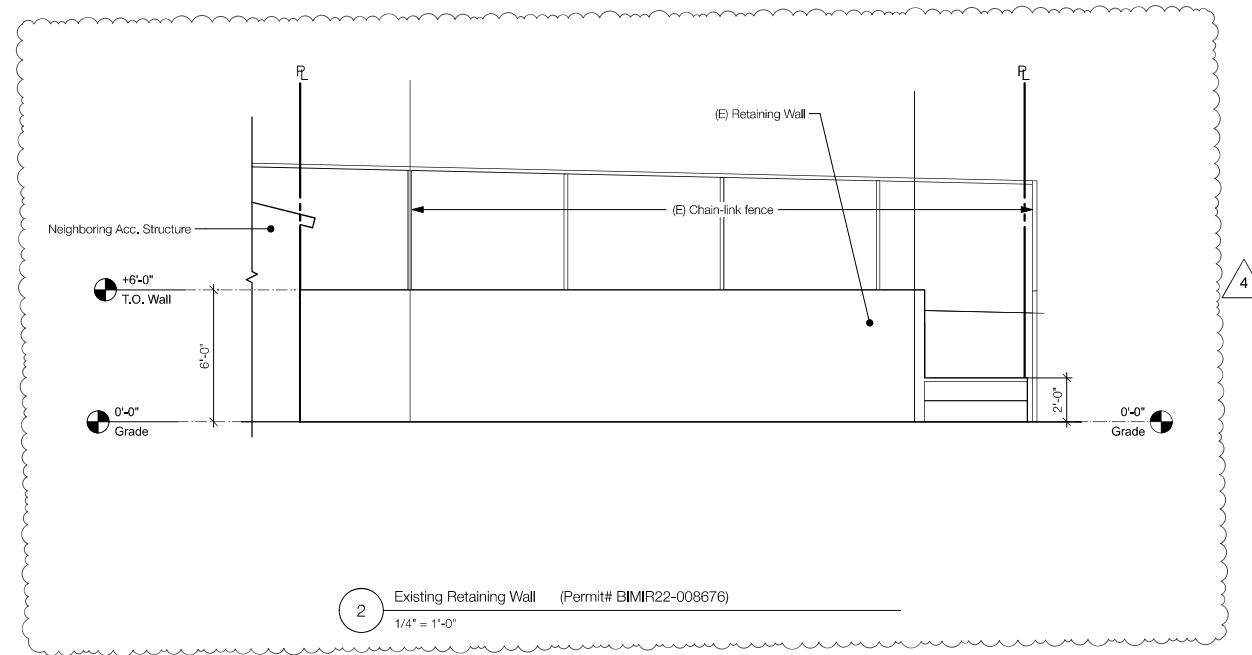
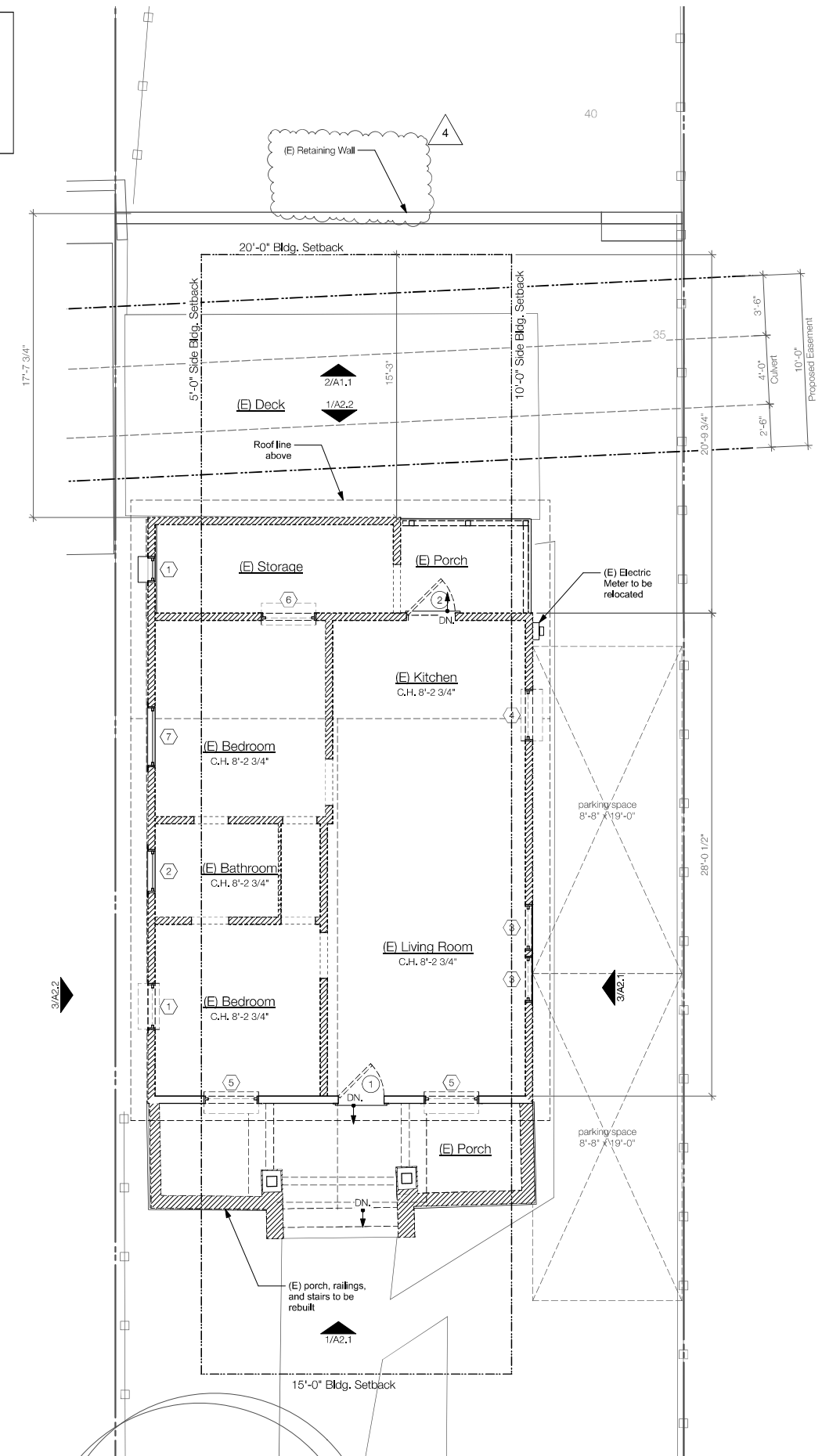
SCALE: 1/8" = 1'-0"

A0.1

EXISTING DOOR SCHEDULE							
ID Label	Qty.	Width	Height	Type	Material	Finish	Notes
Existing							
1	1	28"	68"	Swing Simple			
2	1	2'10"	70"	Swing Simple			

EXISTING WINDOW SCHEDULE						
Id Label	Qty.	Operation	Width	Height	Manufacturer	Notes
Existing						
1	1	Single Hung	16"	28"		
2	1	Single Hung	26"	30"		
3	1	Single Hung	28"	48"		
4	2	Single Hung	28"	48"		
5	1	Single Hung	30"	30"		
6	1	Single Hung	32"	48"		
7	1	Single Hung	36"	50"		

Wall Legend	
	(E) Wall
	(N) Wall
	(N) 1-hr rated fire wall
	Wall to be Demolished



2 Existing Retaining Wall (Permit# BIMR22-008676)
1/4" = 1'-0"

1 Main Floor Plan - Existing
1/4" = 1'-0"

58 Canyon Lake Dr.
Port Costa, CA 94569

DRAFTING CAFE
ARCHITECTS
T: 510-251-2511
F: 510-735-9797
E: info@draftingcafe.com
www.draftingcafe.com



REVISIONS	NO.	DESCRIPTION	DATE
	1	Window and Skylight Revisions / Addition	7/8/22
	3	Plan Check	9/16/22
	4	Plan Check Revisions	2/14/23

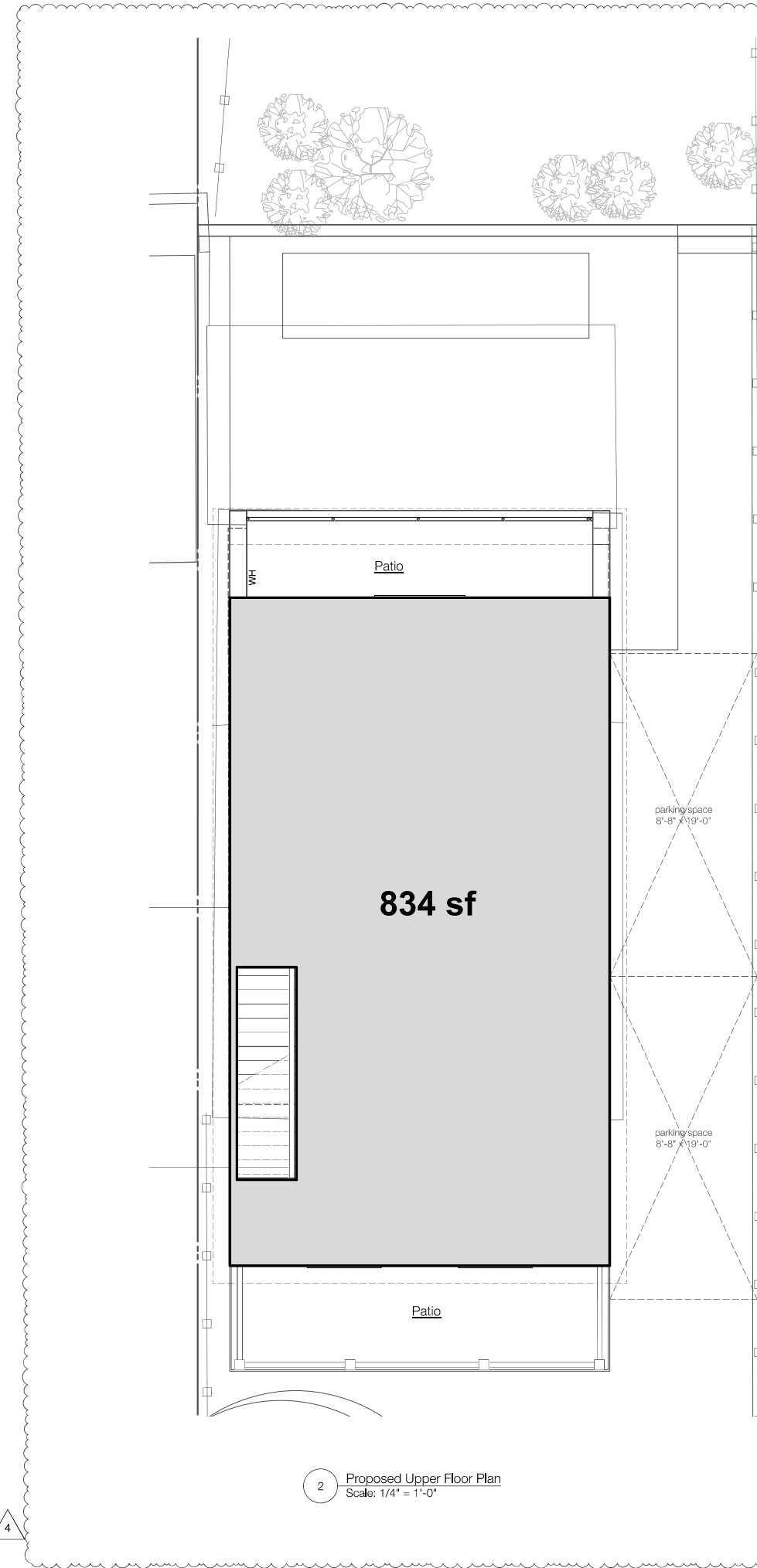
Existing Floor Plans /
Existing Retaining Wall
Elevs

DATE 2/14/23

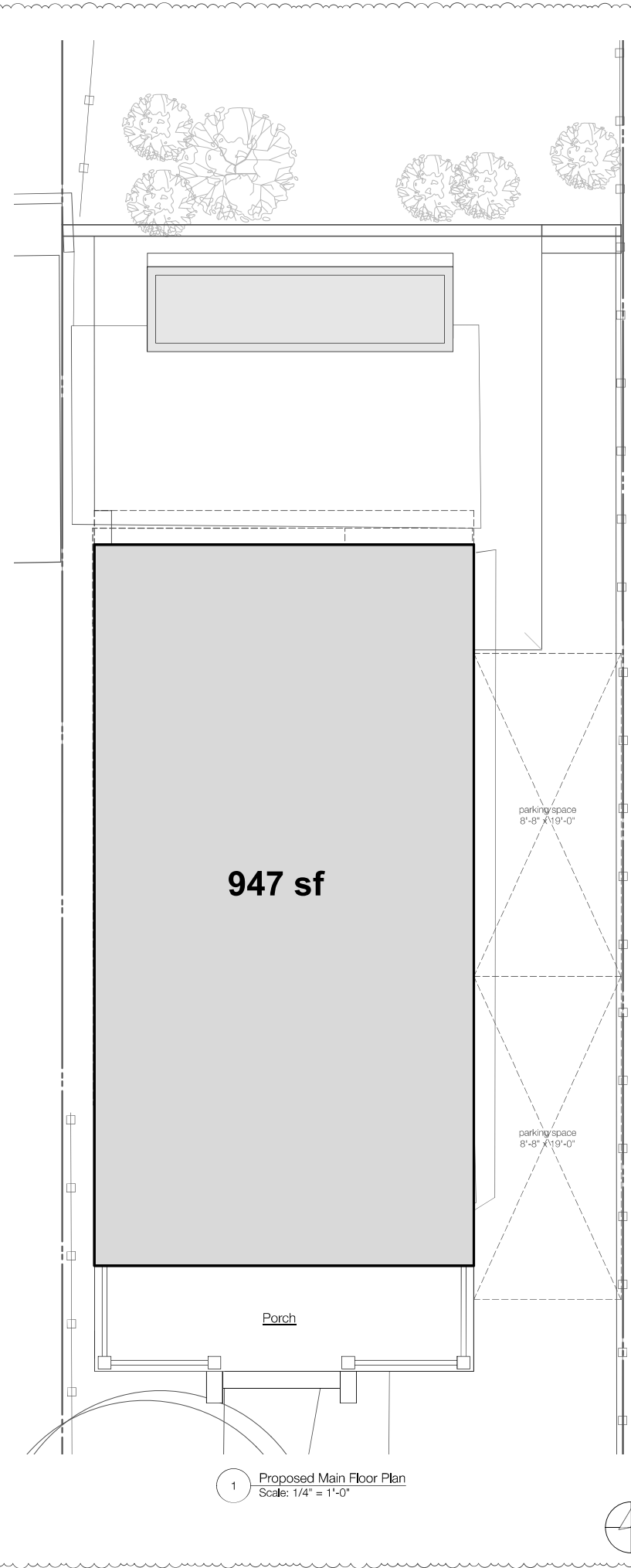
PROJECT 19066

SCALE 1/4" = 1'-0"

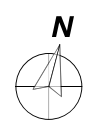
A1.1



2 Proposed Upper Floor Plan
Scale: 1/4" = 1'-0"



1 Proposed Main Floor Plan
Scale: 1/4" = 1'-0"



58 Canyon Lake Dr.
Port Costa, CA 94569

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REVISIONS	NO.	DESCRIPTION	DATE
	1	Window and Skylight Revisions / Addition	7/8/22
	2	Plan Check	9/16/22
	3	Plan Check Revisions	2/14/23
	4		

Proposed Floor Plan Exhibit

DATE 2/14/23

PROJECT 19066

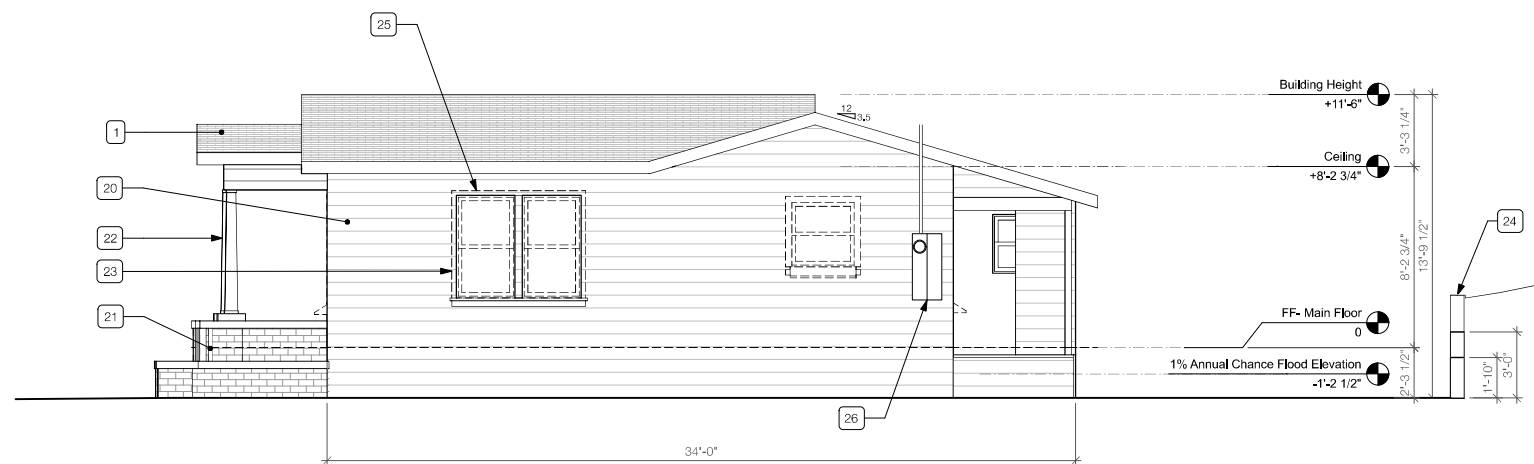
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A1.3

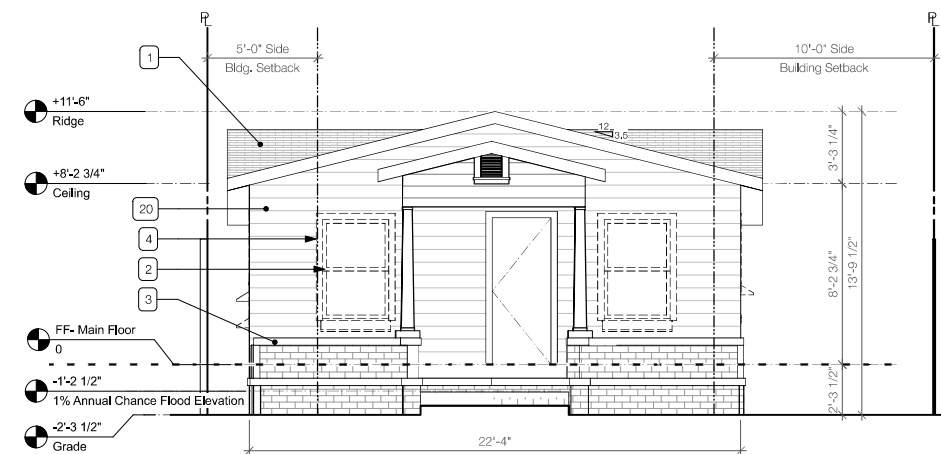


Keynotes

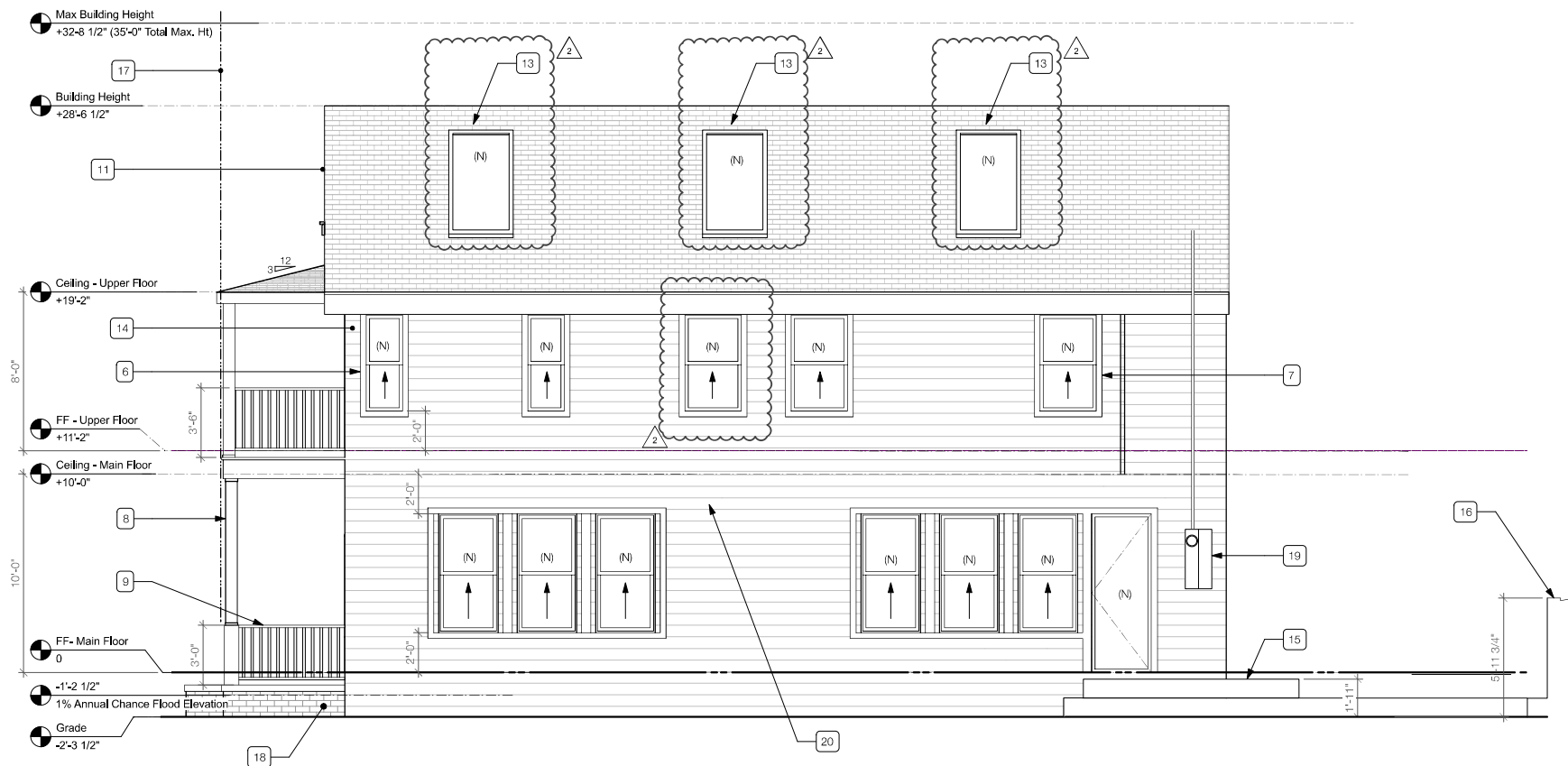
- | | |
|---|--|
| 1. (E) Asphalt Comp. Roof Shingles | 14. (N) Painted Wood Siding |
| 2. (E) Painted Wood Windows | 15. (N) Wood Deck |
| 3. (E) Brick Porch | 16. (N) Retaining Wall |
| 4. (E) 2x4 Painted Wood Trim | 17. 15'-0" Bldg. Setback |
| 5. (N) Painted Horiz. Wood Siding | 18. (N) Brick Porch |
| 6. (N) Metal Black Frame Windows; Andersen 100 Series or similar. | 19. (N) Electric Meter |
| 7. (N) 2x4 Painted Wood Trim, Typ. | 20. (E) Painted Horiz. Wood Siding |
| 8. (N) 7" sq. Wood Column | 21. (E) Brick |
| 9. (N) 2x4 Wood Guardrail | 22. (E) Tapered Wood Columns |
| 10. Wood Deck Beyond | 23. (E) Painted 2x4 Wood Trim |
| 11. (N) Class-A Asphalt Comp. Roof Shingles | 24. (E) Retaining Wall |
| 12. (N) 2x Painted Wood Fascia | 25. Demo (E) Painted Wood Windows (dashed) |
| 13. (N) Skylight | 26. (E) Electric Meter |



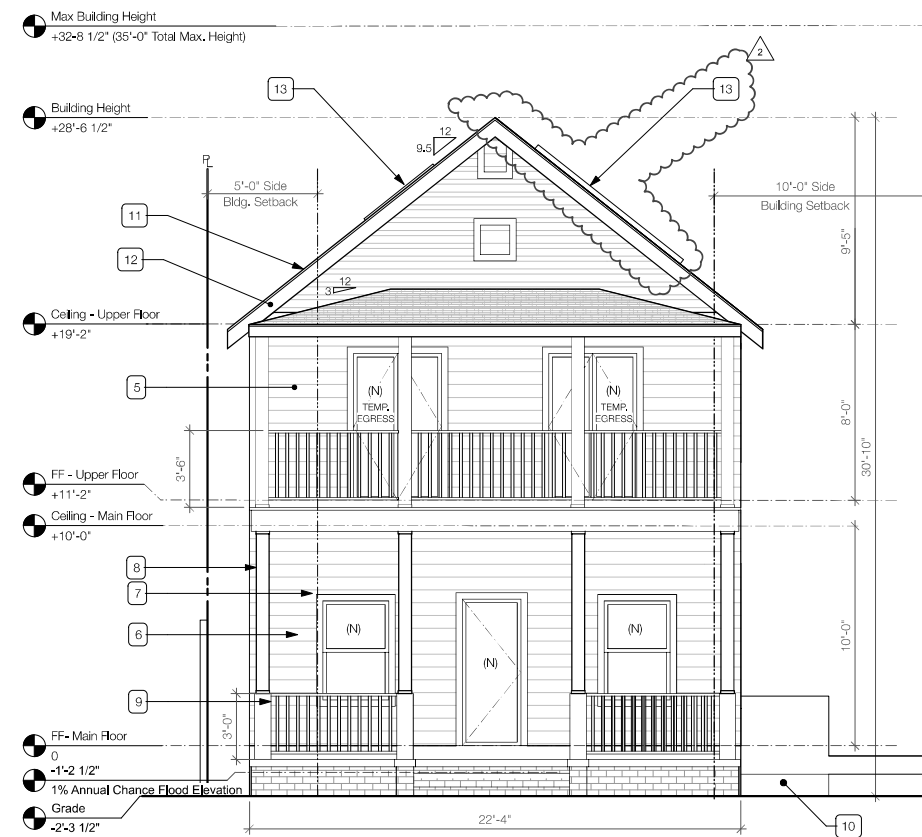
3 East (Side) Elevation - Existing
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1 South (Front) Elevation - Existing
1/4" = 1'-0"



4 East (Side) Elevation - Proposed
1/4" = 1'-0"



2 South (Front) Elevation - Proposed
1/4" = 1'-0"

REVISIONS	NO.	DESCRIPTION	DATE
	1	Window and Skylight Revisions / Addition	7/8/22
	2	Plan Check	9/16/22
	3	Plan Check Revisions	2/14/23
	4	Plan Check Revisions	2/14/23

Existing & Proposed Elevations

DATE 2/14/23

PROJECT 19066

SCALE 1/4" = 1'-0"

A2.1

58 Canyon Lake Dr.
Port Costa, CA 94569

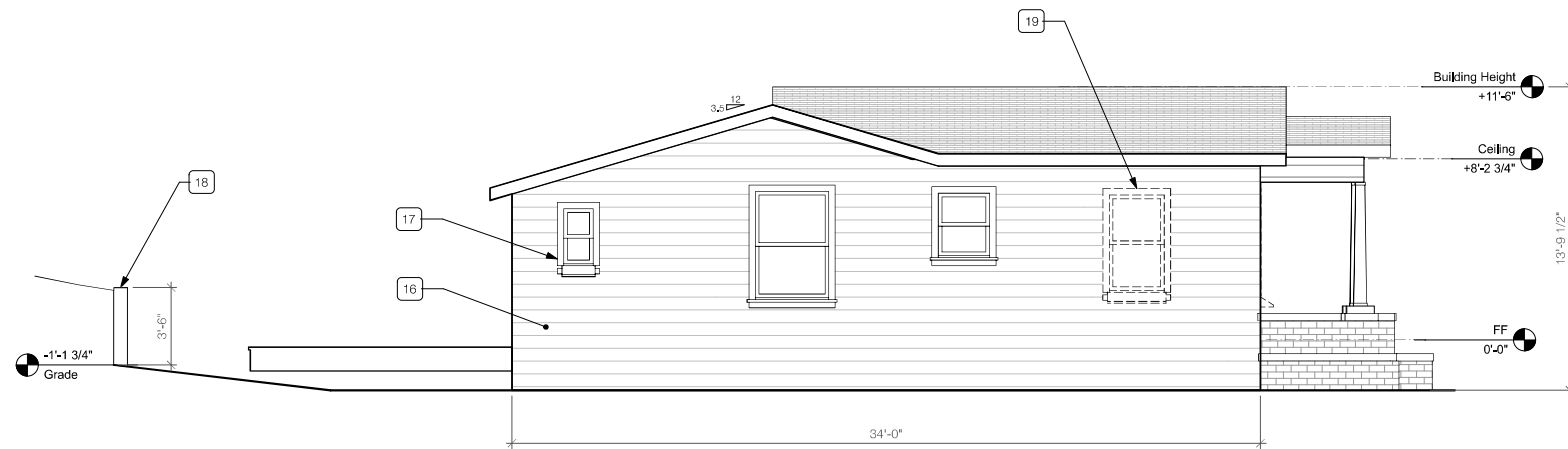
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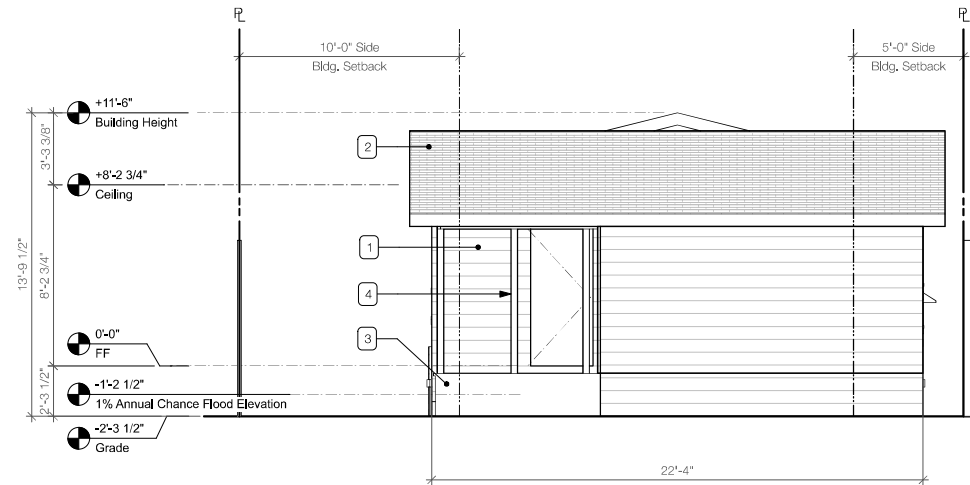


Keynotes

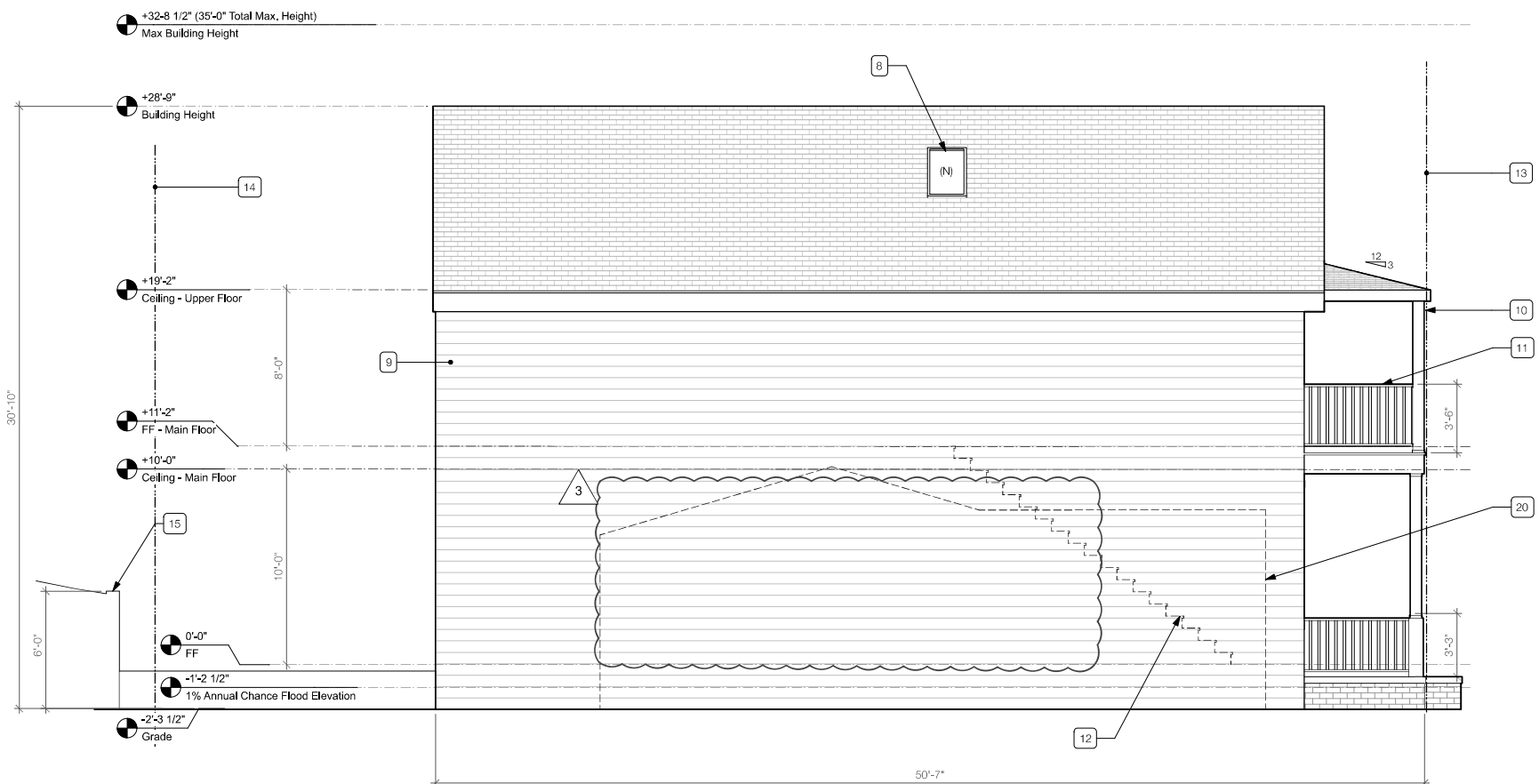
- | | |
|--|--|
| 1. (E) Painted Horiz. Wood Siding | 11. (N) 2x4 Wood Guardrail |
| 2. (E) Asphalt Comp. Roofing | 12. Dashed line of (N) stairs beyond |
| 3. (E) Wood Deck | 13. 15'-0" Rear Bldg. Setback |
| 4. (E) Painted 2x4 Wood Trim | 14. 20'-0" Bldg. Setback |
| 5. (N) Painted Horiz. Wood Siding | 15. (N) Retaining Wall |
| 6. (N) Steel Guardrailw/ Cable Rail | 16. (E) Painted Wood Siding |
| 7. (N) Metal BlackFrame Windows; Andersen 100 Series or similar. | 17. (E) Painted Wood Windows |
| 8. (N) Skylight | 18. (E) Retaining Wall |
| 9. (N) Painted Horiz. Wood Siding | 19. Demo (E) Painted Wood Windows (dashed) |
| 10. (N) 7" square Wood Columns | 20. Outline of (E) Side Elevation (dashed) |



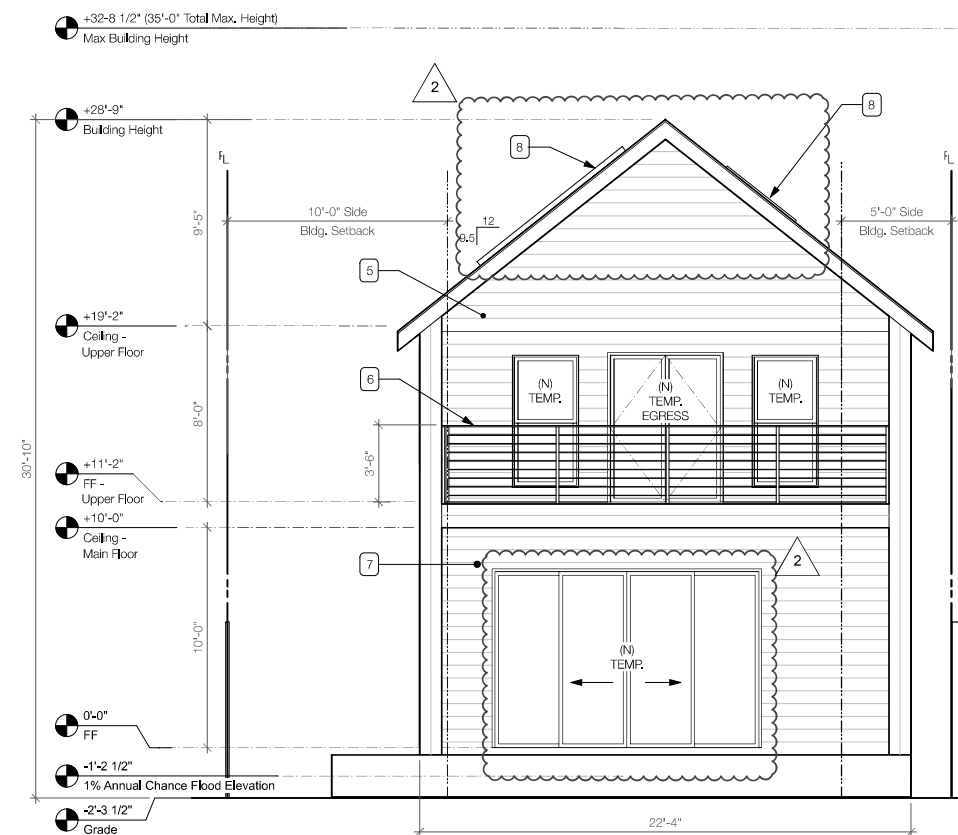
3 West (Side) Elevation - Existing
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1 North (Rear) Elevation - Existing
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4 West (Side) Elevation - Proposed
1/4" = 1'-0"



2 North (Rear) Elevation - Proposed
1/4" = 1'-0"

REVISIONS	NO.	DESCRIPTION	DATE
1	Window and Skylight Revisions / Addition	7/8/22	
2	Plan Check Comments	9/16/22	
3	Plan Check Revisions	2/14/23	
4			

Existing & Proposed Elevations

DATE 2/14/23

PROJECT 19066

SCALE 1/4" = 1'-0"

A2.2



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2092

Agenda Date: 5/18/2026

Agenda #: 5a.

Project Title: 1365 Milton Avenue Tree Permit and Small Lot Design Review

County File(s): CDT25-00067

Applicant/Owner: Lisa Sharpe, Wall to Wall of California (Applicant) / Sharon Louie (Owner)

Zoning/General Plan: R-20 Single-Family Residential / RL Residential-Low Density

Site Address/Location: 1365 Milton Avenue in the Walnut Creek area of unincorporated Contra Costa County (Assessor's Parcel Number: 183-132-006)

California Environmental Quality Act (CEQA) Status: Categorical Exemption, CEQA Guidelines Sections 15303(a)

Project Planner: Grant Farrington, Planner III (925) 655-2868
grant.farrington@dcd.cccounty.us

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

I. PROJECT SUMMARY

The applicant requests approval of a Tree Permit and Small Lot Design Review to remove one code-protected 9-inch diameter honey locust tree and work within the drip line of one code-protected 22-inch diameter honey locust tree for the construction of a new 3,046 square-foot two-story single-family residence on a lot of substandard size and substandard average width, following demolition of the existing single-family residence and accessory dwelling unit on the lot.

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(a) of the CEQA Guidelines.
- B. APPROVE Tree Permit and Small Lot Design Review CDTP25-00067 to remove one code-protected honey locust tree and work within the drip line of one code-protected honey locust tree for the construction of a 3,046 square-foot two-story 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 with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: RL Residential-Low Density.
- B. Zoning: R-20 Single-Family Residential District.
- C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines Sections 15303(a), New Construction of Small Structures, Class 3 exemption for the construction of one single-family residence in a residential zone.
- D. Previous Applications: There are no relevant previous applications.

IV. BACKGROUND

A tree permit and small lot design review application was accepted by the Department of Conservation and Development, Community Development Division (CDD) on December 16, 2025, for the removal of one code-protected honey locust tree and work within the drip line of another code-protected honey locust tree on the project site for construction of a new single-family residence following demolition of the existing single-family residence and accessory dwelling unit. Since the existing residential structures on the site are to be demolished, the trees meet the criteria established in County Code Section 816-6.6004 for protected trees.

The project site is 13,563 square-foot lot in the R-20 Single-Family Residential District (where a minimum lot size of 20,000 square feet is required) and is 98.69 feet in average width (where a minimum average width of 120 feet is required). Due to its substandard size and average width, construction of the new residence is subject to small lot design review pursuant to County Code Section 82-10.002(c).

A Notice of Intent to Render an Administrative Decision was sent to properties within a 300-foot

radius of the project site on February 10, 2026, to inform them that the Zoning Administrator will be rendering a decision on the CDTP25-00067 application following a public comment period extending to February 20, 2026. On February 16, 2026, staff received a two letters from neighbors requesting a public hearing on the application.

V. SITE/AREA DESCRIPTION

The project site is a 13,563 square-foot rectangular residential parcel located in the Walnut Creek area of the unincorporated County. The site is occupied with a 1,369 square-foot single-family residence and a detached 554 square-foot accessory dwelling as well as several mature trees. The property is predominantly flat and fronts Milton Avenue to the north.

Parcels in the surrounding area along Milton Avenue as well as the greater vicinity have all been developed with single-family residences and accessory structures that are commonly found in residential neighborhoods. Interstate 680 is approximately 1,540 feet to the west and the City of Walnut Creek is approximately 180 feet to the south of the project site.

VI. PROJECT DESCRIPTION

The applicant requests approval of a Tree Permit and Small Lot Design Review to remove one code-protected honey locust tree that is 9 inches in diameter and work within the drip line of one code-protected honey locust tree that is 22 inches in diameter for the construction of a new 3,046 square-foot two-story single-family residence with an attached 680 square-foot garage and 9,193 square feet of landscaping on a lot of substandard size and substandard average width, following demolition of the existing single-family residence and accessory dwelling unit on the lot. Additional improvements include a new replacement driveway, new fencing, and new concrete walkway paving.

VII. REQUEST FOR PUBLIC HEARING

A Notice of Intent to Render an Administrative Decision on the Tree Permit and Small Lot Design Review was mailed to property owners within 300 feet of the project site on February 10, 2026. The Notice advised of a public comment period extending to February 20, 2026. On February 16, 2026, staff received two comment letters, including a letter from Conner Coady and Zanique Albert of 1361 Milton Avenue and a letter from Mr. & Mrs. Fraser Marshall of 1360 Milton Avenue, requesting a public hearing on the CDTP25-00067 application. The letters are included as Attachment D.

Following are summaries of the comments in the public hearing request letters and associated staff responses.

A. Conor Coady and Zanique Albert, residents of 1361 Milton Avenue

1. *The proposed design of the two-story residence to be constructed is inconsistent with other residences in the surrounding area and does not conform to the R-20 standards.*

Staff Response: The project is for construction of a new single-family residence that will replace an existing residence on a parcel in the R-20 Single-Family Residential District. The new residence meets all applicable development standards of the R-20 zoning district including setback and height requirements. The proposed exterior finish of the residence is stucco, fiber cement or faux stone which are common finishes found on residences in the R-20 zoning district within the unincorporated County. In the immediate vicinity, several residences have exterior stucco finishes. Other residences in the immediate vicinity on Milton Avenue are also two stories in total height.

2. *The residence is oversized for the lot and will negatively impact the adjacent property owners with regards to privacy and views.*

Staff Response: The proposed residence meets the applicable side yard setbacks for the R-20 zoning district which requires a minimum setback of 15 feet to the property line. The new residence will be 23-feet 8-inches from the nearest side yard property line as opposed to the setback of the existing residence which is approximately 7 feet from the nearest side yard property line. The new combined aggregate side yard setback distance for the residence is to be 48-feet 9-inches which exceeds the minimum aggregate side yard setback requirement of 35 feet. With respect to size, other residences in the immediate vicinity along Milton Avenue exceed 3,000 square feet in total size. Also, in the surrounding neighborhood, other lots that are substandard in size have been developed with residences exceeding 3,000 square feet in size. The location of the proposed residence on the project site is to be stepped closer to Milton Avenue than the residence of 1361 Milton Avenue next door but at 44 feet 1 inch, exceeds the required minimum 25-foot front yard setback for the R-20 zoning district and thereby protects natural viewsheds.

3. *The applicant has not met the required findings for the removal of code-protected trees on the subject property.*

Staff Response: The proposed honey locust tree to be removed is not a native species to Contra Costa County and is not included in the list of native trees of the San Francisco Bay Area according to the California Native Plant Society. The location of the tree to be removed is in the front yard where a new concrete walkway is to be located to serve the proposed residence due to the tree being partially located within the developable area of the lot outside of the required front yard setback. The proposed tree removal meets the requirements of County Code Section 816-6.8010 for consideration of granting a tree permit, because reasonable development of the property requires the removal of the tree

and this development cannot be reasonable accommodated on another area of the project site. The proposed design of the residence will not require the removal of any additional trees on the project site, and therefore, the four 10-11-inch diameter Juniper trees planted along the front property line would remain.

B. Mr. and Mrs. Fraser Marshall, residents of 1360 Milton Avenue

1. *The proposed residence is inconsistent with the surrounding neighborhood.*

Staff Response: As discussed above, the proposed residence meets all applicable yard and height development standards for the R-20 Single-Family Residential District. Other lots along Milton Avenue and in the surrounding neighborhood in the R-20 zoning district have been developed with residences that are two stories as well as residences over 3,000 square feet. The proposed design incorporates common residential features including roof pitches and siding materials found in residential areas within the unincorporated County.

2. *The project will result in a loss of the existing tree canopy.*

Staff Response: As stated above, the project includes the removal of one honey locust tree which is not native to Contra Costa County. A total of 13 code-protected trees would remain on the lot following construction of the new single-family residence and no trees located on other lots or in the public right of way would be altered or removed. Furthermore, pursuant to County Code Section 816-6.8012, the applicant is required to plant one tree, minimum 15-gallon size, as restitution for the tree to be removed. Following the planting of the new tree and its subsequent growth, the project site will substantially regain its onsite tree canopy.

VIII. STAFF ANALYSIS AND DISCUSSION

- A. General Plan Consistency: The project site is located within the RL Residential-Low Density General Plan land use designation. The RL designation is intended for low density, predominantly single-family residences at a density of 1-3 dwelling units per net acre. The project is for the construction of a replacement single-family residence. The removal of one honey locust tree on the site will not change the density of residential development for this site and the use of the site remains consistent with the residential uses allowed within the RL land use designation and does not include any aspect that would otherwise conflict with this designation.
- B. Zoning Compliance: The project site is located within the R-20 Single-Family Residential District. The purpose of the R-20 zoning district is to provide for orderly development of single-family residential uses and uses normally auxiliary to them. The proposed project

involves demolition of the existing 1,369 square-foot single-family residence and detached 554 square-foot accessory dwelling unit, and the subsequent construction of a two-story 3,045 square-foot single-family residence with an attached 680 square-foot garage. The proposed residence meets all applicable development standards of the R-20 zoning district, as shown in the table on the following page.

R-20 Standard	Requirement	Proposed Project
Front Setback (Min)	25 feet	44.08 feet
Side Yard (Min)	15 feet	23.67 feet
Aggregate Side Yard (Min)	35 feet	48.75 feet
Rear Yard (Min)	15 feet	51 feet
Building Height (Max)	35 feet	28.25 feet
Building Height (Max)	2.5 stories	2 stories
Off Street Parking (Min)	1 Space (9' x 19')	2-car garage

The project site is a 13,563 square-foot parcel (where a minimum lot size of 20,000 square feet is required) and is 98.69 feet in average width (where a minimum average lot width of 120 feet is required). Due to the parcel’s substandard size and average width, construction of the new residence is subject to small lot design review pursuant to County Code Section 82-10.002(c).

C. Small Lot Design Review: The proposed project must be found to be compatible with the surrounding neighborhood in terms of its location, size, height and design, as discussed below:

1. Location: The proposed project includes demolition of the existing residence and subsequent construction of a new residence that will be more centrally located on the project site than the existing residence. The existing residence was constructed at variance as it is 7 feet from the side yard property line, while the new residence will meet single and aggregate side yard setback requirements despite the average width of the lot being approximately 22 feet less than the 120-foot required minimum. The proposed residence also meets the applicable front and rear yard setback requirements. Thus, the project is consistent with the neighborhood in terms of location on the parcel.
2. Size: The proposed residence will be located on a residential lot on Milton Avenue in an unincorporated area of Walnut Creek. Milton Avenue as well as the surrounding neighborhood is characterized by a variety of architectural styles and home sizes. Homes in the area range in size from approximately 1,100 square feet to over 4,500 square feet. According to Contra Costa County Assessor’s Data, six residences on Milton Avenue have

square footage over 3,000 including one lot on the adjacent side of the street from the project site. Thus, the project is compatible with the neighborhood in terms of size.

3. Height: The residences on Milton Avenue are a mix of one- and two-story homes including two-story homes on several lots to the west of the project site on the south side of Milton Avenue. The proposed residence is to be two stories at a total height of 28.25 feet which is under the 2 ½ story and 35 foot height limits for the R-20 zoning district. Thus, the project is consistent in terms of height in the neighborhood.

4. Design: The proposed residence utilizes common design features found in other residences nearby and throughout the R-20 zoning district of Contra Costa County including but not limited to, a hip roof, stucco finishes, horizontal siding. Although a majority of residences along Milton Avenue are ranch style homes, the street is noted for having a variety of residential designs including Mediterranean with red clay tile roofs and large entryways, modern angular buildings with flat roofs and cement exteriors and Cape Code style homes with prominent dormers and central chimneys. The proposed design does not include any exaggerated features that would otherwise be uncharacteristic of homes in the immediate vicinity and includes exterior finishes that are common throughout the surrounding area. Thus, the project is compatible with the surrounding neighborhood with regards to design.

D. Tree Protection and Preservation Ordinance: The project is subject to County Code Chapter 816-6 (Tree Protection and Preservation Ordinance) due to the removal of one code-protected 9-inch diameter honey locust tree and work within the drip line of one code-protected 22-inch diameter honey locust tree, in order to demolish the existing single-family residence and subsequently construct a new single-family residence. The trees impacted by this project are located in the front yard of the parcel within close proximity of the existing and proposed residences. Although removal of the one honey locust tree is required in order to accommodate the proposed concrete hardscaping as well as provide adequate access for construction vehicles, the 13 other code-protected trees on the parcel will remain upon completion of construction. Due to the constraints of the size of the lot and proposed central location of the residence as well as the necessity to demolish the existing residence, the factors for approval of a tree permit pursuant to the County Tree Protection and Preservation Ordinance have been established. Restitution for the tree removal is included as Condition of Approval #8, which requires the applicant to plant one tree minimum 15-gallon size, as restitution for the tree to be removed.

IX. CONCLUSION

The applicant requests approval of a Tree Permit to remove one code-protected honey locust tree and work within the drip line of one code-protected honey locust tree for the construction

of a new two-story single-family residence following demolition of the existing single-family residence and accessory dwelling unit. Staff finds that the proposed tree removal is consistent with the RL Residential-Low Density General Plan land use designation, complies with the intent and purpose of the R-20 Single-Family Residential District, and meets the criteria for granting a tree permit. Because the project site is of substandard size and substandard average width in the R-20 zoning district, construction of the new single-family residence is subject to Small Lot Design Review. The new residence is consistent with the RL Residential-Low Density designation, complies with the applicable development standards for R-20 zoning district, and satisfies all of the required findings for approval of the Small Lot Design Review. Staff recommends that the Zoning Administrator approve Tree Permit and Small Lot Design Review CDP25-00067, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDTP25-00067; LISA SHARPE, WALL TO WALL OF CALIFORNIA (APPLICANT), SHARON LOUIE (OWNER)

FINDINGS

A. Tree Permit Findings

1. Required Factors for Granting a Tree Permit: The Zoning Administrator is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a tree permit have been satisfied.

- *Reasonable development of the property would require the alteration and removal of code-protected trees, and the development could not be reasonably accommodated elsewhere on the property.*

Project Finding: The code-protected honey locust tree to be removed is located in the front yard area of the subject lot and in the vicinity of the construction entrance for the purpose of demolishing the existing single-family residence as well as the subsequent construction of the new single-family residence. Unlike the existing residence, the proposed residence is located in the center of the lot in order meet the required yard setback distances and the code-protected honey locust tree is partially located outside of the setback area where the new residence can be developed. A second code-protected honey locust tree is within the activity area where demolition and construction work sill occur. Thus, reasonable development of the property requires the removal of one honey locust tree and work within the drip line of one honey locust tree and this development cannot be reasonable accommodated on another area of the lot.

2. Required Factors for Denying a Tree Permit: The Zoning Administrator is satisfied that none of the factors for denying a tree permit as provided by County Code Section 816-6.8010 apply.

B. Small Lot Design Review

County Code Section 82-10.002(c) requires that the proposed project is found to be compatible with the surrounding neighborhood in terms of its location, size, height and design. The compatibility of the project with these factors is discussed below:

1. Location: The proposed project includes demolition of the existing residence and subsequent construction of a new residence that will be more centrally located on the project site than the existing residence. The existing residence was constructed at variance

as it is 7 feet from the side yard property line, while the new residence will meet single and aggregate side yard setback requirements despite the average width of the lot being approximately 22 feet less than the 120-foot required minimum. The proposed residence also meets the applicable front and rear yard setback requirements. Thus, the project is consistent with the neighborhood in terms of location on the parcel.

2. Size: The proposed residence will be located on a residential lot on Milton Avenue in an unincorporated area of Walnut Creek. Milton Avenue as well as the surrounding neighborhood is characterized by a variety of architectural styles and home sizes. Homes in the area range in size from approximately 1,100 square feet to over 4,500 square feet. According to Contra Costa County Assessor's Data, six residences on Milton Avenue have square footage over 3,000 including one lot on the adjacent side of the street from the project site. Thus, the project is compatible with the neighborhood in terms of size.
3. Height: The residences on Milton Avenue are a mix of one- and two-story homes including two-story homes on several lots to the west of the project site on the south side of Milton Avenue. The proposed residence is to be two stories at a total height of 28.25 feet which is under the 2 ½ story and 35 foot height limits for the R-20 zoning district. Thus, the project is consistent in terms of height in the neighborhood.
4. Design: The proposed residence utilizes common design features found in other residences nearby and throughout the R-20 zoning district of Contra Costa County including but not limited to, a hip roof, stucco finishes, horizontal siding. Although a majority of residences along Milton Avenue are ranch style homes, the street is noted for having a variety of residential designs including Mediterranean with red clay tile roofs and large entryways, modern angular buildings with flat roofs and cement exteriors and Cape Code style homes with prominent dormers and central chimneys. The proposed design does not include any exaggerated features that may otherwise be uncharacteristic of homes in the immediate vicinity and includes exterior finishes that are common throughout the surrounding area. Thus, the project is compatible with the surrounding neighborhood with regards to design.

C. Environmental Findings

Tree Permit and Small Lot Design Review CDTP25-00067 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a), New Construction of Small Structures, which provides a Class 3 exemption for the construction of one single-family residence in a residential zone. 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 CDTP25-00067

Project Approvals

1. A Tree Permit to remove one code-protected 9-inch diameter honey locust tree and work within the drip line of one code-protected 22-inch diameter honey locust tree on the project site as shown on the site plan submitted on December 17, 2025, is APPROVED, subject to the conditions below.
2. Small Lot Design Review for construction of a new two-story, 3,095-square-foot single-family residence, with an attached 680-square-foot garage on a lot that is substandard in size and average width, is APPROVED.
3. The project approvals described above are granted based on, or as generally shown on, the following documents:
 - Application materials and plans submitted to the Department of Conservation and Development, Community Development Division (CDD) on December 17, 2025;
 - Landscaping plan and WELO application received by the CDD on January 27, 2026
4. Tree removal shall only occur with an approved grading or building permit.
5. Any deviation from the approved plans stated above shall require review and approval by the CDD and may require the filing of a new application to modify this Tree Permit or Small Lot Design Review.

Application Costs

6. The Tree Permit with Small Lot Design Review application was subject to an initial application deposit of \$3,000.00, which was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid within 60 days of the permit effective date or prior to use of the permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, 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 in the event that additional fees are due.

Building Permit

7. The applicant is advised that this approval does not constitute a building permit. Please contact the Contra Costa County Building Department at 925-655-2700 for more information on how to apply.

Required Restitution for Approved Tree Removal

8. The following measures are intended to provide restitution for the tree that has been approved for removal.
 - A. Tree Restitution Planting/Irrigation Plan –**Prior to the issuance of a building permit**, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the Community Development Division (CDD). The plan shall provide for the planting of at least one tree, minimum 15-gallons in size, species native to Contra Costa County and drought tolerant. The plan shall comply with the Model Water Efficient Landscaping Ordinance (County Code Chapter 82-26) and verification of such shall accompany the plan. The plan shall be accompanied by an estimate prepared by a licensed landscape architect or arborist of the materials and labor costs to complete the improvements on the plan.
 - B. Required Security to Assure the Completion of Plan Improvements - **Prior to the issuance of a building permit**, the applicant shall submit a security (e.g., bond, cash deposit) that is acceptable to the CDD. The bond shall include the amount of the approved cost estimate, **plus** a 20% inflation surcharge. Until evidence is submitted that the applicant has satisfactorily installed met the conditions of approval, the County may hold the security for up to a year following the exercise of this permit.
 - C. Initial Fee Deposit for Processing a Security - The County ordinance requires that the applicant pay fees for all time and material costs of staff for processing a landscape improvement security (Code S-060B). At the time of submittal of the security, the applicant shall pay an initial deposit of \$200.
 - D. Duration of Security – The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of the written verification of the installation of the replacement trees. A prerequisite of releasing the bond between 12 and 24 months shall be to have the applicant arrange for the consulting arborist to inspect the existing trees and prepare a report on the trees’ health. In the event that the CDD determines that the existing tree(s) have been damaged or have died and determines that the applicant has not been diligent in providing a replacement, then the CDD may require

that all or part of the security be used to provide for replacement of the dead or damaged tree(s).

Arborist Expense

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

Protection Measures for Remaining Trees

10. No storing of equipment, machinery or construction materials shall be permitted within the drip line of any remaining tree.
11. Equipment shall avoid trunks and branches of trees.
12. Tree trunks shall not be used as winch supports.
13. Construction-related pruning shall occur under the project arborist's direction. All pruning shall be completed by certified arborists familiar with the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A-300) and Best Management Practices for Pruning published by the International Society of Arboriculture.
14. Hand trenching shall leave roots 2 inches or larger undisturbed. Soil shall be removed under and around the roots to form the necessary trench.
15. Roots 2 inches and larger shall be removed only with the approval of the project arborist.

Additional Tree Removal

16. If any impacts to the trees occur in addition to those described herein, a new Tree Permit may be required. The fee for this application is a deposit of \$750.00 that is subject to time and materials costs. Should staff costs exceed the deposit amount, additional fees will be required.

Water Efficient Landscape Ordinance (WELO)

17. Upon installation of the proposed landscaping as shown in the project plans received on December 17, 2025, the applicant is required to submit a completed WELO Part II - Certificate of Compliance for review and approval by the CDD.

Construction Restrictions

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

18. 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.
19. 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.
20. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
21. 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.
22. 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 \(sos.ca.gov\)](https://sos.ca.gov)

23. 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.

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.

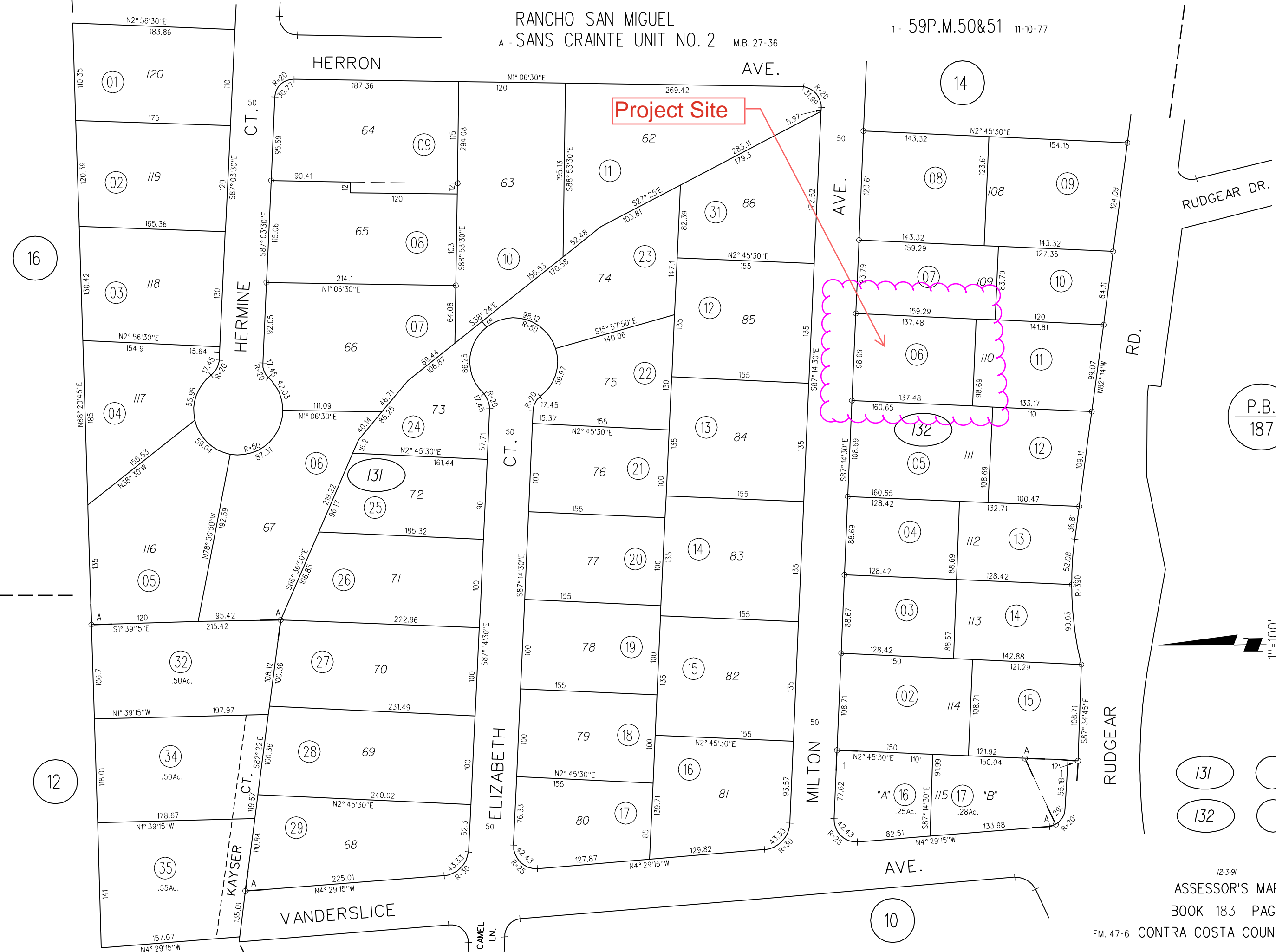
- B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Public Works Department

- Contra Costa Health, Environmental Health Division
- Contra Costa County Fire Protection District
- Central Sanitary District
- East Bay Municipal Utility District
- Contra Costa Mosquito and Vector Control District

RANCHO SAN MIGUEL
A - SANS CRAINTE UNIT NO. 2 M.B. 27-36

1- 59P.M.50&51 11-10-77



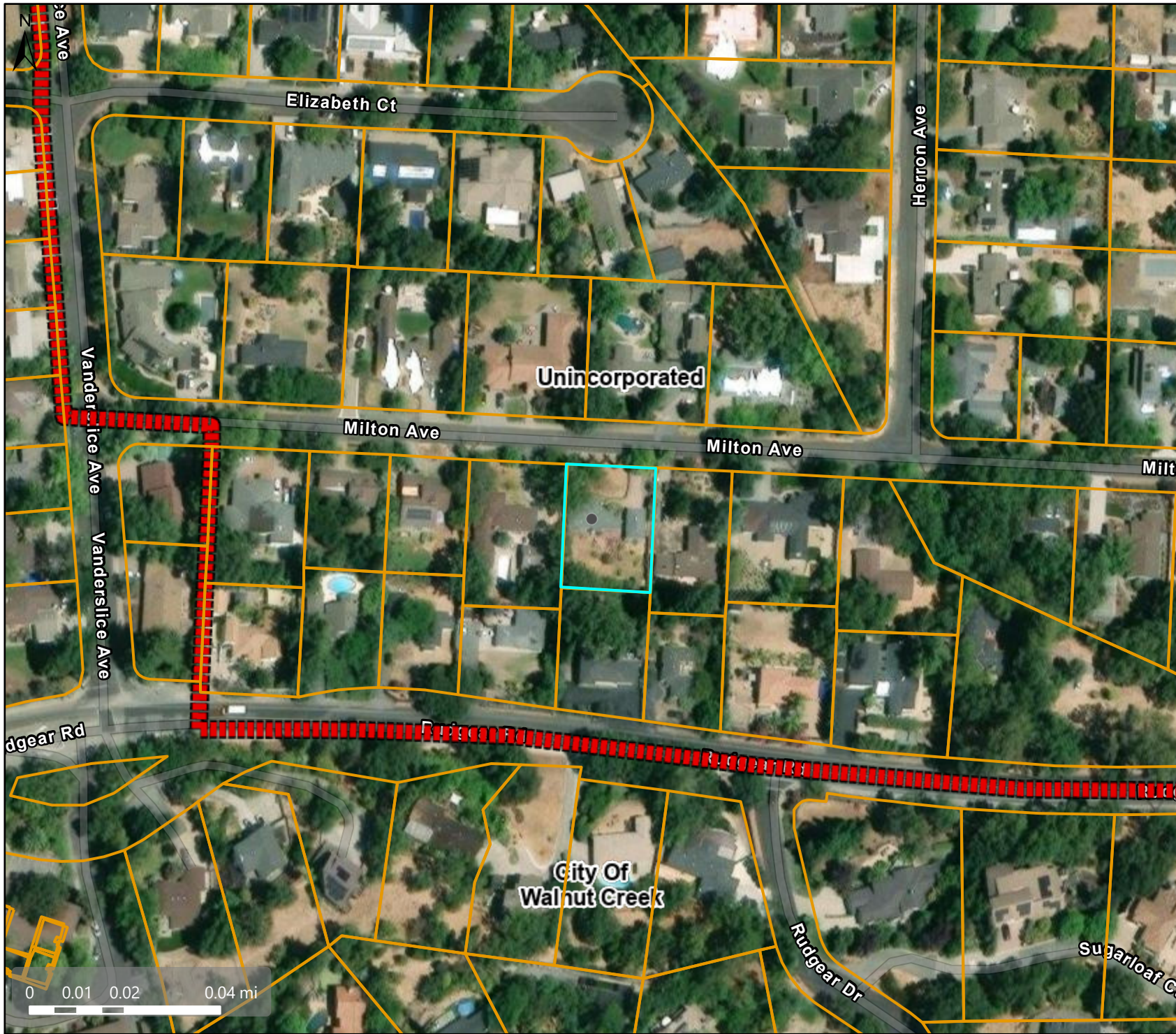
Project Site

P.B.
187




131
132

Orthophotography




Map Legend

 Assessment
Parcels

Planning

 Unincorporated

 City Limits

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

Spatial Reference
PCS: WGS 1984 Web Mercator Auxilia
Datum: WGS 1984

General Plan: Residential-Low Density



Map Legend

Assessment
Parcels

Planning

General Plan

- RL (Residential Low Density) (1-3 du/na)
- Unincorporated
- City Limits

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxilia
Datum: WGS 1984

Credits: Contra Costa County Department of Conservation and Development, Microsoft, Vantor

Zoning: R-20



Map Legend

Assessment
Parcels

Planning

Zoning

ZONE_OVER

R-20 (Single

Family

Residential)

Unincorporated

City Limits

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxilia
Datum: WGS 1984

PROJECT DIRECTORY

OWNER: WALL TO WALL OF CALIFORNIA, LLC
2701 W.WINTON AVE.
HAYWARD, CA 94541
ATTN: MICHAEL TORNABENE
MTORNABENE@VEEV.COM
ARCHITECT: WHA
6101 BOLLINGER CYN. RD #210
SAN RAMON, CA 94583
ATTN: MOHSEN HEIDARI
MOHSEN@WHAINC.COM
STRUCTURAL ENGINEER: XL ENGINEERING
13620 LINCOLN WY
AUBURN, CA 95603
ATTN: LEIF LYSEN
LEIFL@XL-ENGINEERING.NET
GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP, INC.
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085
ATTN: MATTHEW SCHAFFER
MSCHAFFER@CORNERSTONEEARTH.COM
MODULAR MANUFACTURER AND CONTRACTOR: WALL TO WALL, LLC
2701 W.WINTON AVE.
HAYWARD, CA 94541
ATTN: LISA SHARPE
LSHARPE@VEEV.COM
SOLAR PV DESIGNER: GAF ENERGY
5981 OPTICAL COURT
SAN DIEGO, CA 92192
ATTN: REYNOLDS HOLMES
REYNOLDS.HOLMES@GAF.ENERGY
MEP ENGINEER: XL ENGINEERING
13620 LINCOLN WY
AUBURN, CA 95603
ATTN: DINETH KETAGODA, P.E.
DINETHK@XL-ENGINEERING.NET
CIVIL ENGINEER & SURVEY: CBG CIVIL ENGINEERS
2633 CAMINO RAMON, STE 350
SAN RAMON, CA 94583
ATTN: ANGELO OBERTELLO
AOBERTELLO@CBANDG.COM

WILDFIRE EXPOSURE COMPLIANCE

THIS PROJECT IS NOT IN A WILDFIRE HAZARD AREA AND IS NOT REQUIRED TO INCORPORATE WILDFIRE PROTECTION MEASURES.

SPECIAL INSPECTIONS

- A. ANCHORAGE OF ANY ELECTRICAL EQUIPMENT ASSOCIATED WITH EMERGENCY OR STANDBY POWER. SEISMIC DESIGN CATEGORY C, D, E OR F. [CBC §1705.12.6 ITEM 1]
B. ANCHORAGE OF ELECTRICAL EQUIPMENT. SEISMIC DESIGN CATEGORY E OR F. [CBC §1705.12.6 ITEM 2]
C. INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCT WORK, PIPING SYSTEMS AND THEIR STRUCTURAL SUPPORTS, WHERE AUTOMATIC FIRE SPRINKLER SYSTEMS ARE INSTALLED TO VERIFY ONE OF THE FOLLOWING:
a. MINIMUM CLEARANCES HAVE BEEN PROVIDED AS REQUIRED BY SECTION 13.2.3 ASCE/SEI 7, OR,
b. SEISMIC DESIGN CATEGORIES C, D, E OR F; A NOMINAL CLEARANCE OF NOT LESS THAN 3 INCHES HAS BEEN PROVIDED BETWEEN FIRE PROTECTION SPRINKLER SYSTEM DROPS AND SPRIGS AND STRUCTURAL MEMBERS NOT USED COLLECTIVELY OR INDEPENDENTLY TO SUPPORT THE SPRINKLERS; EQUIPMENT ATTACHED TO THE BUILDING STRUCTURE; AND OTHER SYSTEMS' PIPING. WHERE FLEXIBLE SPRINKLER HOSE FITTINGS ARE USED, SPECIAL INSPECTION OF MINIMUM CLEARANCES IS NOT REQUIRED.
D. STRUCTURAL SPECIAL INSPECTIONS AS DEFINED IN STRUCTURAL DRAWINGS

DEFERRED SUBMITTALS

- 1. FIRE SPRINKLERS

PROJECT DESCRIPTION

THE VEEV SFH2X-MASTER HOME DESIGN IS A TWO-STORY, 4 BEDROOM, 3.5-BATHROOM SINGLE FAMILY HOME WITH ATTACHED GARAGE. IT WILL BE FABRICATED FOR CALIFORNIA LOCATIONS WHERE DESIGN CRITERIA ARE MET.

APPLICABLE REGULATIONS

CALIFORNIA CODE OF REGULATIONS TITLE 24 - BUILDING STANDARDS CODE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA RESIDENTIAL CODE WITH JULY 2024 SUPPLEMENT
2022 CALIFORNIA FIRE CODE WITH JULY 2024 SUPPLEMENT
2022 CALIFORNIA MECHANICAL CODE WITH JULY 2024 SUPPLEMENT
2022 CALIFORNIA PLUMBING CODE WITH JULY 2024 SUPPLEMENT
2022 CALIFORNIA ELECTRICAL CODE WITH JULY 2024 SUPPLEMENT

2022 CALIFORNIA GREEN BUILDING CODE WITH JULY 2024 SUPPLEMENT
CALIFORNIA CODE OF REGULATIONS TITLE 25 1.3.1 - FACTORY BUILT HOUSING
CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 13, PART 6 - FACTORY BUILT HOUSING
CALIFORNIA GOVERNMENT CODE § 66313, SUBDIVISION (A), JUNIOR ADU
CALIFORNIA GOVERNMENT CODE § 66333, JUNIOR ADUS
CONTRA COSTA COUNTY ZONING AND FIRE CODES

STATE REVIEW AUTHORITY

IN ACCORDANCE WITH STATE REGULATIONS, THE COUNTY OF CONTRA COSTA BUILDING DEPARTMENT IS THE LOCAL AUTHORITY HAVING JURISDICTION AND SHALL REVIEW THE ELEMENTS NOTED IN THE RESUME OF WORK ON G-2 AS LOCAL PLAN CHECK AUTHORITY.

STATE REVIEW OF THE FACTORY BUILT HOUSING PORTION OF THE PROJECT, AS DOCUMENTED IN THE STATE APPROVED DOCUMENTS, CONFERS COMPLIANCE WITH THE FOLLOWING BUILDING STANDARDS CODES, AND PREEMPTS LOCAL REVIEW:

CONSTRUCTION STANDARDS

(REF. HSC SECTION 19990, TITLE 25, OCR SECTION 3070)

TITLE 24, CALIFORNIA CODE OF REGULATIONS, CALIFORNIA BUILDING STANDARDS CODE:

- PART 2 CALIFORNIA BUILDING CODE
PART 2.5 CALIFORNIA RESIDENTIAL CODE
PART 3 CALIFORNIA ELECTRICAL CODE
PART 4 CALIFORNIA MECHANICAL CODE
PART 5 CALIFORNIA PLUMBING CODE
PART 6 CALIFORNIA ENERGY CODE
PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE

NOTE: SOLAR PV AND BATTERY BACKUP ARE FULLY REVISED AND APPROVED BY THE STATE DESIGN APPROVAL AGENCY (DAA).

CODE COMPLIANCE SUMMARY

GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT 35'
PROPOSED HEIGHT 28'-3" +/- ABOVE GRADE
ALLOWABLE STORIES 2
PROPOSED STORIES 2

RATED CONSTRUCTION

BUILDING IS WUI COMPLIANT

FIRE AND SMOKE PROTECTION

CRC 314 SMOKE ALARMS
CRC 315 CARBON MONOXIDE ALARMS
CRC 328.7 HEAT ALARM

FIRE PROTECTION

CRC R313 SPRINKLER SYSTEM

ZONING SUMMARY

APN: 183-132-008
AREA: 13,563 SF

BASE ZONE: R-20

MAXIMUM LOT COVERAGE: N/A
MINIMUM FRONT SETBACK: 25'
MINIMUM SIDE SETBACK: 15' MIN (AGGREGATE OF 35')
MINIMUM REAR SETBACK: 15'

PROPOSED FLOOR AREA:

- LEVEL 1
FINISHED AREA: 1,351 SF
GARAGE & UTILITY: 680 SF
COVERED PORCH: 153 SF
LEVEL 2
FINISHED AREA: 1,695 SF
FINISHED AREA TOTAL: 3,045 SF
FINISHED AREA + GARAGE TOTAL: 3,724 SF

GENERAL SYSTEMS DESCRIPTION

FOUNDATION

PT SLAB

MAIN STRUCTURE

COLD FORMED STEEL

ENVELOPE

THERMAL INSULATION: CONTINUOUS POLYISO + CAVITY BATTING
VERTICAL WEATHER BARRIER: FOIL FACED POLYISO
ROOF: WOODEN TRUSSES AND ASPHALT COMPOSITION SHINGLES + 2 LAYERS FELT + SHEATHING

EXTERIOR WALL CLADDING

STUCCO, FIBER CEMENT SIDING, OR FAUX STONE

MEP SYSTEMS

GAS SERVICE: NONE
GENERAL UTILITIES DISTRIBUTION: PLUMBING UNDER FOUNDATION, VERTICAL WITHIN FACTORY BUILT PANELS, HORIZONTAL IN CEILING CAVITY OR ATTIC - SITE INSTALLED

HOT WATER: SINGLE TANK ELECTRIC HEAT PUMP
AIR CONDITIONING AND HEATING: CENTRAL DUCTED, OUTDOOR HEAT PUMP UNIT, INDOOR FAN COIL UNITY, TWO ZONE HVAC SYSTEM
LIGHTING: LED
PHOTOVOLTAIC: SOLAR SHINGLES, BATTERY STORAGE IN GARAGE

INTERIOR WALL FINISH

GYPSUM + PAINT

CEILING FINISH

GYPSUM + PAINT

RENDERING

RECEIVED on 12/16/2025 CDT#25-00067
By Contra Costa County
Department of Conservation and Development



PROJECT DATA

BUILDING ADDRESS: 1365 MILTON AVE
WALNUT CREEK, CA 94598
LOCAL AUTHORITY HAVING JURISDICTION: CONTRA COSTA COUNTY BUILDING DEPARTMENT
30 MUIR ROAD
MARTINEZ, CA 94553
LOCAL FIRE AUTHORITY: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
4005 PORT CHICAGO HWY, STE 250
CONCORD, CA 94520
HOUSING AND COMMUNITY DEVELOPMENT APPROVED DAA: ICC NTA, LLC
NAPPANEE, IN
(574) 773 - 7975
BUILDING TYPE: DETACHED SINGLE FAMILY HOME
DESIGN CRITERIA: PROPERTY LINE PROXIMITY: >=5'
WUI: NO
CALIFORNIA ENERGY CODE CLIMATE ZONE: 12
STRUCTURAL CRITERIA: SEE STRUCTURAL DRAWINGS

SHEET INDEX

Table with 2 columns: SHEET NUMBER, SHEET NAME. Lists sheets G-1 through LP-2 and structural sheets (1) SN through (3) 1-S1.

NOTES

-TITLE 24 ANALYSIS INCLUDED WITH THIS SUBMITTAL DEMONSTRATES ZONE 12 COMPLIANCE. PROJECT SPECIFIC CF1R, CF2R, & CF3R DOCUMENTATION WILL BE GENERATED AND SIGNED OFF BY THE HERS RATER PRIOR TO BUILDING OCCUPANCY.
-EASEMENTS AND SETBACKS AS RECORDED IN THE TITLE REPORT, TRACT, AND PARCEL MAPS HAVE BEEN REVIEWED AND CONSIDERED IN THE DEVELOPMENT OF THIS PROJECT BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
-THIS PROJECT CONTAINS CONCEALED ELECTRICAL CONNECTORS.

LOCAL JURISDICTION STAMP

Local Jurisdiction Stamp

VEEV logo

2701 W Winton Ave, Hayward, CA 94545
info@veev.com
650.292.0752

Architect/Engineer

VEEV logo

Project Plan Number: C0108

1365 MILTON AVE

WALNUT CREEK, CALIFORNIA

183-132-008

Designer of Record Stamp

PLAN CHECK AUTHORITY (D4 161)

STATE LOCAL X

INSPECTION AUTHORITY (QAA)

FACTORY BUILT HOUSING WORK DRAWN IN BLACK LOCALLY INSTALLED WORK DRAWN IN BLUE

STATE INSPECTION LOCAL INSPECTION

Table with 2 columns: #, ISSUES AND REVISIONS, DATE. Empty rows for tracking issues.

Purpose of Issue

Drawn Author
Checked Checker 12" = 1'-0"
Approved Approver

Sheet Name: PROJECT INFORMATION

Sheet Number

G-1

Project C0108 Issue/Revision



GRADING AND IMPROVEMENT PLAN

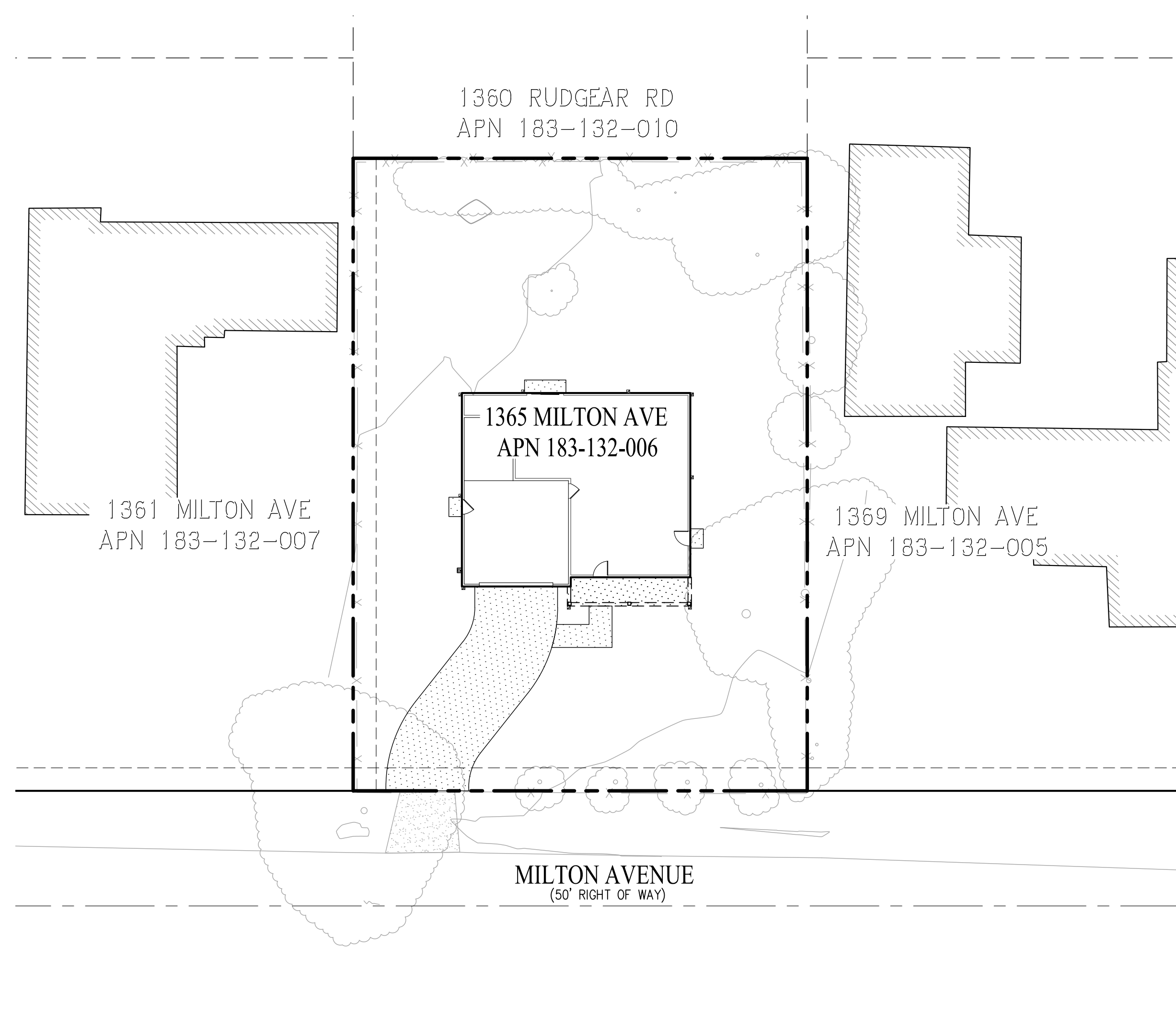
1365 MILTON AVENUE

APN 183-132-006

CONTRA COSTA COUNTY CALIFORNIA

GENERAL NOTES

1. SITE ADDRESS: 1365 MILTON AVENUE
WALNUT CREEK, CA 94596
2. DEVELOPER: WALL TO WALL OF CALIFORNIA, LLC
2701 W WINSTON AVENUE
HAYWARD, CA 94545
(650) 292-0752
LISA SHARPE
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
ANGELO OBERTELLO, R.C.E. 64345
4. GEOTECHNICAL ENGINEER: MID PACIFIC ENGINEERING, INC. (MPE)
8910 EAST VICTOR ROAD
LODI, CA 95240
(209) 625-4400
MARTIN OSIER, P.E. 89860
5. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM CONTRA COSTA COUNTY FOR ANY WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.
6. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY WHETHER OR NOT IT IS SHOWN HEREON, AND IS RESPONSIBLE FOR CORRECTING ANY SAID DAMAGE TO SAID UTILITIES.
7. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (811) TO OBTAIN A U.S.A. IDENTIFICATION NUMBER AND TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES.
8. TRAFFIC CONTROL SHALL BE PROVIDED IN CONFORMANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) ISSUED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION AND AS REQUIRED BY THE CITY ENGINEER. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY ENGINEER FOR APPROVAL PRIOR TO THE START OF ANY WORK WITHIN A PUBLIC RIGHT OF WAY.
9. IF ANY CULTURAL FEATURES OR ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING CONSTRUCTION, ALL WORK WITHIN 100 FT OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) HAS AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND APPROPRIATE MITIGATION MEASURES ARE DETERMINED AND IMPLEMENTED.
10. THE CONTRACTOR SHALL NOTIFY EAST BAY MUNICIPAL UTILITY DISTRICT, CENTRAL CONTRA COSTA COUNTY SANITATION DISTRICT, PG&E COMCAST, AT&T AND ANY OTHER AGENCY PRIOR TO THE COMMENCEMENT OF WORK NEAR AGENCY'S FACILITIES AND SHALL COORDINATE ALL WORK WITH AGENCY REPRESENTATIVES.
11. CONTRACTOR'S OPERATIONS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO TRENCHES AND EXCAVATIONS.
12. MAILBOXES SHALL BE INSTALLED IN LOCATIONS APPROVED BY THE LOCAL POSTMASTER AND PER CITY OF ALAMO STANDARD PLANS.
13. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
14. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONNEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
15. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
16. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL ITEMS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL NOTIFY THE CITY ENGINEERING, SOILS ENGINEER, OR OTHER REQUIRED INDIVIDUALS OR PUBLIC AGENCIES, A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO ACTUAL NEED.
18. THE OWNER'S ENGINEER WILL PROVIDE THE CONSTRUCTION STAKES. THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT. THE CITY ENGINEER HAS THE AUTHORITY TO REQUIRE THE OWNER OR HIS AUTHORIZED AGENT TO PLACE ADDITIONAL STAKES OR RESTAKES AS HE DEEMS NECESSARY FOR PROPER CONSTRUCTION OR TO AVOID CONFLICTS. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
19. ALL EXISTING ELEVATIONS ARE AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
20. EXISTING CURBS, SIDEWALKS AND UTILITIES WITHIN OR ADJACENT TO THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
21. THE ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED PRIOR TO CONCRETE PLACEMENT.
22. MANHOLE, VALVE AND METER BOX ELEVATIONS, IF SHOWN, ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RIMS AND COVERS TO THE FINISHED PAVEMENT GRADE. IN UNIMPROVED STREETS, THE RIMS SHALL BE SET AT THE ELEVATION SHOWN.
23. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE AND GIBSON, INC. AT (925) 866-0322 FOR SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.
24. UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY WORK AFFECTING EXISTING UTILITIES THE CONTRACTOR SHALL NOTIFY THE ENGINEERING IMMEDIATELY IF A DISCREPANCY ARISES.
25. TREES TO BE SAVED SHALL BE FLAGGED AND MARKED PRIOR TO ANY CLEARING OR STRIPPING WORK AND PROTECTIVE FENCING, WHERE REQUIRED BY THE CITY, SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING. LOCATIONS OF FENCING SHALL BE DETERMINED IN THE FIELD BY THE CITY UPON COMPLETION OF THE STAKING OF DAYLIGHT LINES.
26. PROJECTS PROPOSED FOR CONSTRUCTION BETWEEN OCTOBER 1ST AND APRIL 30TH, MUST HAVE AN EROSION AND SEDIMENTATION CONTROL PROGRAM APPROVED, AND IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE, PRIOR TO THE START OF ON-SITE EARTHWORK. EARTHWORK THAT IS NECESSARY TO INSTALL EROSION AND SEDIMENTATION CONTROL FACILITIES, SUCH AS DRAINAGE DITCHES AND SEDIMENTATION BASINS, MAY PROCEED CONCURRENT WITH THE INSTALLATION OF THE CONTROL FACILITIES. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL BY SEPTEMBER 1, AND IMPLEMENTATION COMPLETED BY OCTOBER 1. ALL SITE WORK EXCEPT IMPLEMENTATION OF THE EROSION CONTROL PLAN WILL BE SUBJECT TO SUSPENSION BY THE CITY IF THE REQUIREMENTS OF THIS GENERAL NOTE ARE NOT MET.
27. ANY DAMAGED OR DISPLACED CURB, GUTTER, SIDEWALK, DRIVEWAY OR PAVEMENT SHALL BE REMOVED AND REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO CONSTRUCTION.



SITE MAP
SCALE: 1"=20'

GENERAL NOTES (CONT.)

28. THE GEOTECHNICAL REPORT, NAMED GEOTECHNICAL ENGINEERING REPORT (MPE NO. 07911-01) DATED DECEMBER 4, 2025, SHALL BE RETAINED ON THE CONSTRUCTION SITE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (PROJECT)
---	---	PROPERTY LINE (ADJOINER)
---	---	CENTER LINE
---	---	EXISTING STRUCTURE
---	---	4" PVC AREA DRAIN PIPE
---	---	PVC SANITARY SEWER PIPE OR LATERAL
---	---	HDPE WATER PIPE
---	---	JOINT TRENCH
---	---	FENCE
---	---	SPOT ELEVATION
---	---	DOWNSPOUT (PER ARCHITECTURE)
---	---	AREA DRAIN
---	---	BUBBLE UP
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER MANHOLE
---	---	TREE (SEE LANDSCAPE PLANS)
---	---	CONCRETE PAVEMENT (SEE LANDSCAPE PLANS)

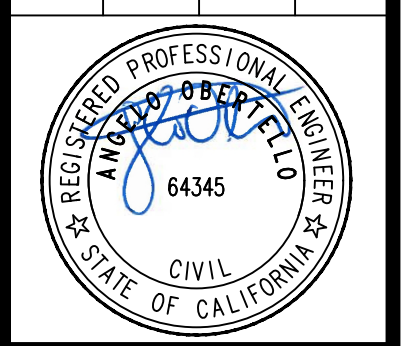
ABBREVIATIONS

AD	AREA DRAIN	GPAD	GARAGE PAD
ADU	ACCESSORY DWELLING UNIT	HP	HIGH POINT
APN	ASSESSORS PARCEL NUMBER	INV	INVERT
BU	BUBBLE UP	L	LENGTH
BFE	BASE FLOOD ELEVATION	LAT	LATERAL
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM
COM	COMMUNICATION	MIN	MINIMUM
CATV	CABLE TELEVISION	OHW	OVERHEAD WIRE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DWS	DOMESTIC WATER SERVICE	SD	SUBDRAIN
EX	EXISTING	SS	SANITARY SEWER
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	SSCO	SANITARY SEWER CLEANOUT
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FI	FIELD INLET	TC	TOP OF CURB
FL	FLOW LINE	TYP.	TYPICAL
GB	GRADE BREAK	W	WATER
GR	GRATE	WM	WATER METER
GLIP	GARAGE LIP	WS	WATER SERVICE

SHEET INDEX

SHEET NO.	SHEET TITLE
C-1	NOTES, LEGEND, ABBREVIATIONS & VICINITY MAP
C-2	GRADING & DRAINAGE PLAN
C-3	UTILITY PLAN
C-4	EROSION CONTROL PLAN
C-5	EROSION CONTROL DETAILS & NOTES

NO.	BY	DATE	REVISIONS



DATE: DEC 2025
DRAWN BY: SCA
PROJ. ENGR: SLC
PROJ. MGR: AJO

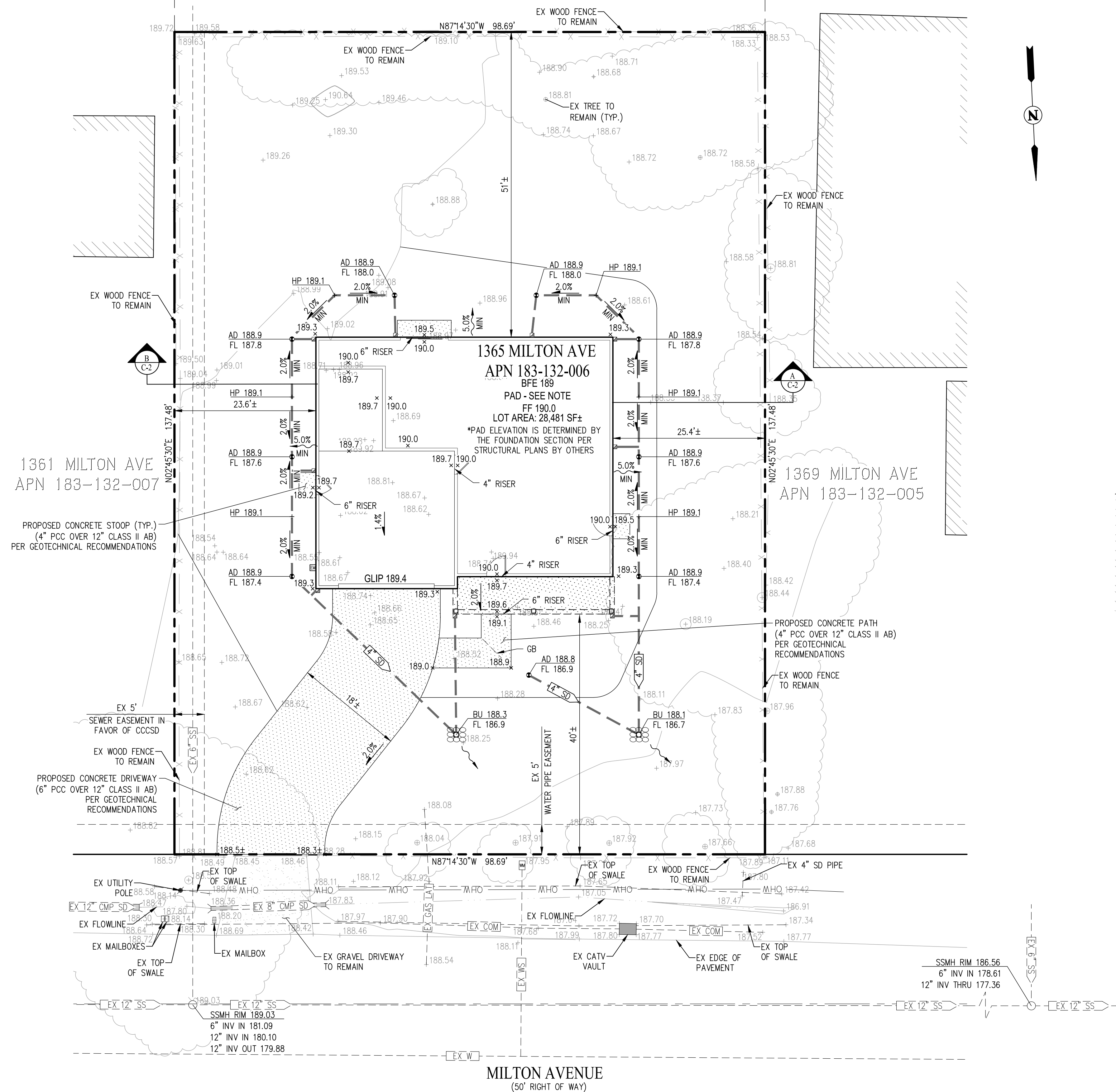
SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANG.COM
 CIVIL ENGINEERS SURVEYORS PLANNERS

1365 MILTON AVENUE
GRADING AND IMPROVEMENT PLAN
 NOTES, LEGENDS, ABBREVIATIONS & VICINITY MAP
 CONTRA COSTA COUNTY CALIFORNIA

SHEET NUMBER
C-1
 1 OF 5
 JOB NUMBER
 3953-00



1360 RUDGEAR RD
APN 183-132-010



GRADING PLAN
SCALE: 1"=10'

PROJECT DATA

PROJECT NAME/NUMBER	1365 MILTON AVENUE
APPLICATION SUBMITTAL DATE	
PROJECT LOCATION	1365 MILTON AVENUE (APN 183-132-006)
NAME OF OWNER	WALL TO WALL OF CALIFORNIA, LLC
PROJECT PHASE NO.	NOT APPLICABLE
PROJECT TYPE AND DESCRIPTION	ONE NEW SINGLE-FAMILY RESIDENCE
TOTAL PROJECT SITE AREA (ACRES)	0.31
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	0
TOTAL REPLACED IMPERVIOUS SURFACE AREA (SQ. FT.)	3,257
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA (SQ. FT.)	3,504
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA (SQ. FT.)	3,257
RUNOFF REDUCTION MEASURES	DISPERSE RUNOFF INTO VEGETATED AREAS

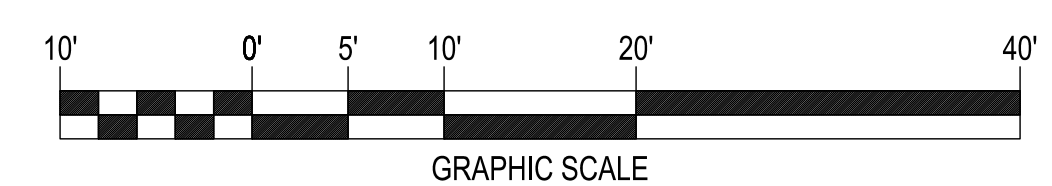
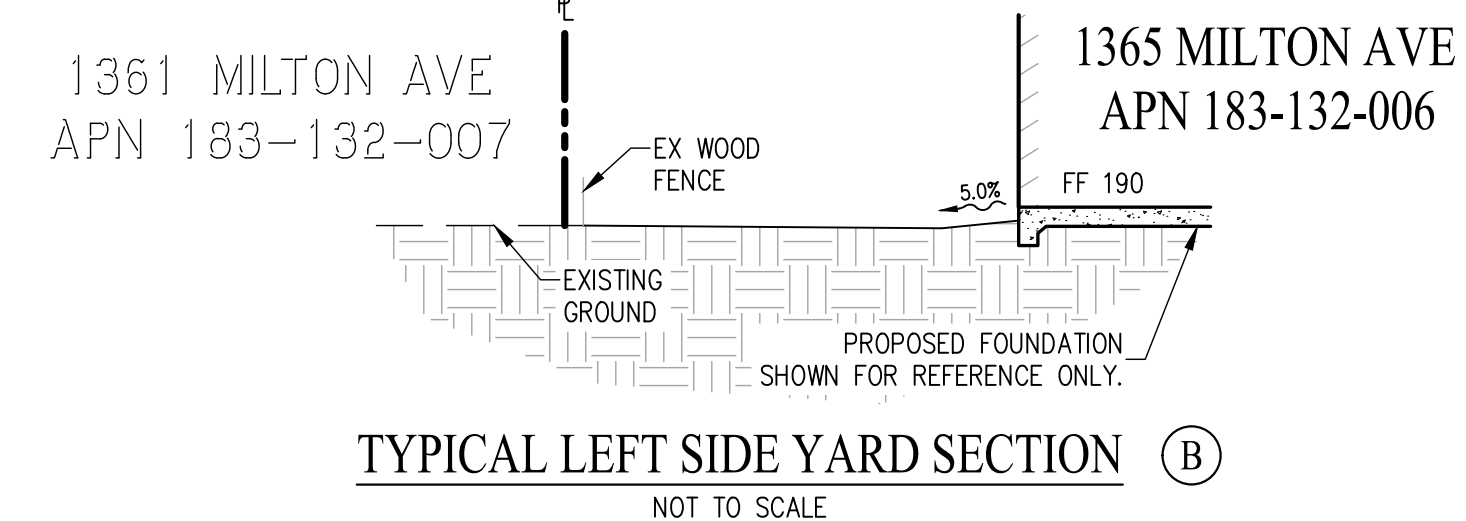
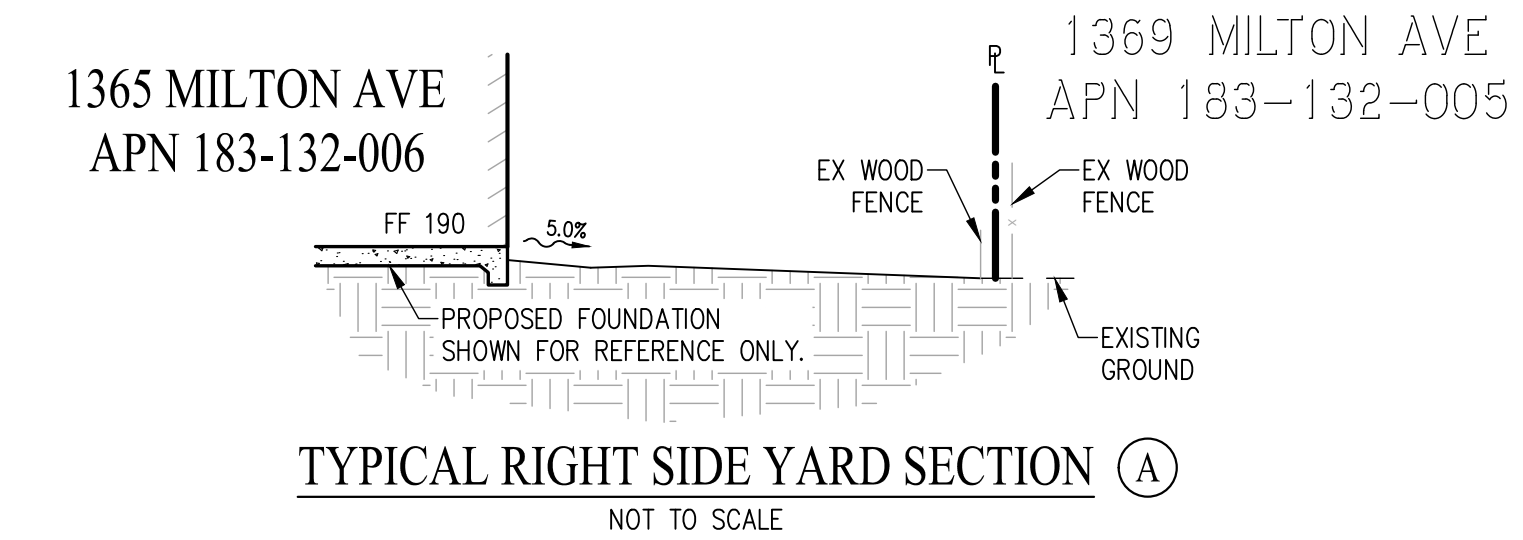
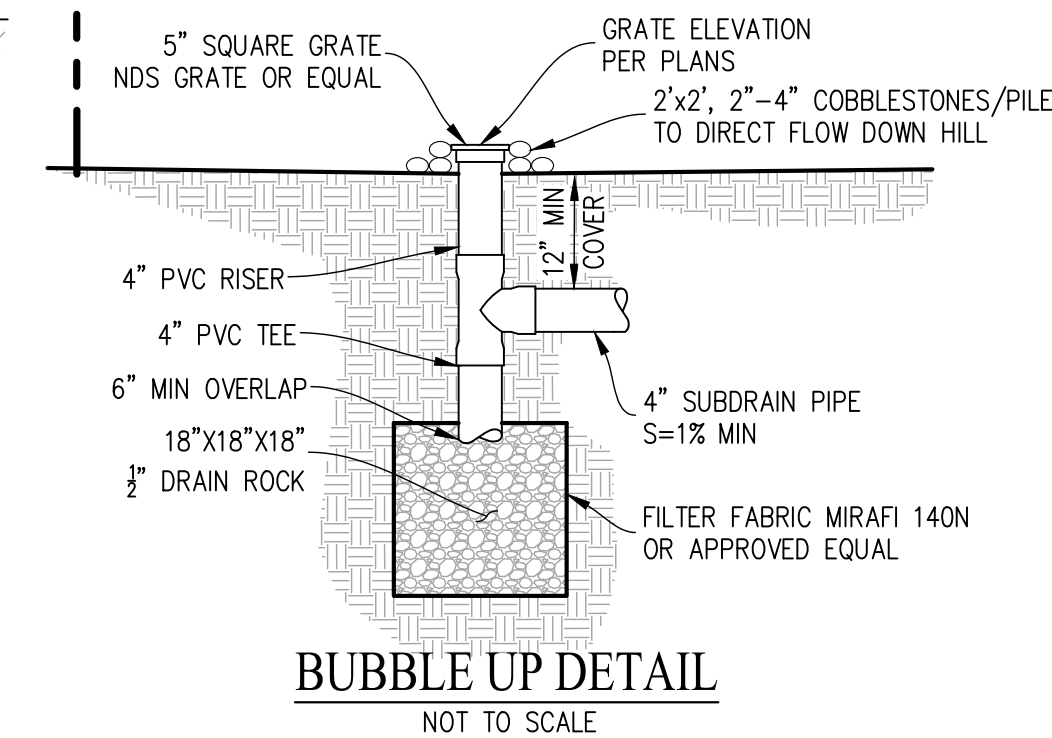
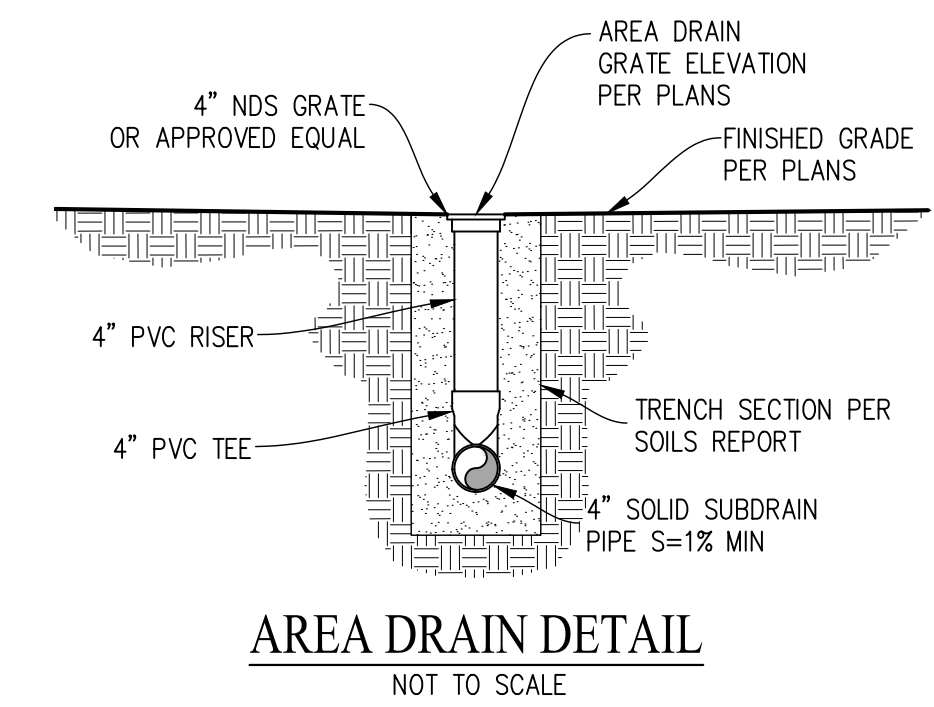
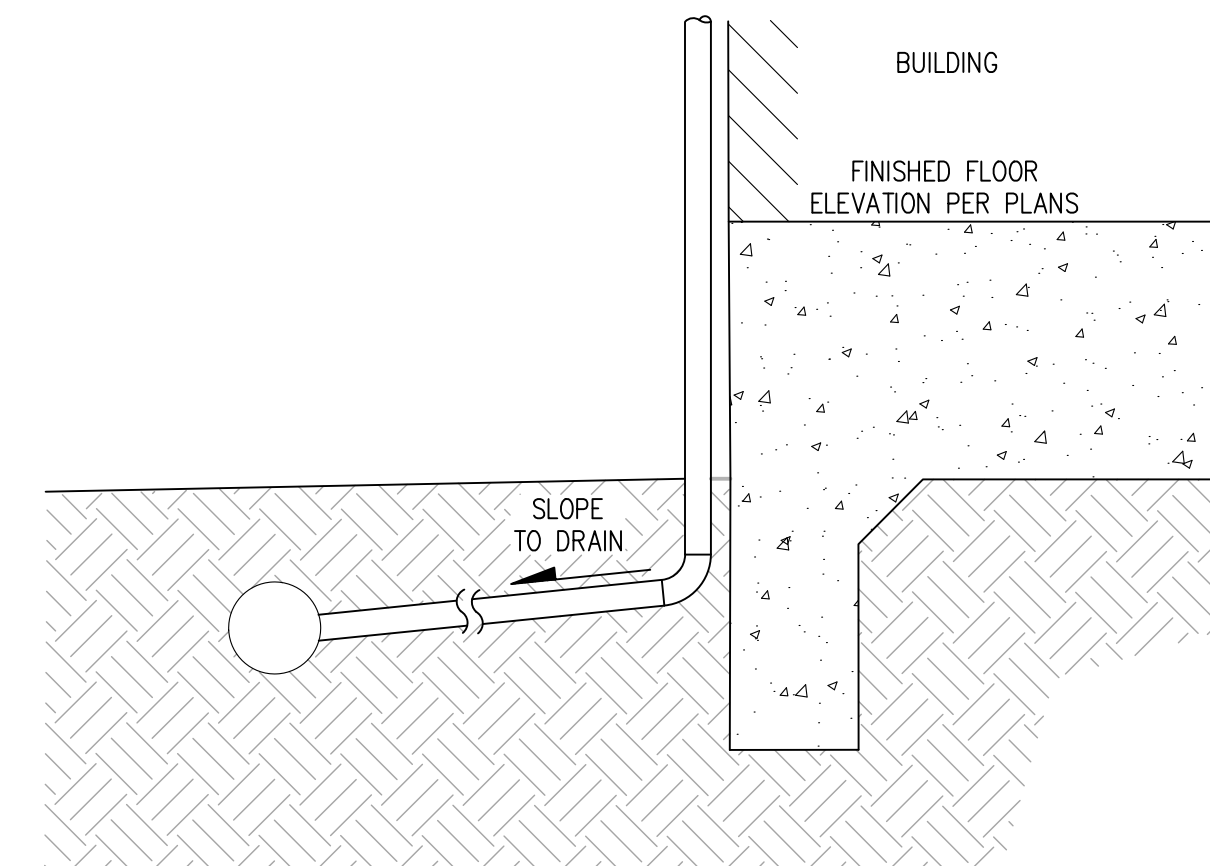
SITE DRAINAGE SUMMARY

	IMPERVIOUS AREA		PERVIOUS AREA
	IMPERVIOUS CONCRETE HARDSCAPE	CONVENTIONAL ROOF	LANDSCAPE
PROPOSED SITE	13,568 SF±	1,193 SF±	2,064 SF±

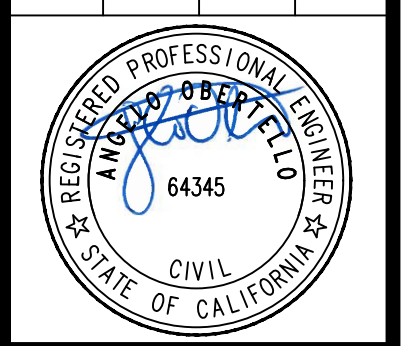
ROUGH EARTHWORK SUMMARY

	CUT	FILL	NET
1365 MILTON AVE	395±	310±	85± (CUT)

NOTE:
ROUGH EARTHWORK QUANTITIES ARE APPROXIMATE BASED ON AVAILABLE INFORMATION AT THIS TIME. QUANTITIES MAY VARY BASED ON FIELD CONDITIONS DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY VERIFY THEIR OWN QUANTITIES.

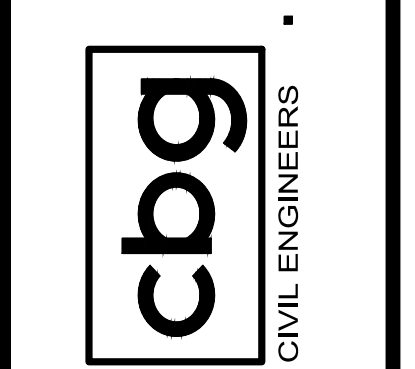


NO.	BY	DATE	REVISIONS



DATE: DEC 2025
DRAWN BY: SCA
PROJECT ENGR: SLC
PROJ. MGR: AJO

SAN RAMON
ROSEVILLE
WWW.CBANDG.COM



1365 MILTON AVENUE
CONTRA COSTA COUNTY
CALIFORNIA

GRADING AND IMPROVEMENT PLAN
GRADING & DRAINAGE PLAN

SHEET NUMBER
C-2
2 OF 5

JOB NUMBER
3953-00

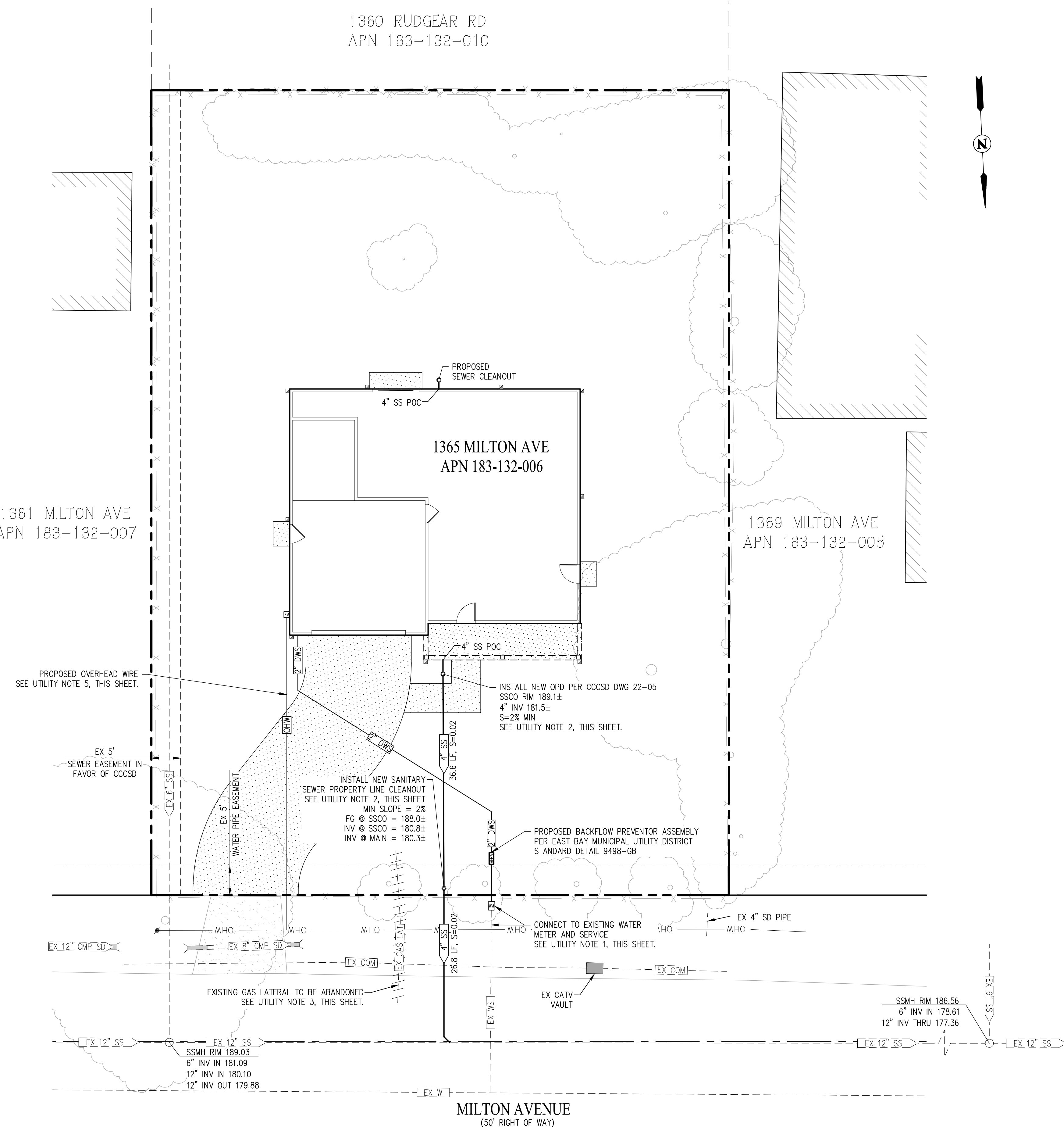


1360 RUDGEAR RD
APN 183-132-010

1361 MILTON AVE
APN 183-132-007

1365 MILTON AVE
APN 183-132-006

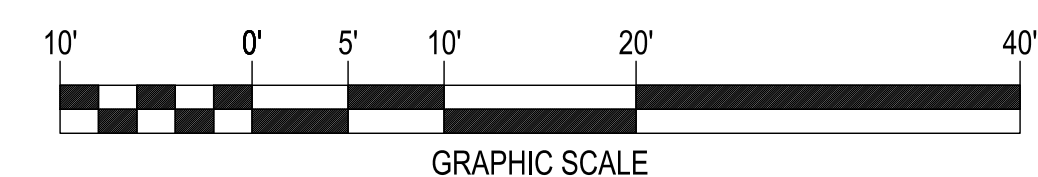
1369 MILTON AVE
APN 183-132-005



UTILITY NOTES

- EXISTING WATER METER AND SERVICE TO REMAIN. THE WATER PROVIDER TO DETERMINE IF EXISTING WATER SERVICE IS SUITABLE FOR PROJECT FLOWS. IF A NEW WATER METER IS NECESSARY, A NEW 2" WATER SERVICE SHALL BE INSTALLED PER EAST BAY MUNICIPAL UTILITY DISTRICT STANDARD DRAWING 292-EA AND A NEW 1" WATER METER SHALL BE INSTALLED PER EAST BAY MUNICIPAL UTILITY DISTRICT STANDARD DRAWING 186-EA. DOMESTIC WATER SERVICE FROM REDUCED BACKFLOW ASSEMBLY TO HOUSE CONNECTION IS SHOWN FOR REFERENCE ONLY AND SHALL BE CONSTRUCTED PER PLUMBING PLANS BY OTHERS.
- EXISTING SANITARY SEWER CLEANOUT AND LATERAL ARE UNKNOWN. IF THE EXISTING PROPERTY LINE CLEANOUT AND SANITARY SEWER LATERAL ARE INSPECTED AND DEEMED UNSUITABLE FOR REUSE, A NEW SANITARY SEWER LATERAL TO BE INSTALLED PER CENTRAL CONTRA COSTA SANITARY DISTRICT STANDARD DRAWING 22-01, AND A NEW PROPERTY LINE CLEANOUT TO BE INSTALLED PER CENTRAL CONTRA COSTA SANITARY DISTRICT STANDARD DRAWING 22-07. INSTALL OVERFLOW PROTECTION DEVICE PER CENTRAL CONTRA COSTA SANITARY DISTRICT STANDARD DRAWING 22-05. ANY SEWER LATERAL MUST HAVE A 1' VERTICAL AND 1' HORIZONTAL CLEARANCE FROM ANOTHER UTILITY. LAYOUT OF THE BUILDING SEWER LATERAL, FROM THE PROPERTY LINE LATERAL TO THE OVERFLOW PROTECTION DEVICE TO THE HOUSE, IS SHOWN FOR REFERENCE ONLY. LAYOUT AND CONSTRUCTION OF BUILDING SEWER SHALL FOLLOW APPROVED PLUMBING PLANS BY OTHERS.
- THE EXISTING GAS SERVICE LATERAL WILL BE ABANDONED. THE LOCATION OF THE EXISTING GAS MAIN IS UNKNOWN AND SHALL BE VERIFIED PRIOR TO ABANDONING EXISTING SERVICE. THE ALIGNMENT OF THE EXISTING GAS MAIN IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. FINAL ALIGNMENT TO BE COORDINATED WITH DRY UTILITY DESIGN BY OTHERS.
- THE LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY WORK AFFECTING EXISTING UTILITY LINES TO DETERMINE IF CONFLICTS EXIST.
- THE EXISTING OVERHEAD WIRE SERVING THE PROPERTY SHALL BE REMOVED. THE CONTRACTOR SHOULD VERIFY THE ELECTRICAL PANEL RATING AND CABLE REQUIREMENTS PRIOR TO CONSTRUCTION. THIS INFORMATION AND ALIGNMENT FOR THE UNDERGROUND CONDUIT AND CABLES IS SHOWN FOR REFERENCE ONLY AND SHALL BE CONSTRUCTED PER APPROVED DRY UTILITY PLANS. THIS PLAN DOES NOT COVER THE DEMOLITION OR CONSTRUCTION OF DRY UTILITIES.

UTILITY PLAN
SCALE: 1"=10'

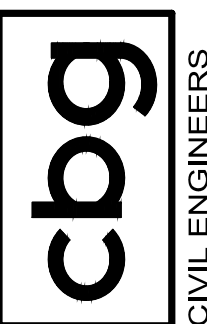


NO.	BY	DATE	REVISIONS

DATE: DEC 2025
DRAWN BY: SCA
PROJ. ENGR: SLC
PROJ. MGR: AJO



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1365 MILTON AVENUE
GRADING AND IMPROVEMENT PLAN
UTILITY PLAN
CALIFORNIA
CONTRA COSTA COUNTY

SHEET NUMBER
C-3
3 OF 5
JOB NUMBER
3953-00



BEST MANAGEMENT PRACTICE NOTES

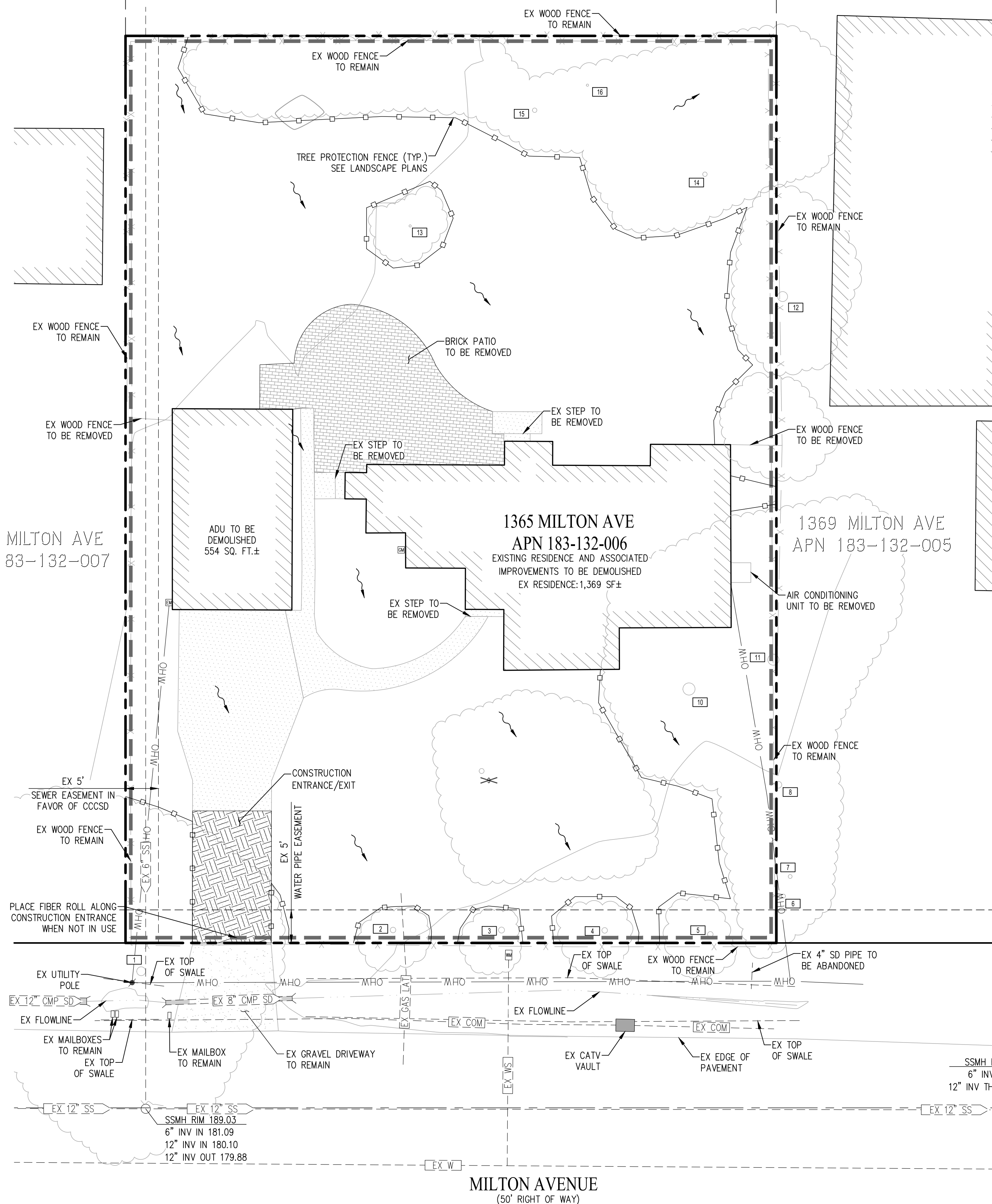
- IT SHALL BE THE OWNER'S DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH LOCAL ORDINANCES PROTECTING THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
- ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL FOLLOW THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THE CONTRACTOR OR OWNER SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDE AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED. TREE PROTECTION FENCING IS PLACED AROUND TREES TO CREATE A TREE PROTECTION ZONE. TREE PROTECTION SHOWN IS FOR REFERENCE ONLY AND SHALL BE PLACED ACCORDING TO TREE PROTECTION PLAN BY ROACH AND CAMPBELL AND RECOMMENDATIONS SET FORTH IN THE PROJECT'S ARBORIST REPORT.

1361 MILTON AVE
APN 183-132-007

1360 RUDGEAR RD
APN 183-132-010

1365 MILTON AVE
APN 183-132-006
EXISTING RESIDENCE AND ASSOCIATED
IMPROVEMENTS TO BE DEMOLISHED
EX RESIDENCE: 1,369 SF±

1369 MILTON AVE
APN 183-132-005



PROJECT SUPERINTENDENT TO MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1 - WM-3**)
- SANITARY FACILITY (WM-9**)
- DEBRIS BOX

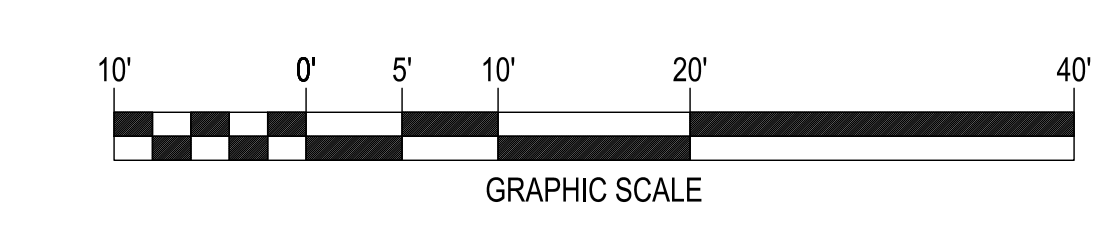
NOTE:
* THE MATERIALS AND EQUIPMENT STORAGE AREA, SANITARY FACILITY, AND DEBRIS BIN ARE ASSUMED LOCATIONS AND ARE SUBJECT TO CHANGE AT THE PROJECT SUPERINTENDENT'S DISCRETION OR DUE TO FIELD CONDITIONS.
** DENOTES SECTION RELATED TO BMP IN THE CASQA BMP HANDBOOK.
*** PROJECT TO UTILIZED SELF-CONTAINED CONCRETE TRUCKS. AS SUCH NO CONCRETE WASHOUT WILL BE NECESSARY. IF CONDITIONS CHANGE AND A CONCRETE WASHOUT (PER WM-9) IS NEEDED, PROJECT SUPERINTENDENT TO MARK LOCATION ON PLANS.

CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK DETAILS

- EC-1 SCHEDULING
 - EC-7 GEOTEXTILES AND MATS
 - NS-1 WATER CONSERVATION PRACTICES
 - NS-8 VEHICLE & EQUIPMENT CLEANING
 - NS-9 VEHICLE & EQUIPMENT FUELING
 - NS-10 VEHICLE & EQUIPMENT MAINTENANCE
 - NS-12 CONCRETE CURING
 - NS-13 CONCRETE FINISHING
 - SE-1 SILT FENCE
 - SE-5 FIBER ROLLS
 - SE-10 STORM DRAIN INLET PROTECTION
 - TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - WE-1 WIND EROSION CONTROL
 - WM-1 MATERIAL DELIVERY & STORAGE
 - WM-2 MATERIAL USE
 - WM-3 STOCKPILE MANAGEMENT
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
- NOTE:**
NOT ALL DETAILS LISTED MAY BE APPLICABLE FOR THIS SITE.

LEGEND

- EXISTING FENCE
- TREE PROTECTION FENCE
- FIBER ROLL - (SE-5)
- FIELD INLET PROTECTION - (SE-10)
- DIRECTION OF FLOW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)



EXISTING TREES TO REMAIN		
TREE NUMBER	COMMON NAME	DBH
1	UNKNOWN	16"
2	JUNIPER	10"
3	JUNIPER	11"
4	JUNIPER	10"
5	JUNIPER	10"
6	OAK	7"
7	OAK	7"
8	OAK	12"
10	HONEY LOCUST	22"
11	OAK	20"
12	OAK	18"
13	UNKNOWN	4"
14	UNKNOWN	8"
15	UNKNOWN	8"
16	UNKNOWN	4"

EXISTING TREES TO BE REMOVED		
TREE NUMBER	COMMON NAME	DBH
9	HONEY LOCUST	9"

NO.	BY	DATE	REVISIONS



DATE: DEC 2025
DRAWN BY: SCA
PROJECT ENGR: SLC
PROJ. MGR: AJO

REG. NO. 64345
CIVIL
STATE OF CALIFORNIA

925) 866-0322
ROSEVILLE
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SAN RAMON
ROSEVILLE
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CIVIL ENGINEERS
SURVEYORS
PLANNERS

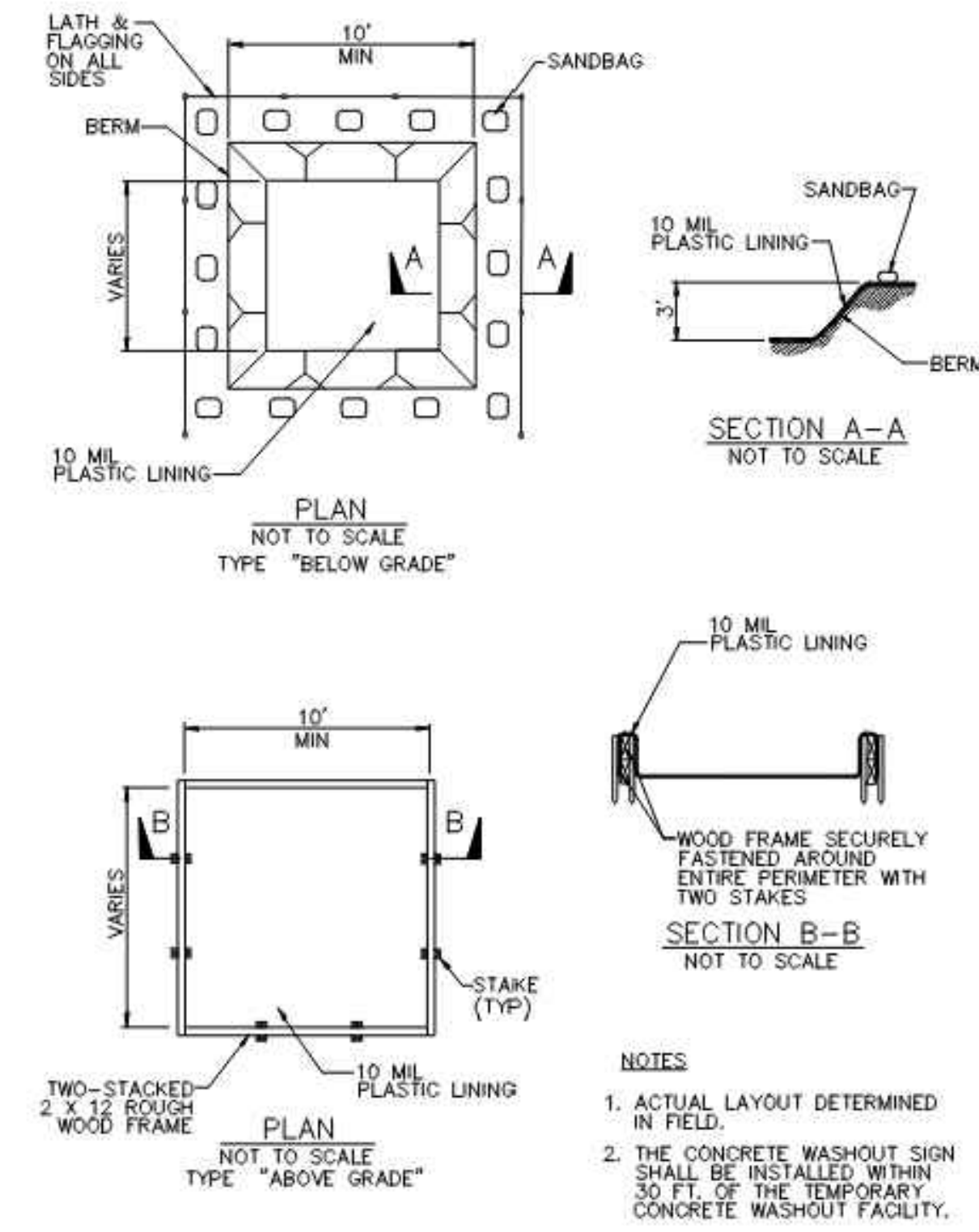
1365 MILTON AVENUE
GRADING AND IMPROVEMENT PLAN
EROSION CONTROL PLAN

CALIFORNIA
CONTRA COSTA COUNTY

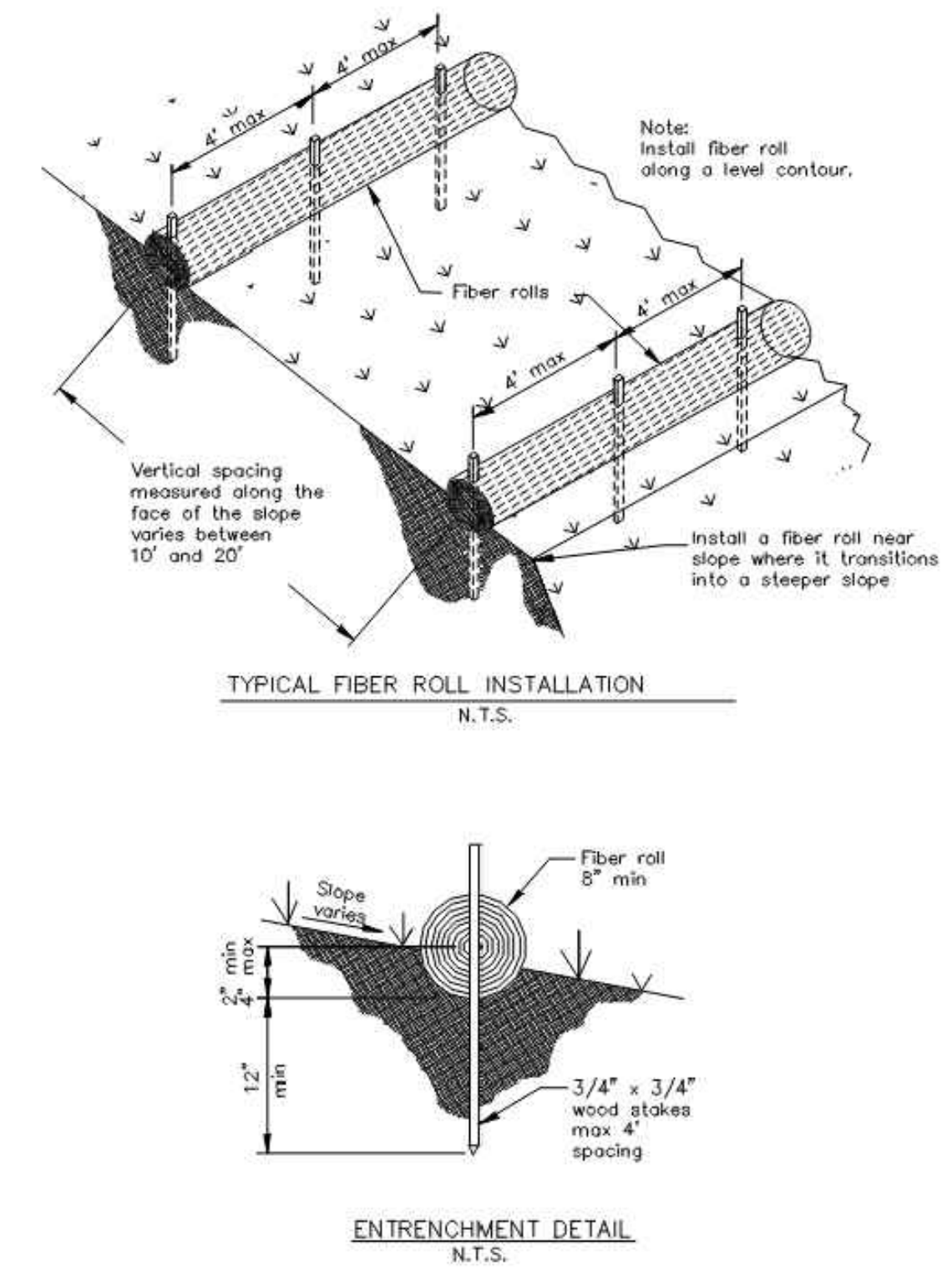
SHEET NUMBER
C-4
4 OF 5

JOB NUMBER
3953-00

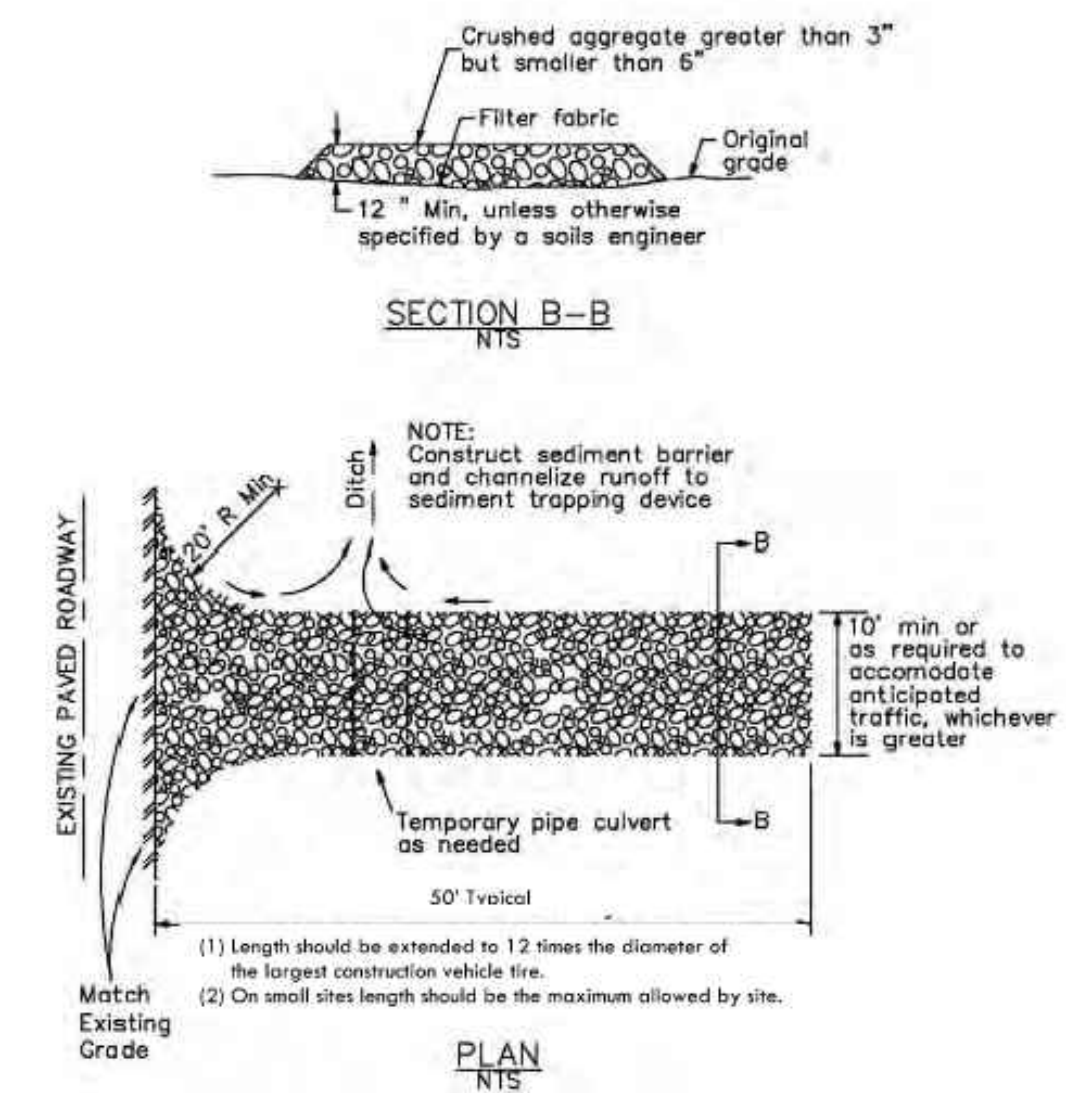
Concrete Waste Management WM-8



Fiber Rolls SE-5

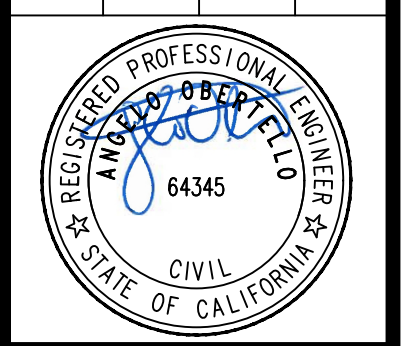


Stabilized Construction Entrance/Exit TC-1

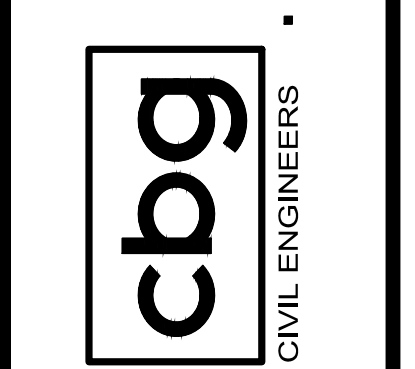


NO.	BY	DATE	REVISIONS

DATE: DEC 2025
DRAWN BY: SCA
PROJECT ENGR: SLC
PROJECT MGR: AJO



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1385 MILTON AVENUE
GRADING AND IMPROVEMENT PLAN
EROSION CONTROL NOTES & DETAILS
CONTRA COSTA COUNTY CALIFORNIA

SHEET NUMBER
C-5
5 OF 5
JOB NUMBER
3953-00

1365 MILTON AVENUE

WALNUT CREEK, CALIFORNIA

LANDSCAPE CONSTRUCTION DOCUMENTS

DEVELOPER:

VEEV HOMES
2701 W. WINTON AVENUE
HAYWARD, CA 94545
TEL. 650.292.0752

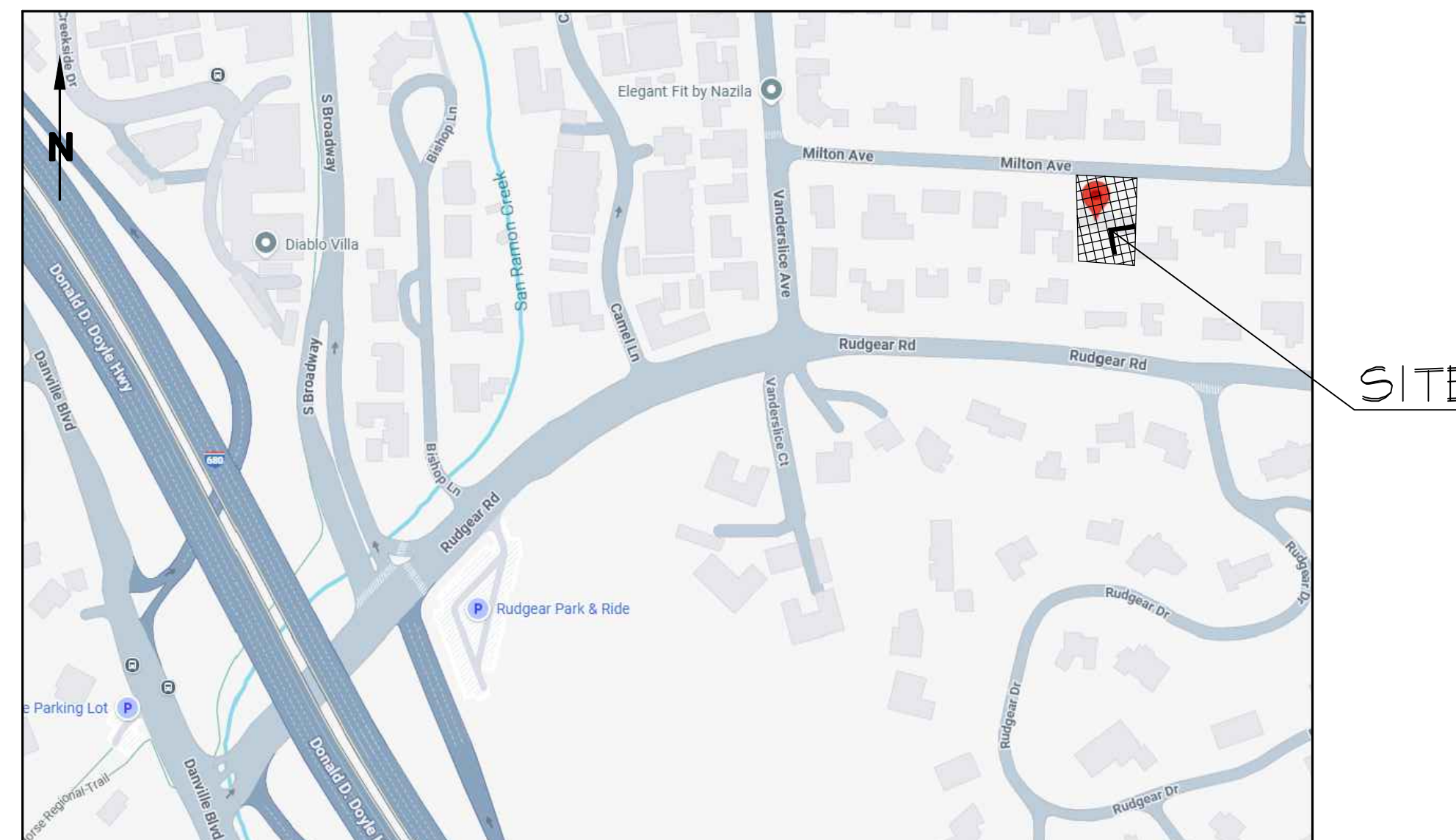
CIVIL ENGINEER:

CARLON, BARBEE AND GIBSON, INC
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA
TEL. 925.866.0322

LANDSCAPE ARCHITECT:

RIPLEY DESIGN GROUP, INC.
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL. (925) 938-7377

SITE LOCATION:



SHEET INDEX:

- LC.1 CONSTRUCTION PLAN
- LC.2 CONSTRUCTION DETAILS
- LI.1 IRRIGATION PLAN
- LI.2 IRRIGATION DETAILS
- LI.3 IRRIGATION NOTES & CALCULATIONS
- LP.1 PLANTING PLAN
- LP.2 PLANTING DETAILS

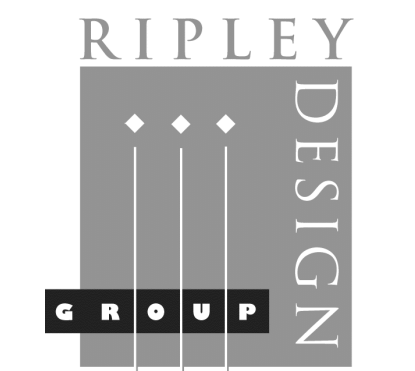
LANDSCAPE DOCUMENT PACKAGE CHECKLIST:	
<input checked="" type="checkbox"/> PROJECT INFORMATION: DATE APPLICANT ADDRESS TOTAL LANDSCAPE AREA PROJECT TYPE WATER SUPPLY TYPE CHECKLIST CONTACT INFORMATION SIGNED COMPLIANCE STATEMENT	<input checked="" type="checkbox"/> ESTIMATED TOTAL WATER USE
<input checked="" type="checkbox"/> WATER EFFICIENT LANDSCAPE WORKSHEET HYDROZONE INFORMATION TABLE WATER BUDGET CALCULATION	<input checked="" type="checkbox"/> ESTIMATED TOTAL ADJUSTMENT FACTOR
<input checked="" type="checkbox"/> MAXIMUM APPLIED WATER ALLOWANCE	<input checked="" type="checkbox"/> SOIL MANAGEMENT REPORT BUILDER TO PROVIDE TO CITY
	<input checked="" type="checkbox"/> LANDSCAPE DESIGN PLAN
	<input checked="" type="checkbox"/> IRRIGATION DESIGN PLAN
	<input checked="" type="checkbox"/> GRADING DESIGN PLAN

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN:

Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684



DECEMBER 10, 2025

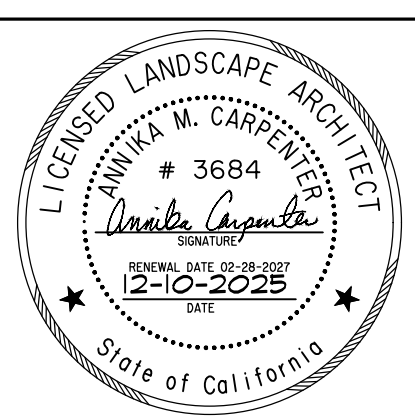


RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:
VEEV HOMES
2701 W. WINTON AVE.
HAYWARD, CA
94545
TEL. (650) 292-0752

PROJECT:
1365 MILTON AVE
WALNUT CREEK, CA

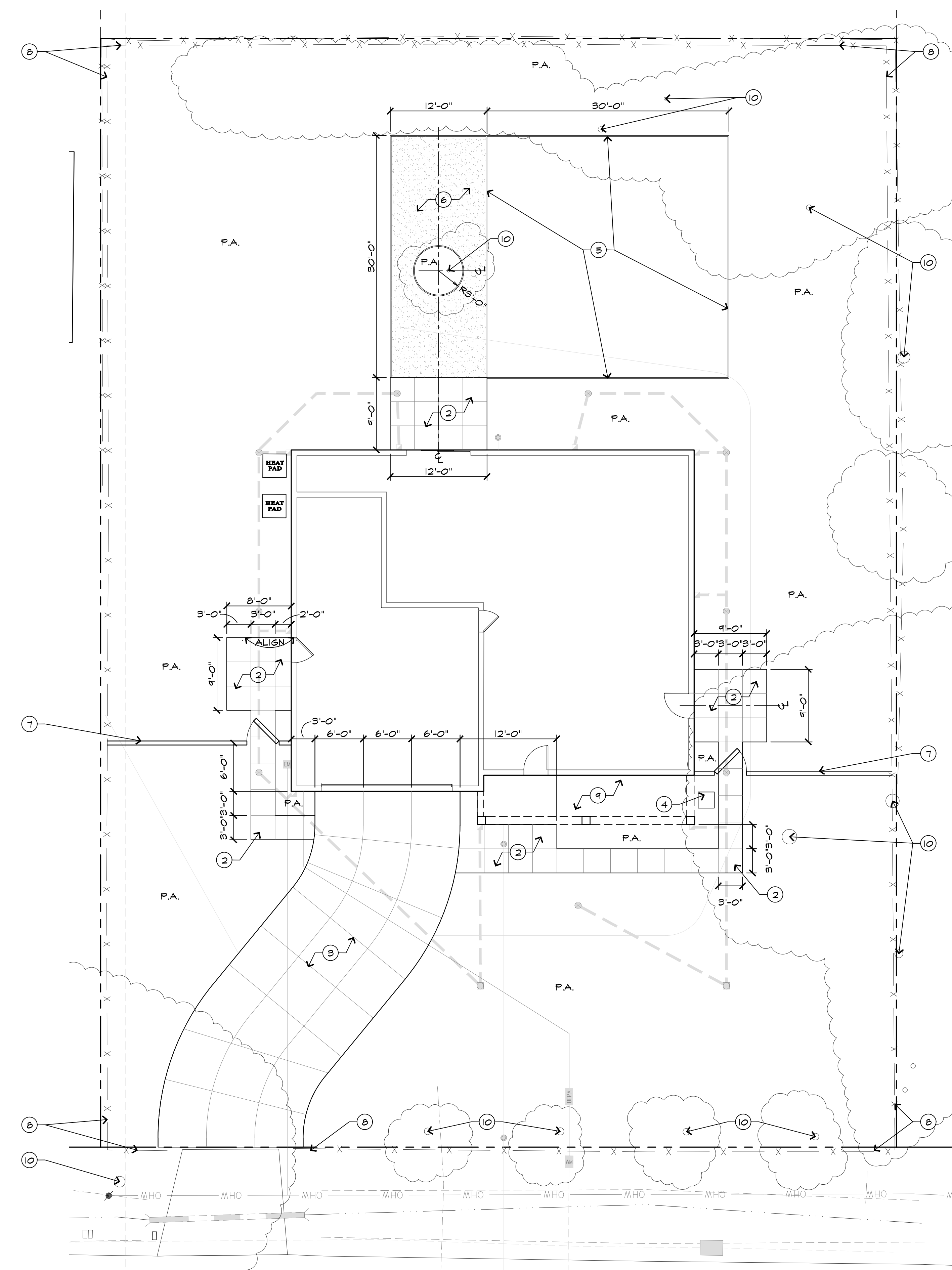
CONSTRUCTION PLAN



PROJECT #:
DATE: DEC. 10, 2025
SCALE: 1/8" = 1'-0"
DRAWN BY: AMP
CHECKED BY: AMC

REVISIONS:

SHEET
LC.1
1 OF 7 SHEETS



MILTON AVENUE

CONSTRUCTION LEGEND

1. CONCRETE/AC PAVING PER ENGINEER'S IMPROVEMENT PLANS.
2. CONCRETE PAVING: 4" THICK CONCRETE WITH #3 REBAR 18" O.C. EACH WAY ON 6" AGGREGATE BASE OVER COMPACTED SUBGRADE. REFER TO DETAIL B, SHEET LC.2. INSTALL SCORE LINES AS SHOWN. CONCRETE FINISH: BROOM. CONCRETE COLOR: NATURAL.
3. CONCRETE DRIVEWAY WITH SCORE PATTERN: CONCRETE PER SOILS ENGINEER'S SPECIFICATIONS. INSTALL SCORE LINES AS SHOWN. FINISH: BROOM. COLOR: NATURAL. REFER TO DETAIL C, SHEET LC.2.
4. 2' x 2' SQUARE PAVING STONE: SET LEVEL ON 2" AGG BASE OVER COMPACTED SUBGRADE. MATERIAL SHALL BE STONE OR CONCRETE. IF CONCRETE IS SELECTED MATCH COLOR OF PAVER WITH CONCRETE WALK.
5. TURF HEADER, REFER TO DETAIL E, SHEET LC.2.
6. DECOMPOSED GRANITE PAVING: DECOMPOSED GRANITE TO BE GREY IN COLOR. COMPACTED TO A 3" MINIMUM DEPTH WITH STABILIZER. INSTALL HEADERBOARD WHERE ADJACENT TO PLANTING AREAS PER DETAIL F, SHEET LC.2.
7. 6'-0" WOOD PRODUCTION FENCE W/ GATE: INSTALL PER DETAIL G, H, OR I, SHEET LC.2, BUILDER TO MAKE FINAL FENCE SELECTION.
8. EXISTING FENCING TO REMAIN.
9. FRONT PORCH PER ARCHITECTURE PLANS.
10. EXISTING TREE TO REMAIN AND BE PROTECTED.

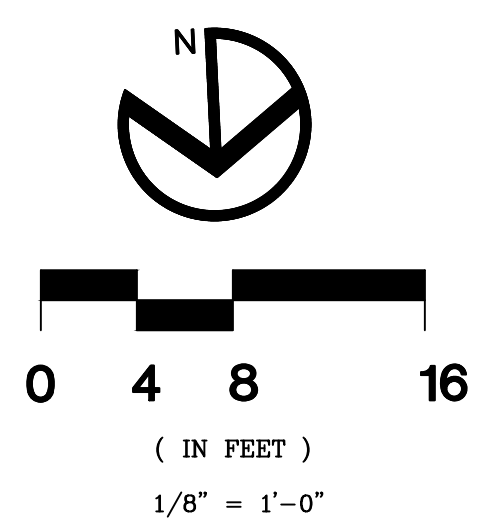
P.A. = PLANTING AREA
CL = CENTER LINE
EQ = EQUAL

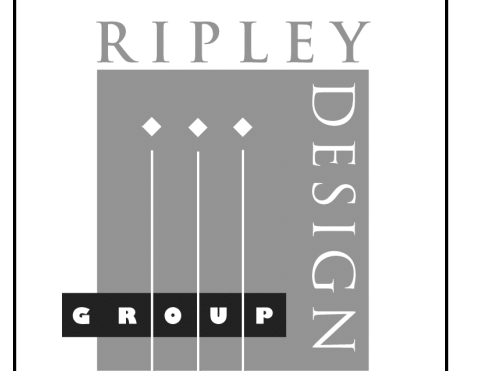
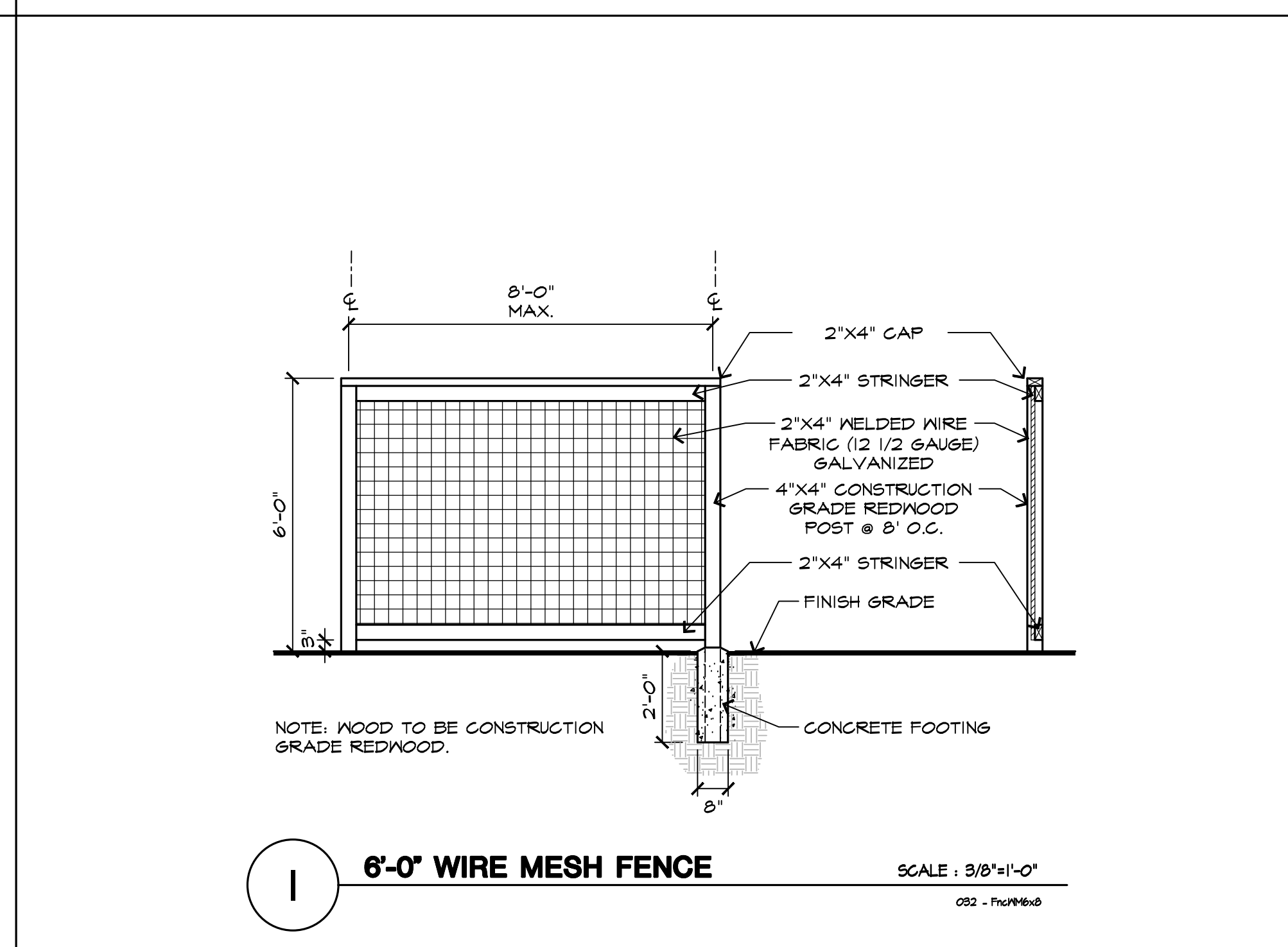
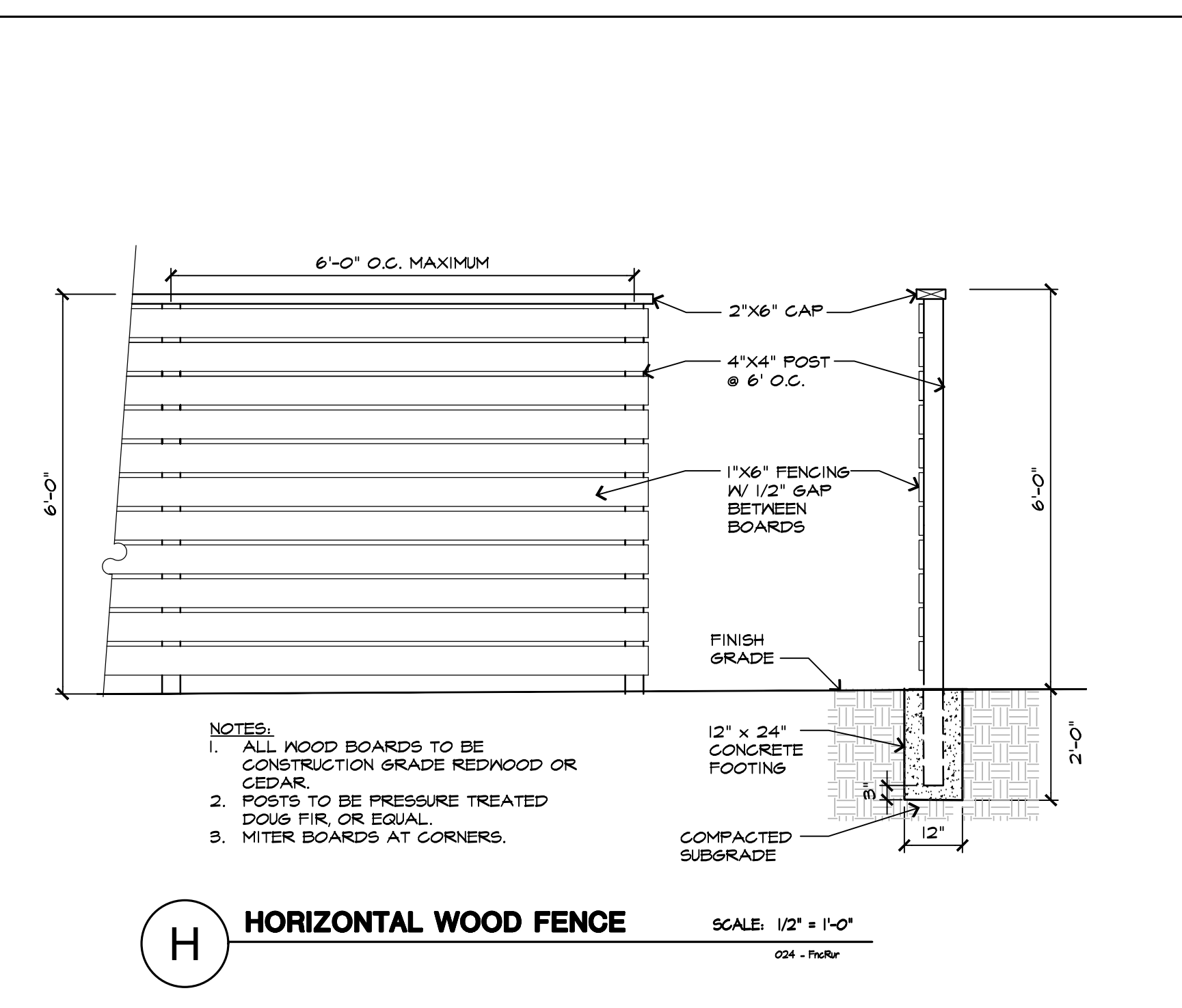
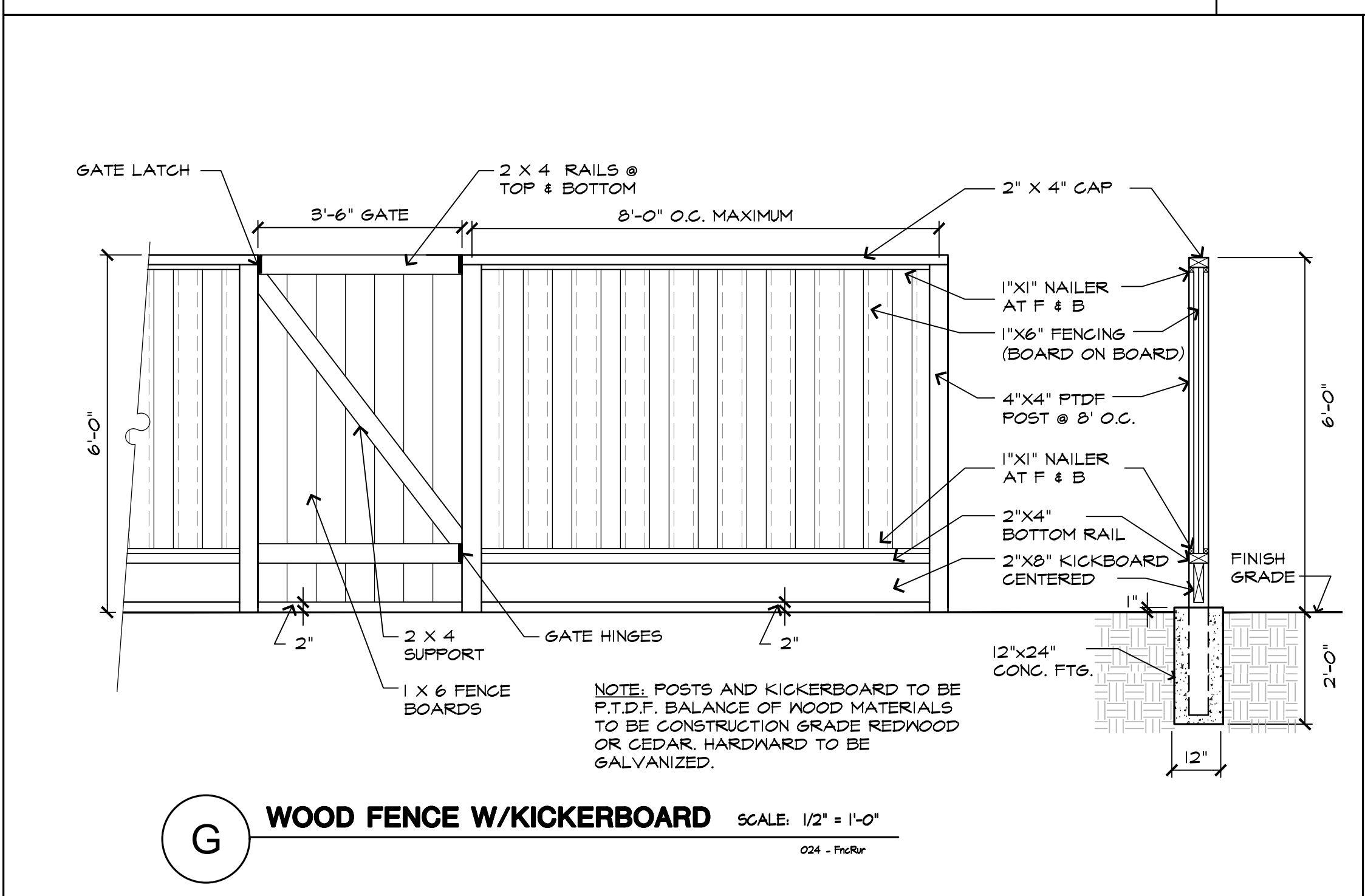
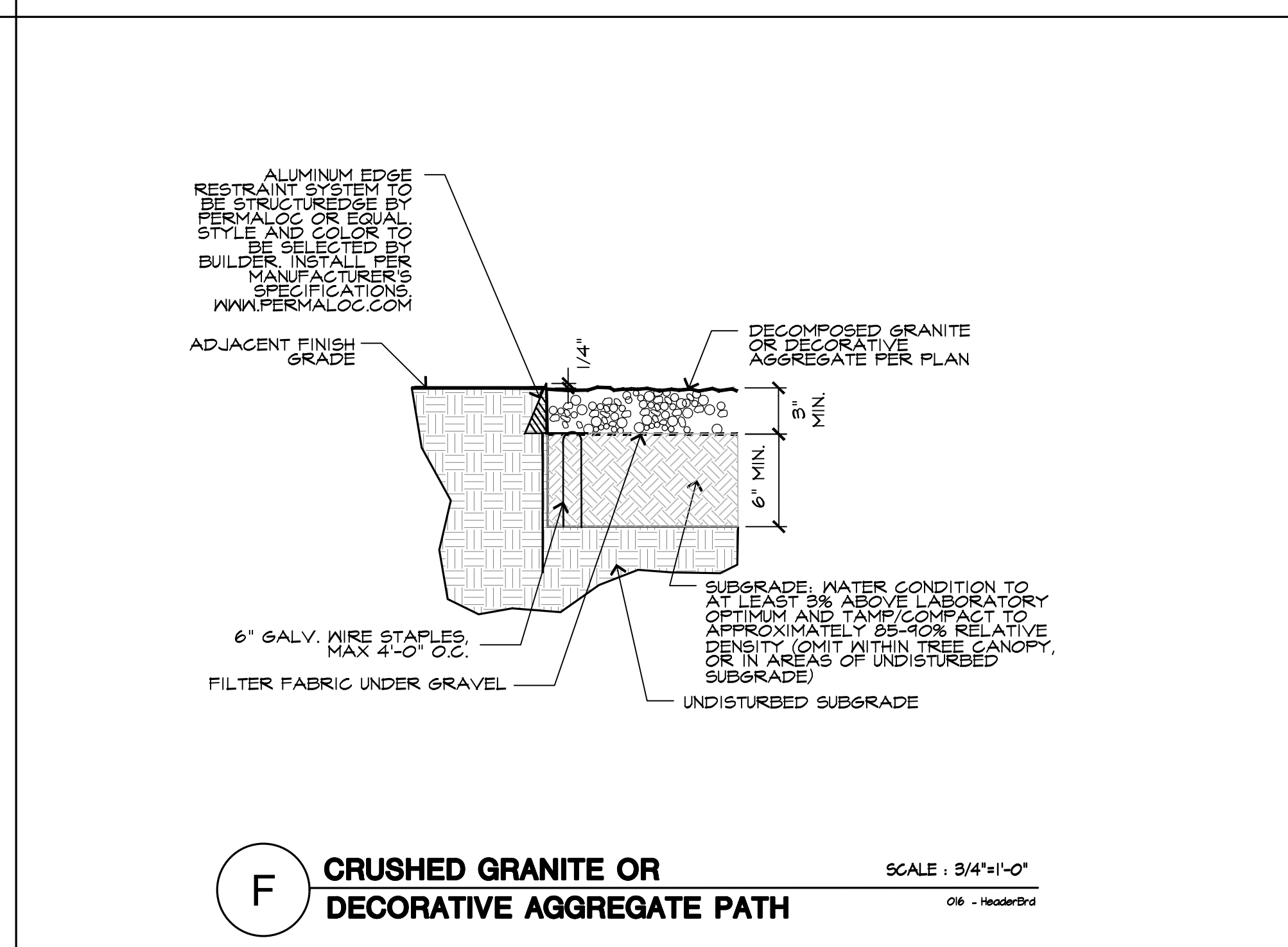
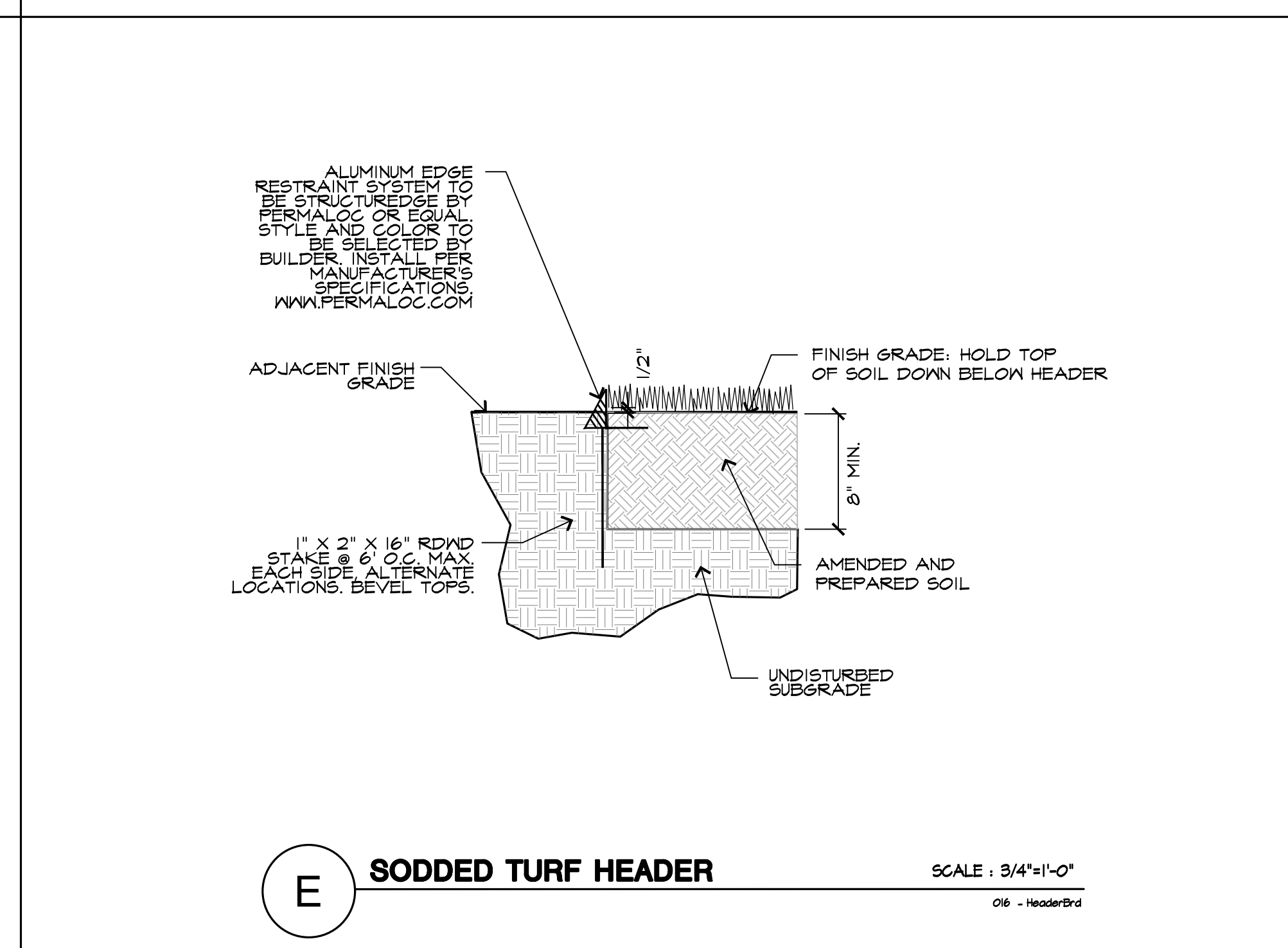
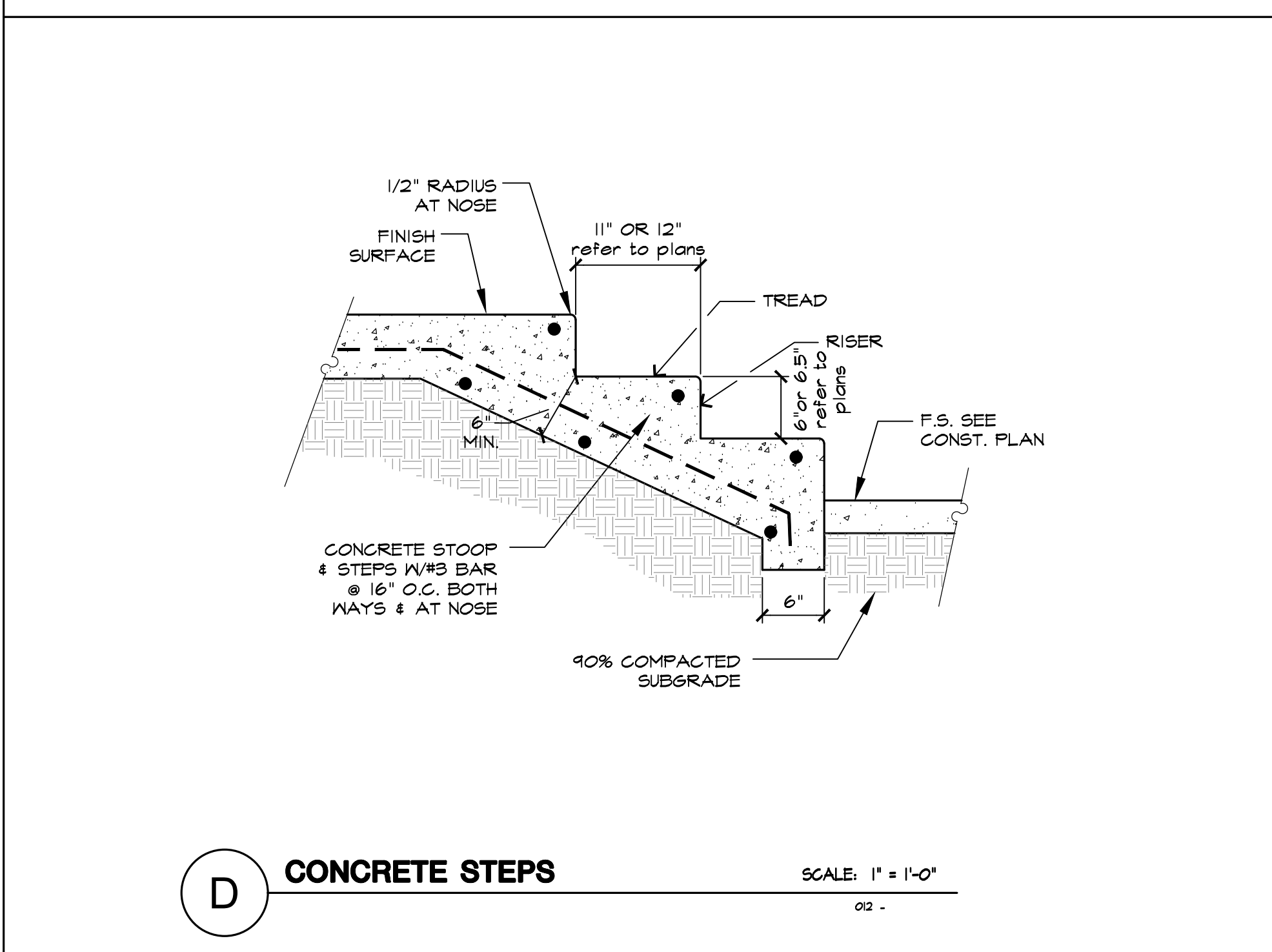
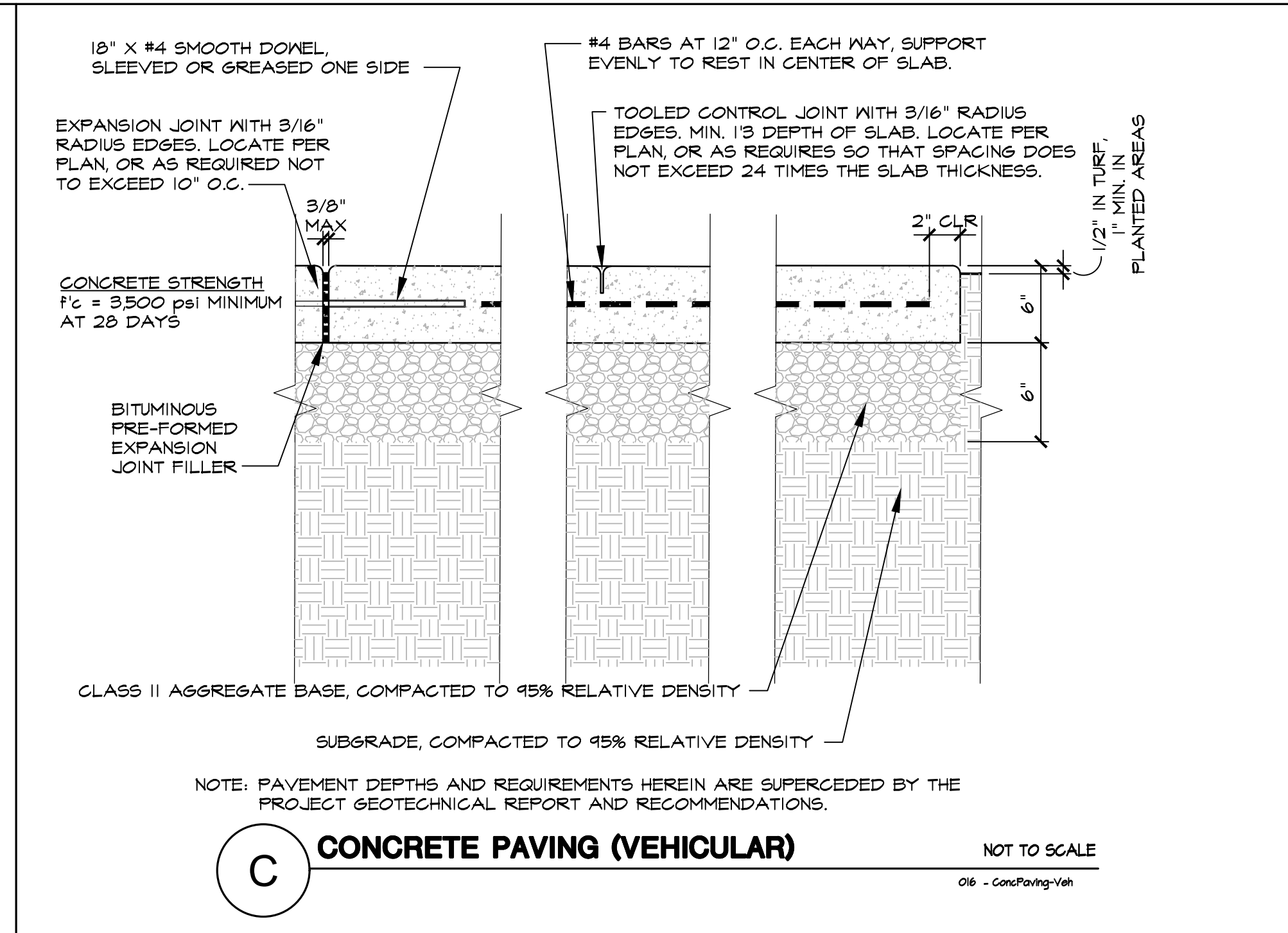
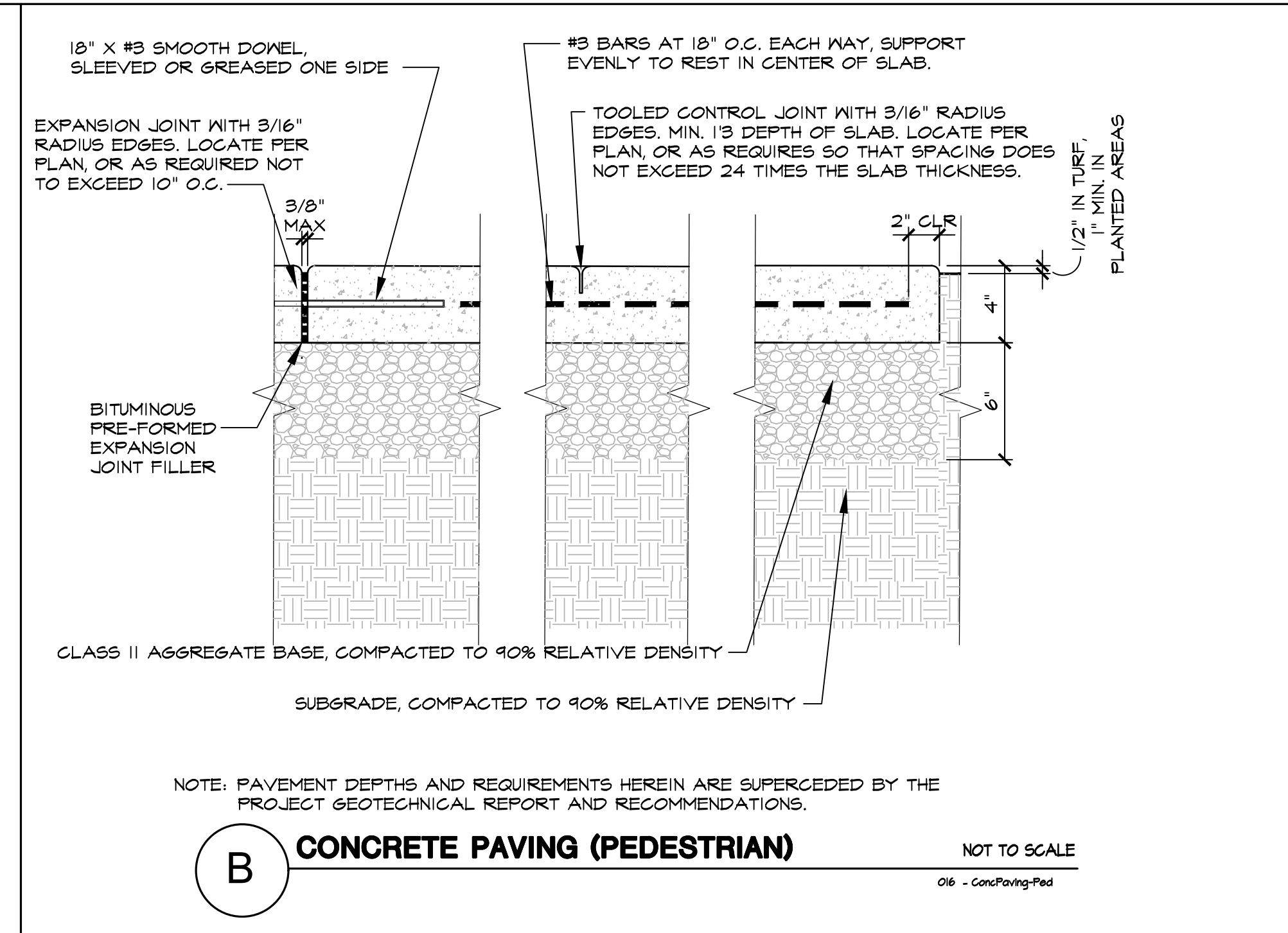
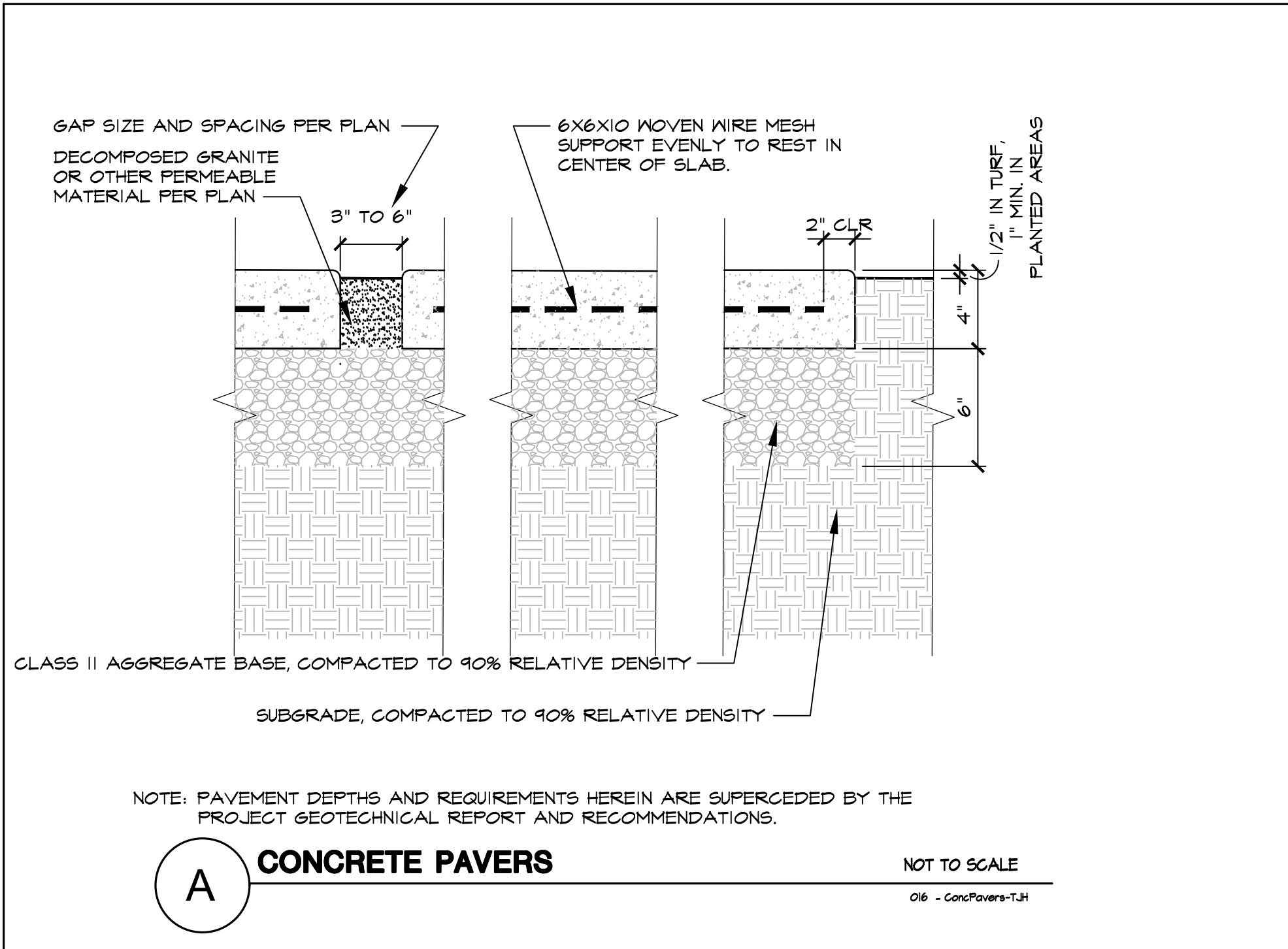
CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS SHOWN ARE FOR APPROXIMATE LINE ONLY. ALL RADII AND CURVES SHALL HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
2. ALL FORMS AND ALIGNMENT OF PAVING AND WALL FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PAVING, A MINIMUM OF 24 HOUR NOTICE REQUIRED. RIPLEY DESIGN GROUP, INC. WILL NOT BE RESPONSIBLE FOR FIELD CHANGES, QUALITY OF CONSTRUCTION, AND PLAN CONFORMANCE UNLESS APPROVED AND/OR REVIEWED BY RIPLEY DESIGN GROUP, INC.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
4. CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS.
5. SEE PLANTING PLANS FOR ANY BOXED TREE TO BE INSTALLED PRIOR TO PAVING.
6. ALL HARDWARE, NAILS, LAGS, MACHINE BOLTS, ETC. SHALL BE GALVANIZED.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
8. CONTRACTOR SHALL INSTALL STEPS AS REQUIRED PER INDIVIDUAL LOT CONDITIONS. CONTRACTOR SHALL NOT INSTALL ANY SINGLE RISERS ON WALKS. CONTRACTOR SHALL NOT INSTALL MORE THAN THREE (3) RISERS IN A SET. SETS OF RISERS SHALL BE SEPARATED BY A LANDING A MINIMUM OF 4'-0" IN LENGTH. INSTALL STEPS PER DETAIL D, SHEET LC.2.

NOTES:
REFER TO CIVIL ENGINEER'S PLANS FOR GRADING AND DRAINAGE INSTALLATION.
SEE SHEET LC.2 FOR LANDSCAPE CONSTRUCTION DETAILS.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN
Annika Carpenter
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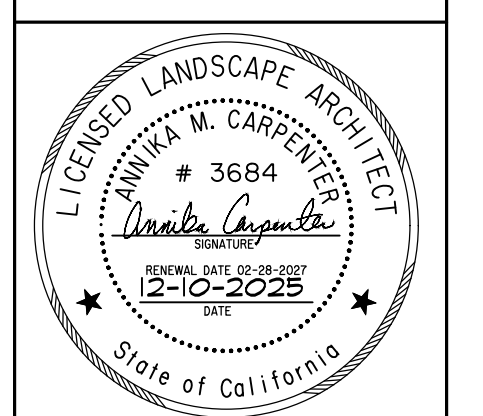
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WALNUT CREEK, CA

CONSTRUCTION DETAILS



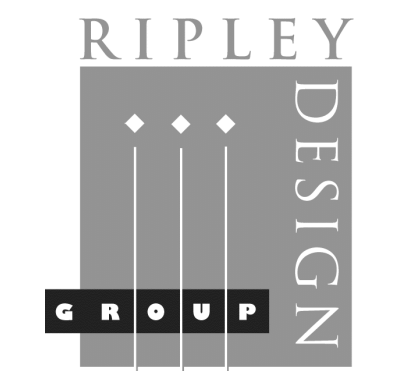
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REVISIONS:

SHEET

LC.2

2 OF 7 SHEETS

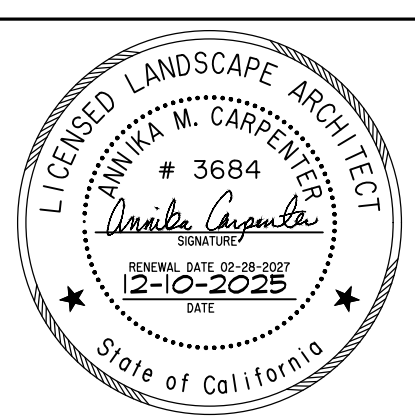


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IRRIGATION PLAN



PROJECT #:
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REVISIONS:

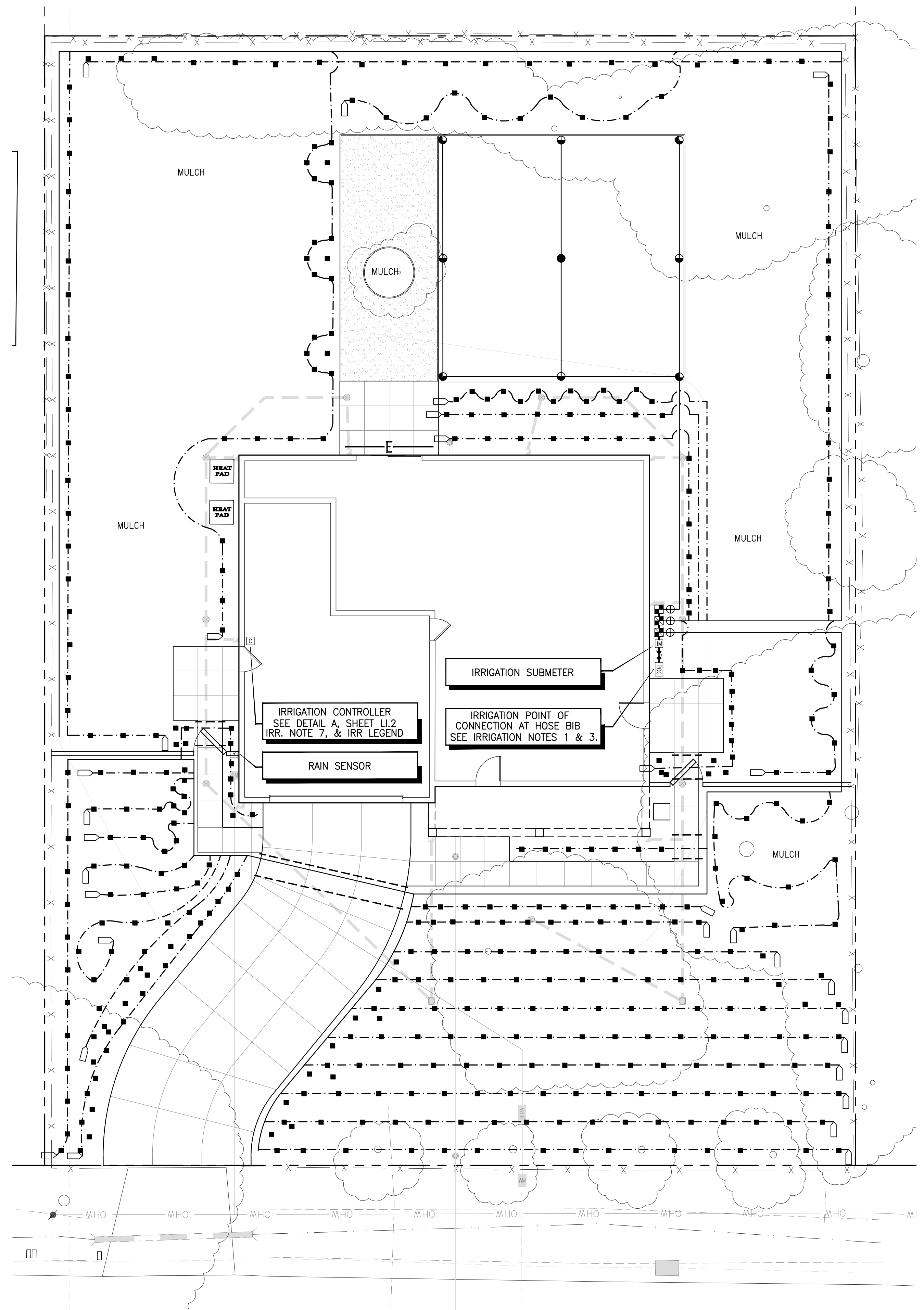
SHEET
LI.1
 3 OF 7 SHEETS

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
⊠	DOMESTIC WATER METER	-BY OTHER SECTION OF CONTRACT		
⊠	ELECTRIC CONTROLLER	-HUNTER PRO-HC-6 6 STATION CONTROLLER (ET-BASED)		
⊠	POINT OF CONNECTION	-CONNECT TO HOSE BIB PER MEP PLANS		
⊠	IRRIGATION METER	-HUNTER HC FLOW METER		
⊠	RAIN/ET/FREEZE SENSOR	-HUNTER SOLAR SYNC WSS-SEN (WIRELESS)		
⊠	REMOTE CONTROL VALVES	-IRRITROL-2713APR		
⊠	REMOTE CONTROL VALVES	-IRRITROL-2713APR W/REGULATOR & FILTER		
⊠	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
⊠	BUBBLER (2 PER TREE)	-HUNTER-PCB-50 OR EQUAL	.50	30
⊠	EMITTER (SHRUB)	-SALCO SINGLE OUTLET EMITTER- SLV-1 with SALCO AR-IPS-025 FLEX HOSE as needed	1.0 (GPH)	30
⊠	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-90 (10' R)	.17	30
⊠	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-180 (10' R)	.34	30
⊠	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-GREEN-360 (10' R)	.69	30
---	IRRIGATION DRIP LINE - 3/4"	-SALCO AR-IPS-075 FLEX HOSE -4" COVER		
⊠	FLUSH VALVE	-HUNTER-AFV-T		
⊠	AIR VALVE	-HUNTER-AVR-075		
---	IRRIGATION SUPPLYLINE - 1"	-1120/SCHEDULE 40 PVC PIPE -18" COVER		
---	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE -12" COVER		
---	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
---	4" SLEEVING	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
⊠	CONTROLLER STATION NUMBER			
⊠	GALLONS PER MINUTE THROUGH VALVE			
⊠	CONTROL VALVE SIZE			

HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
A-1	SPRAY	HIGH	TURF - REAR YARD
A-2	DRIP	LOW	SHRUBS - REAR YARD
A-3	DRIP	LOW	SHRUBS - FRONT YARD

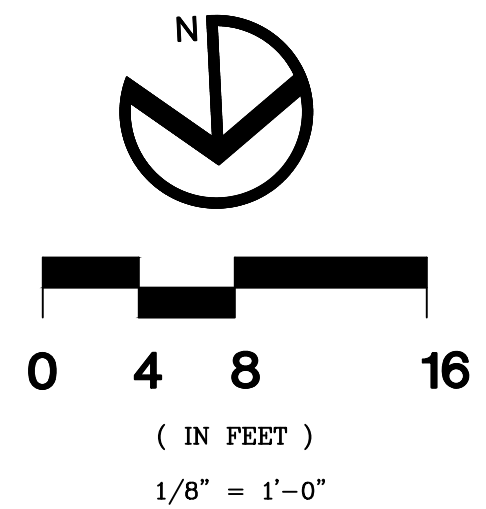


A-1	4.08	1.00
A-2	2.03	1.00
A-3	3.00	1.00

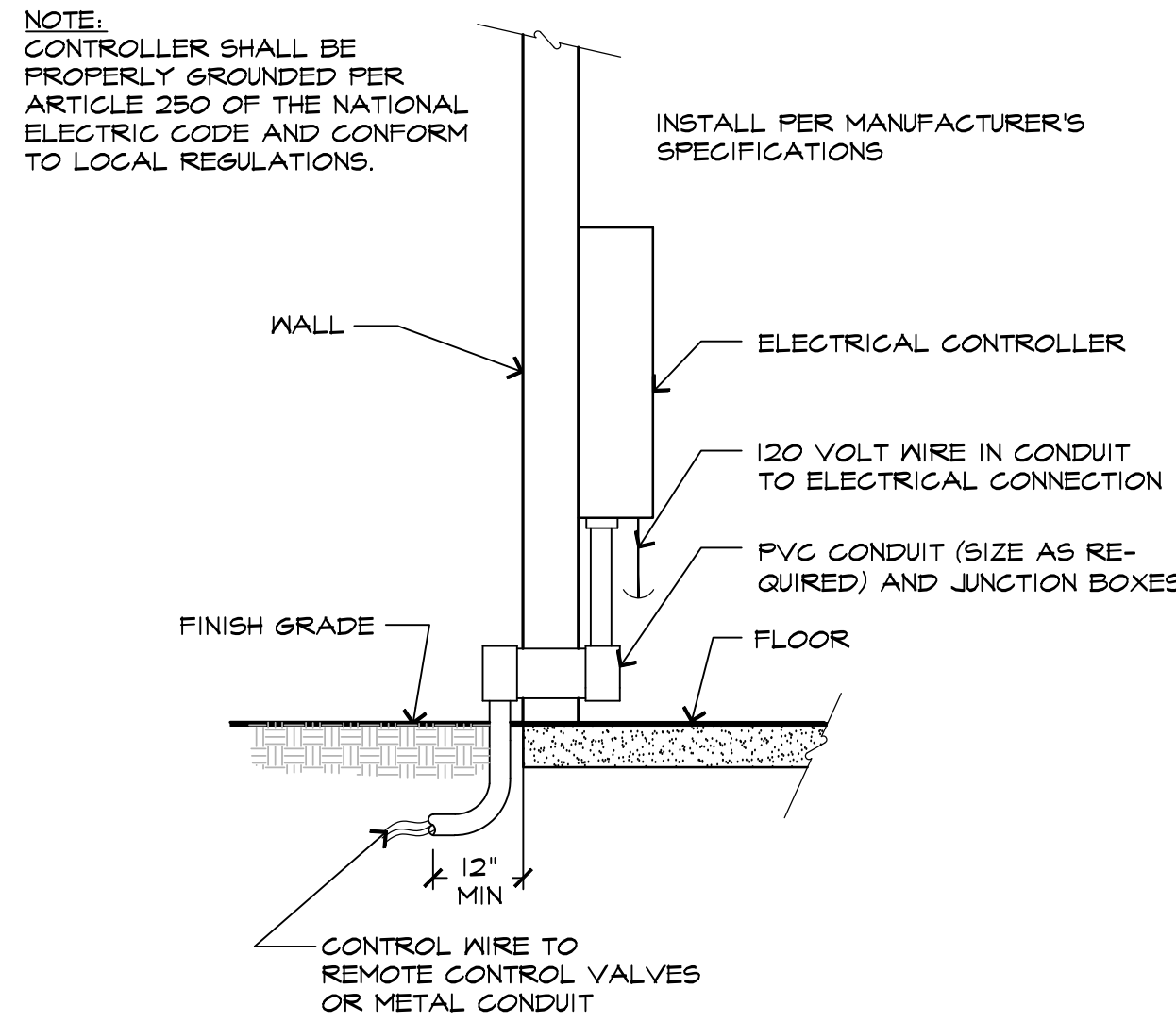
NOTE:
 SEE SHEET LI.2 FOR IRRIGATION DETAILS.
 SEE SHEET LI.3 FOR IRRIGATION NOTES & W.E.L.O. CALCULATIONS

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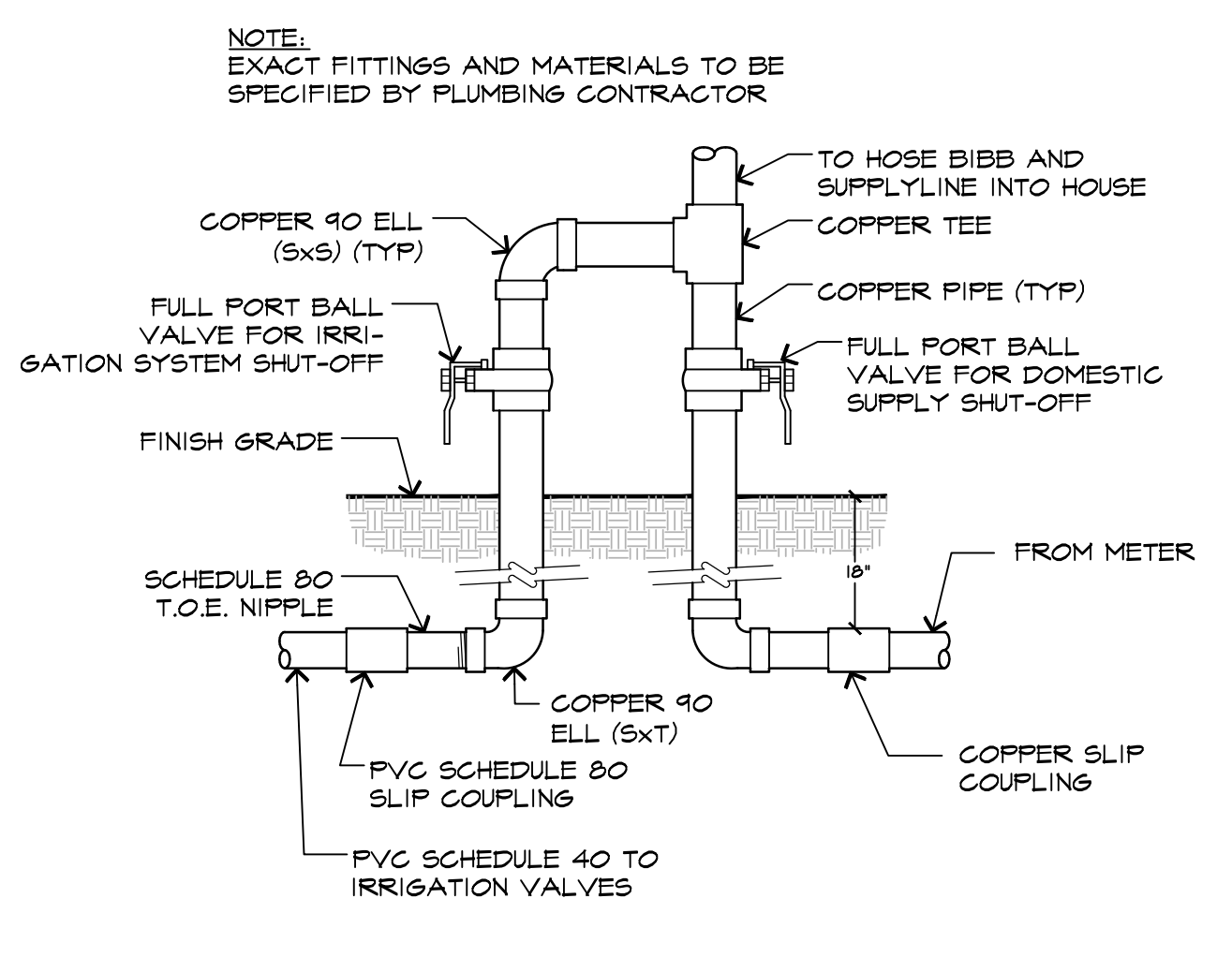
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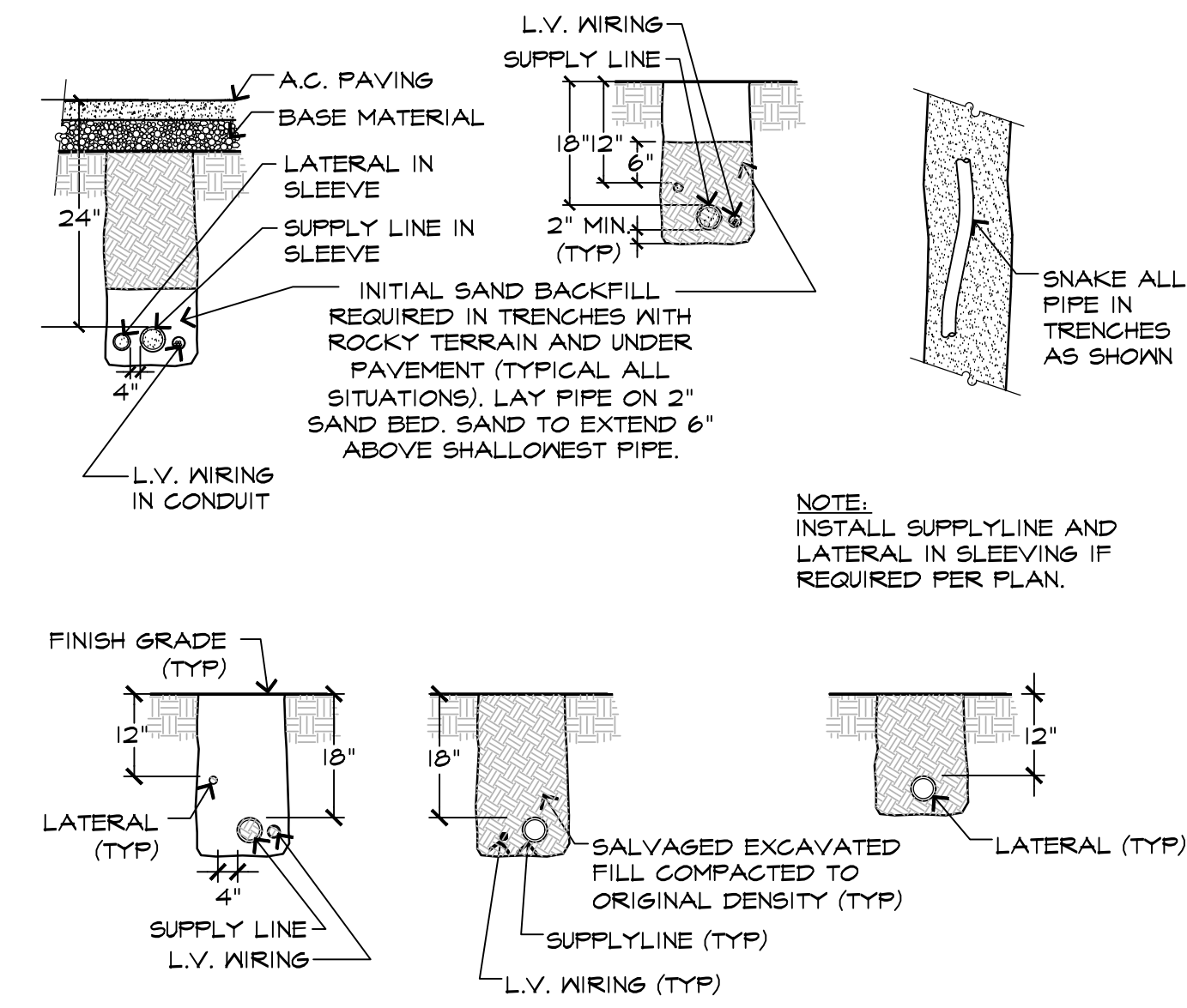
MILTON AVENUE



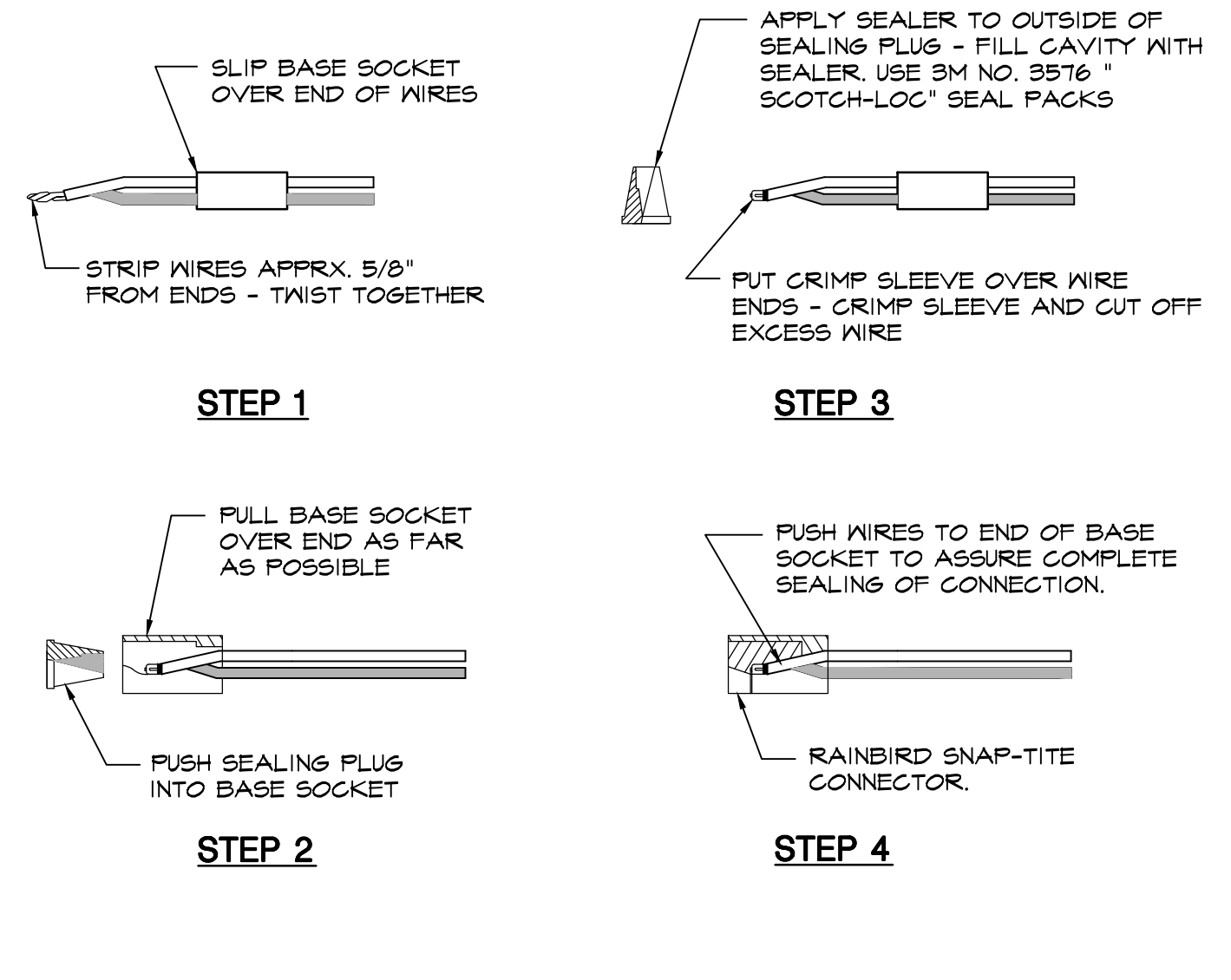
A WALL MOUNT CONTROLLER INSTALLATION SCALE: Not To Scale
024 - 10/18/2025



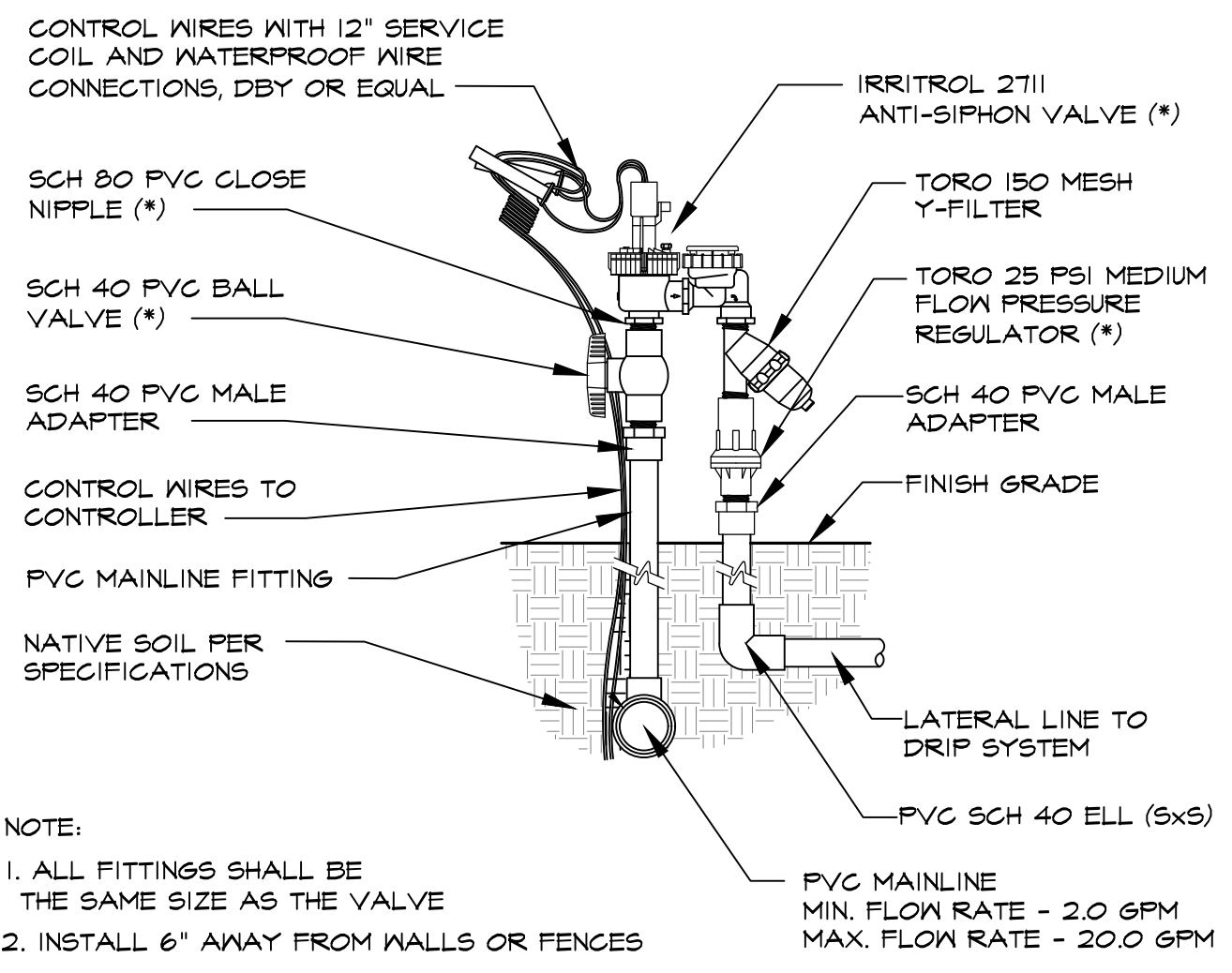
B DOMESTIC SUPPLYLINE CONNECTION DETAIL SCALE: Not To Scale
024 - SupplylineConn



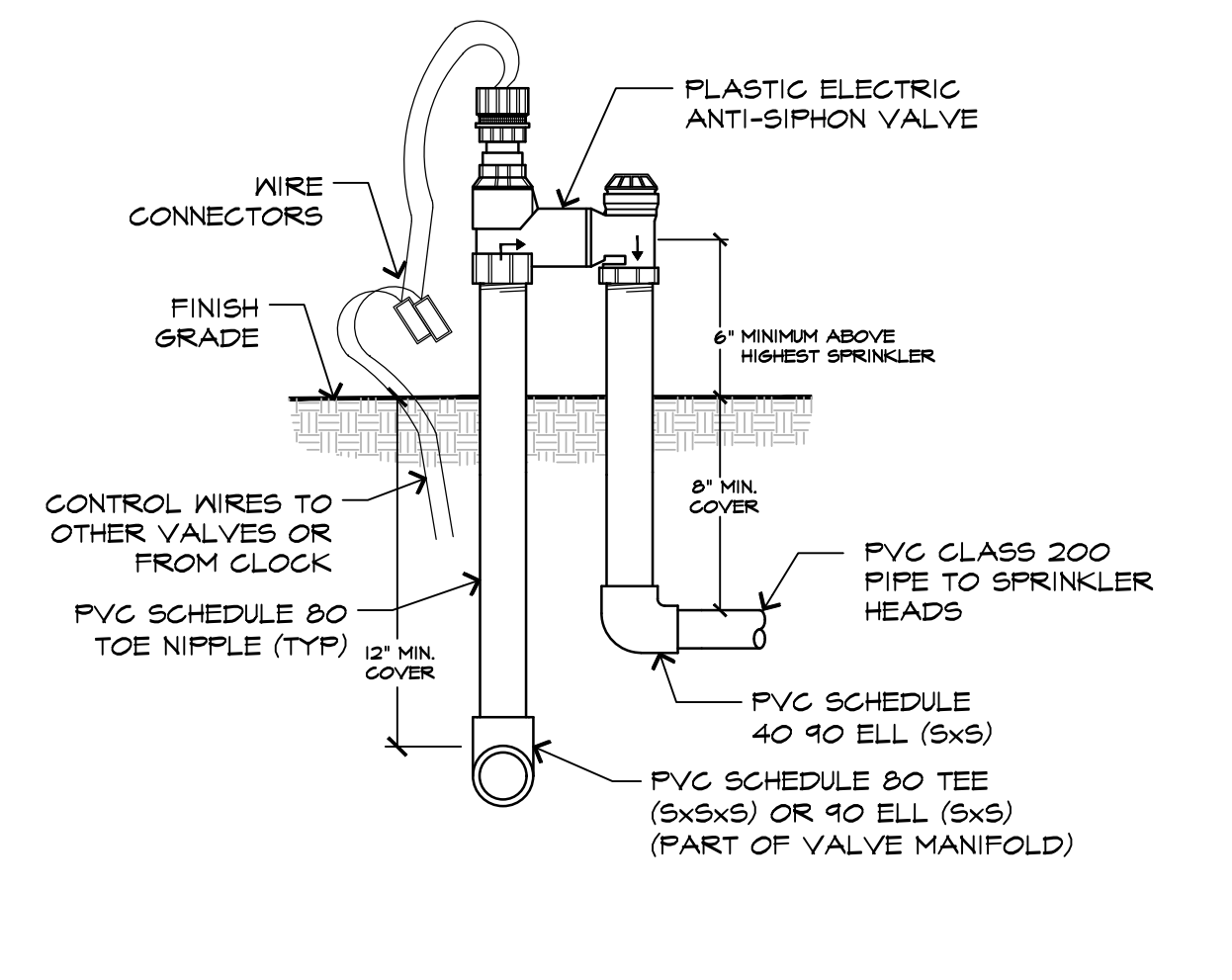
C TRENCHING DETAILS SCALE: 1/2" = 1'-0"
024 -



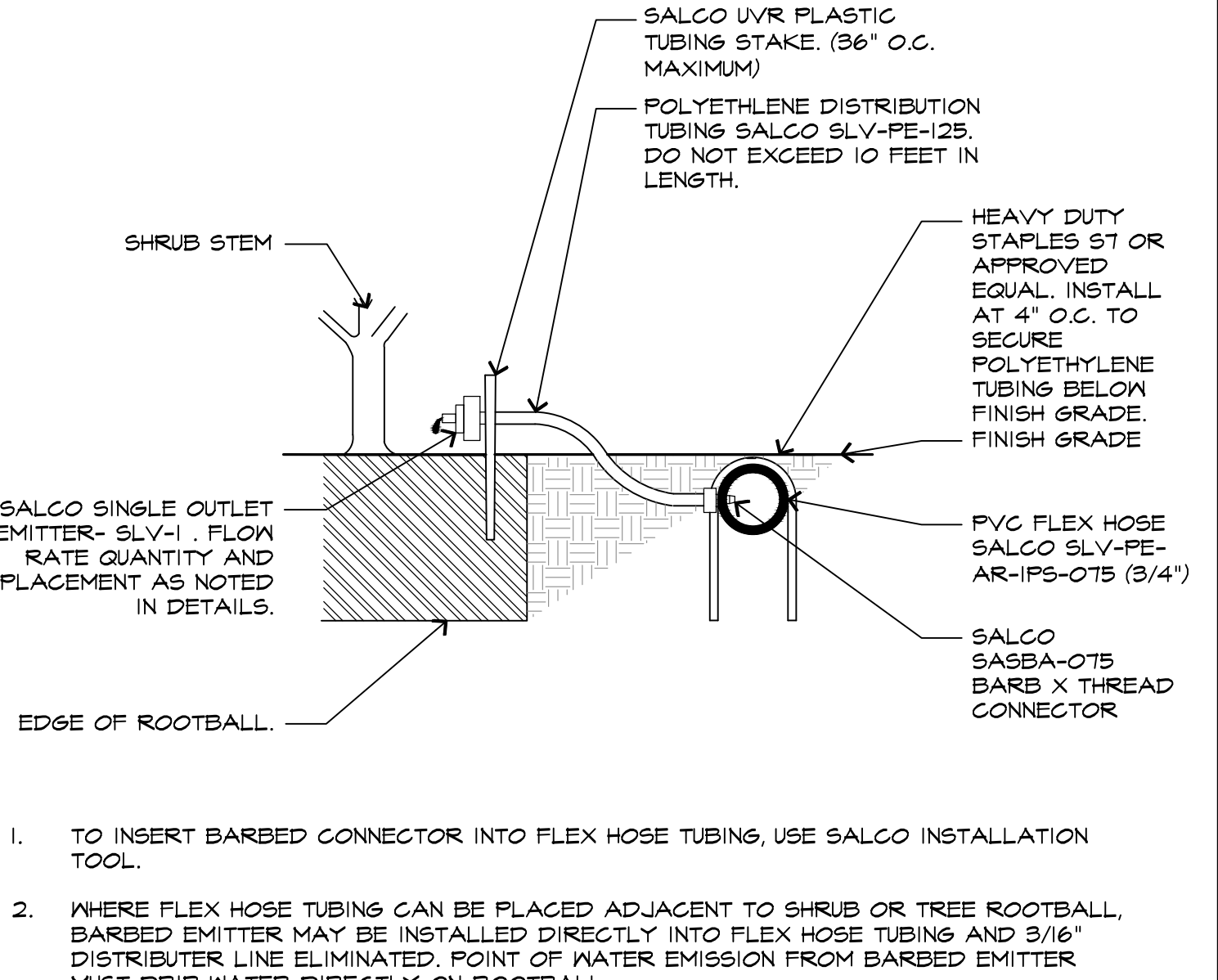
D WIRE CONNECTION SCALE: 3/4" = 1'-0"
016 -



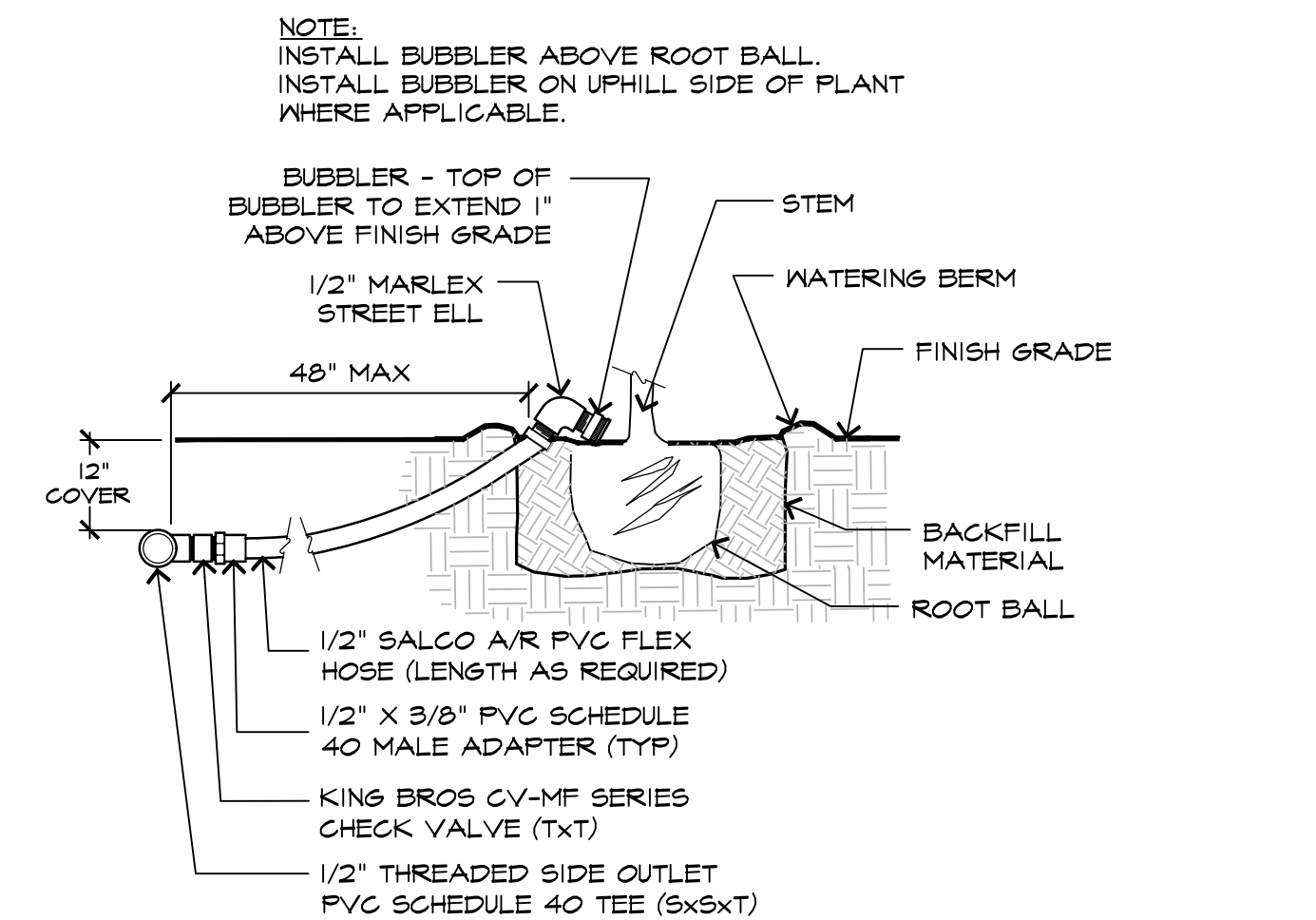
E ANTI-SIPHON VALVE DRIP SCALE: NOT TO SCALE
000 - IRRANTISPHL_0



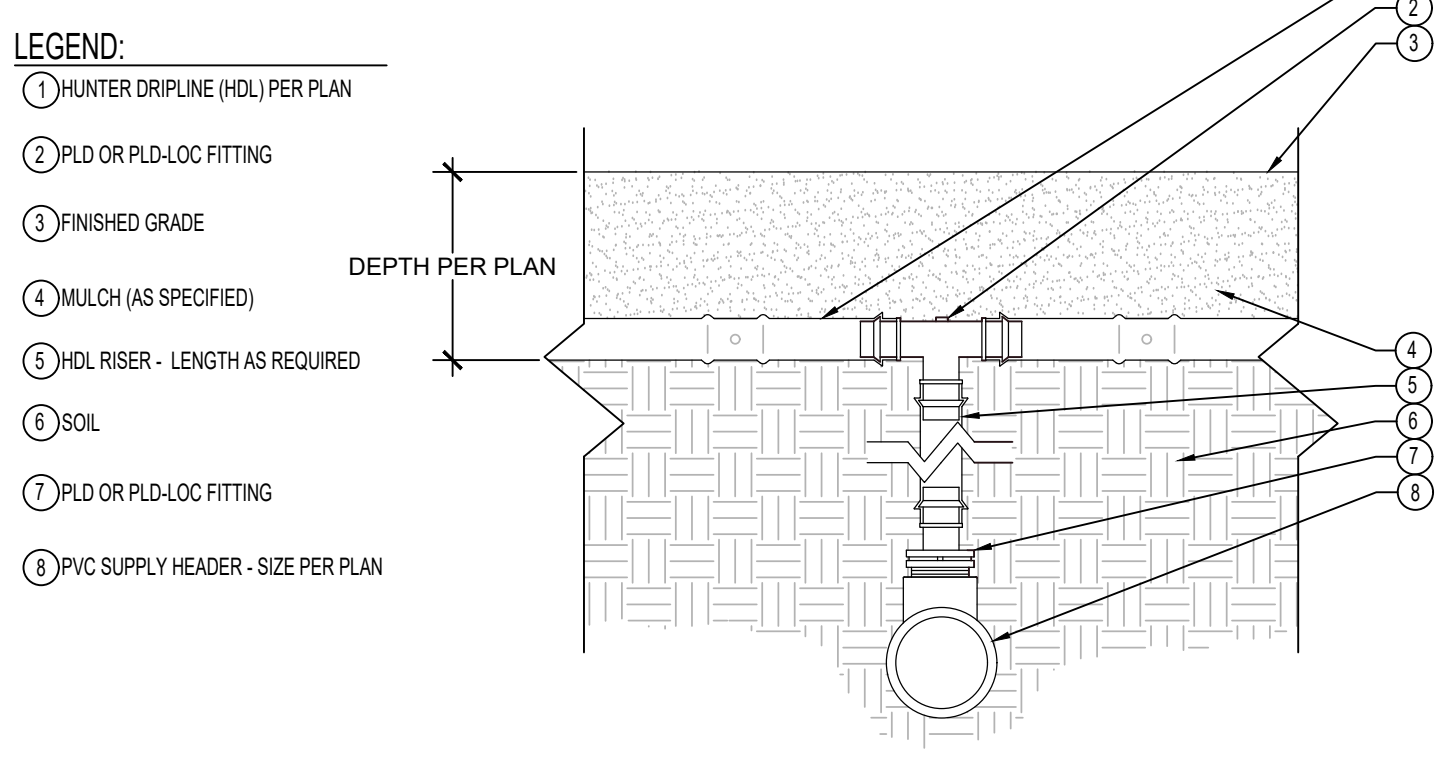
F ELECTRIC ANTI-SIPHON VALVE INSTALLATION SCALE: Not To Scale
024 - AntiSiphonVive



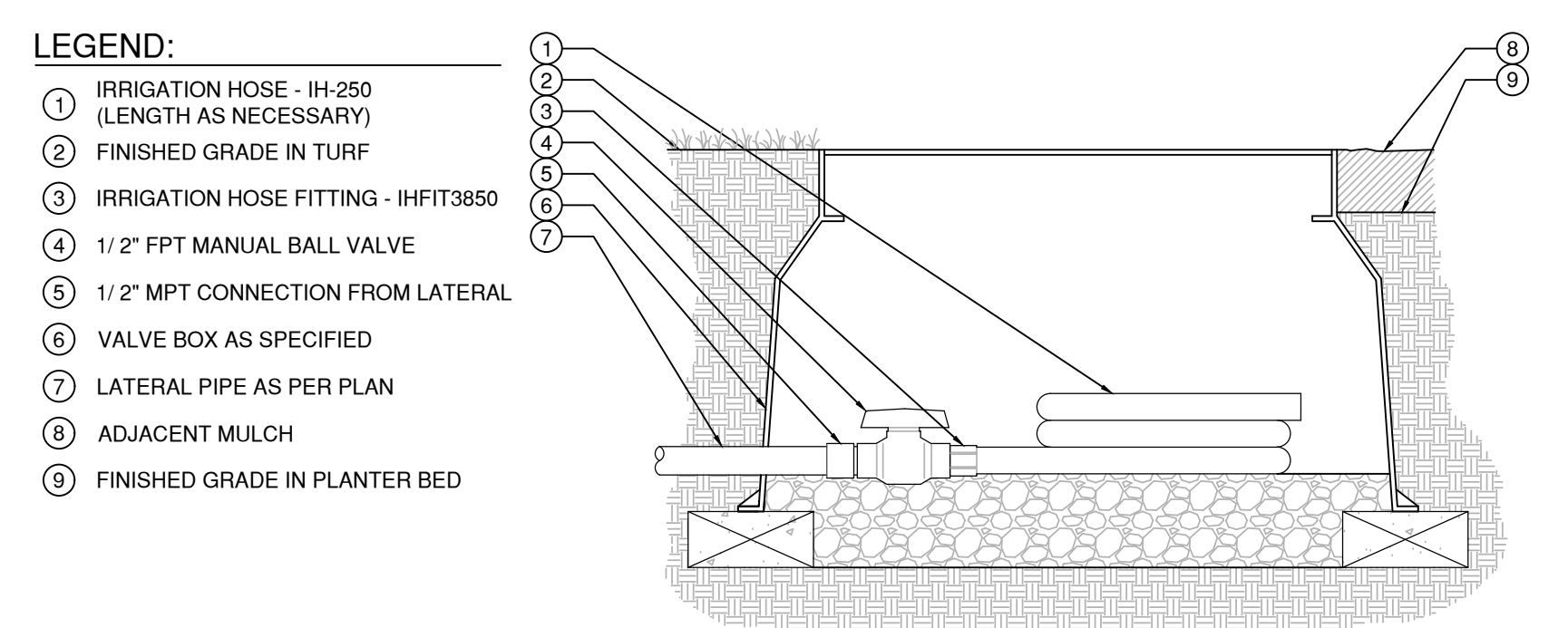
G ON GRADE EMITTER INSTALLATION SCALE: NOT TO SCALE
024 - OnGradeEm



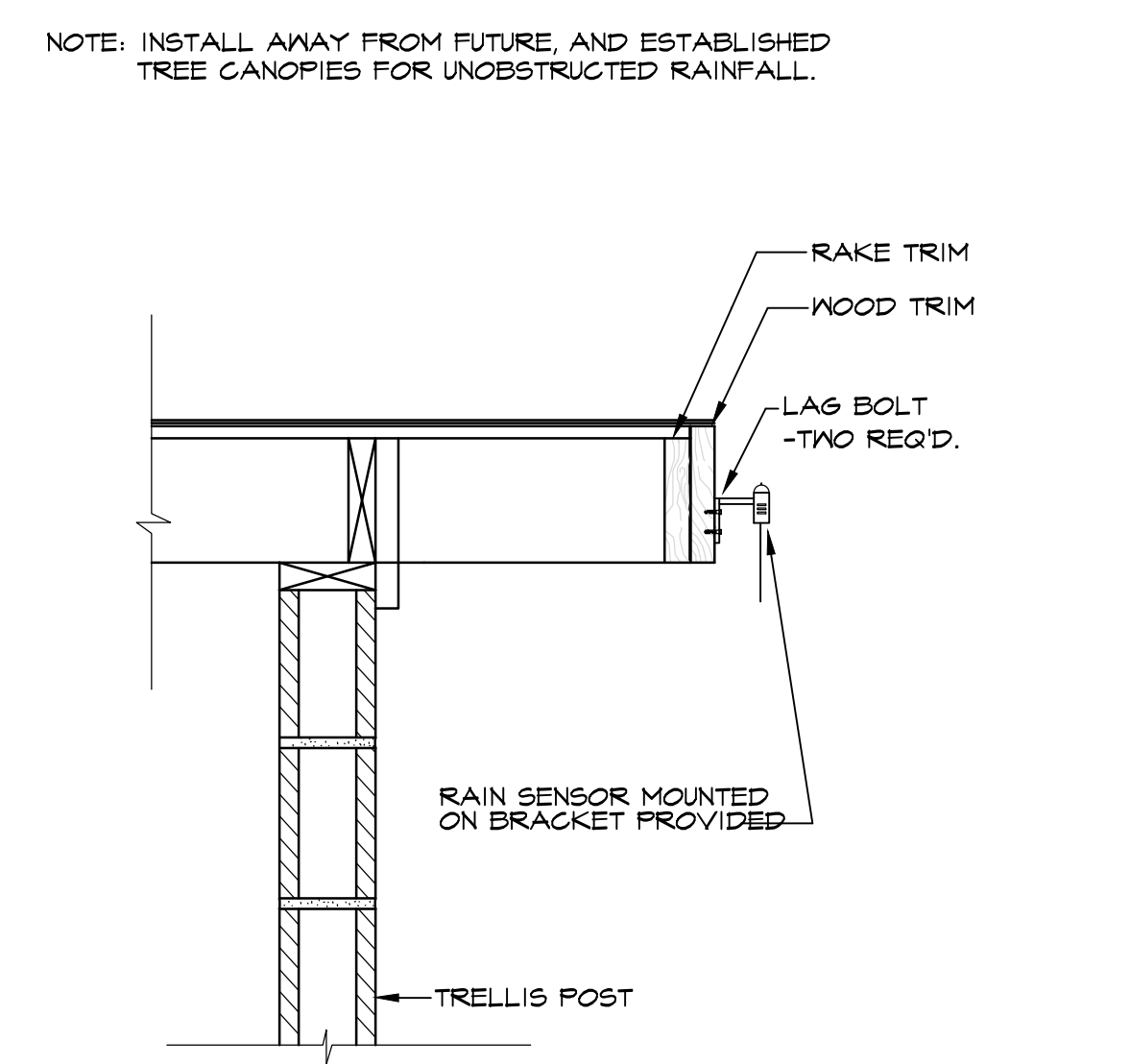
H BUBBLER INSTALLATION FOR TREES IN GC/BARK AREAS SCALE: Not To Scale
024 - BubTrees



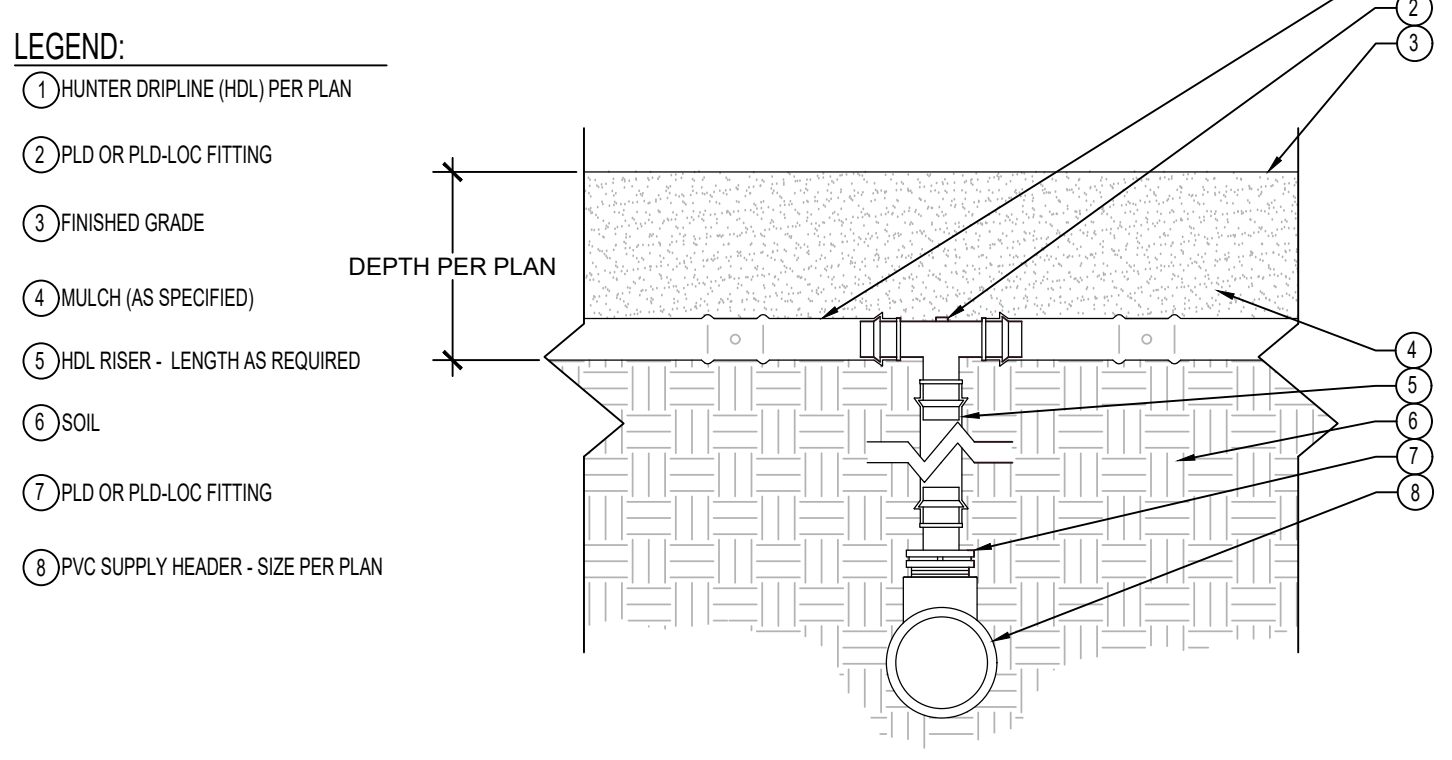
I HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND TEE NOT TO SCALE
Hunter HM.HDL.06



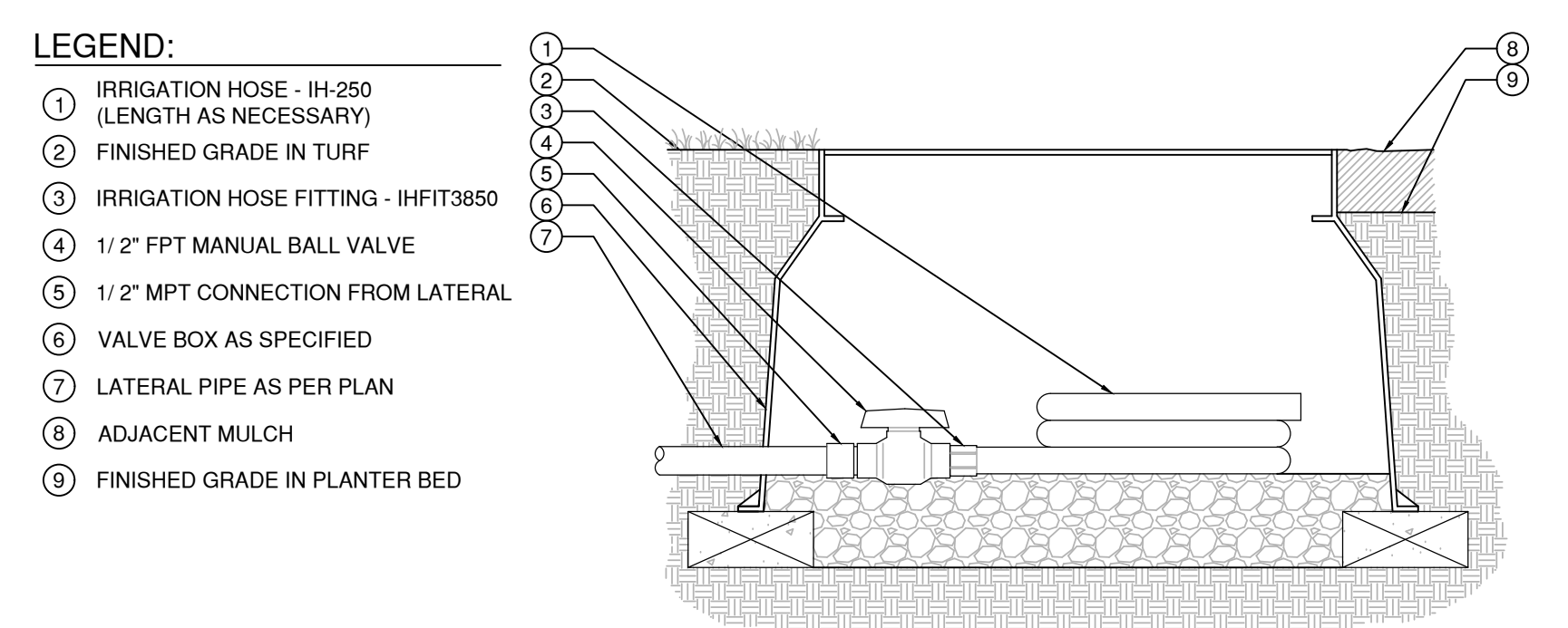
J FLUSH POINT WITH BALL VALVE NOT TO SCALE
Hunter HM.FP.01



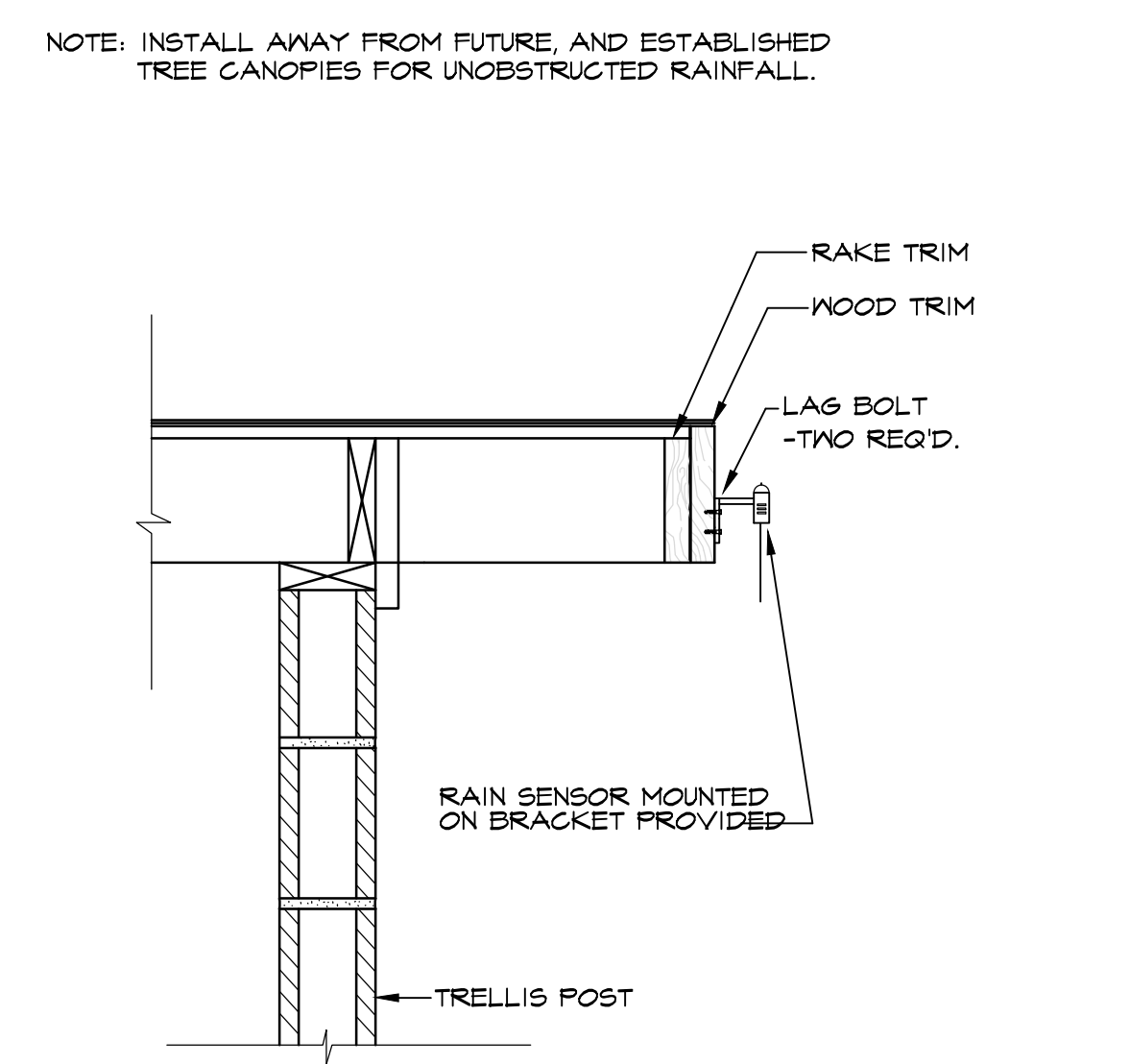
K STRUCTURE RAIN SENSOR MOUNT SCALE: NTS
016 - RAINSENS



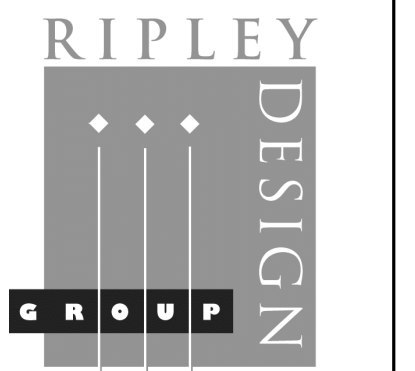
I HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND TEE NOT TO SCALE
Hunter HM.HDL.06



J FLUSH POINT WITH BALL VALVE NOT TO SCALE
Hunter HM.FP.01



K STRUCTURE RAIN SENSOR MOUNT SCALE: NTS
016 - RAINSENS



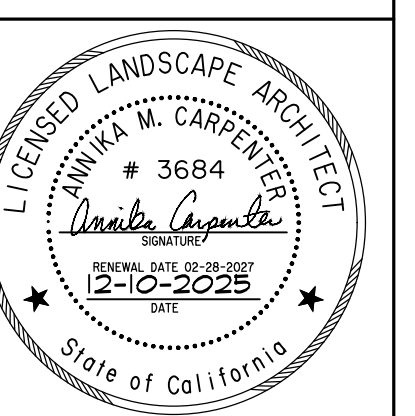
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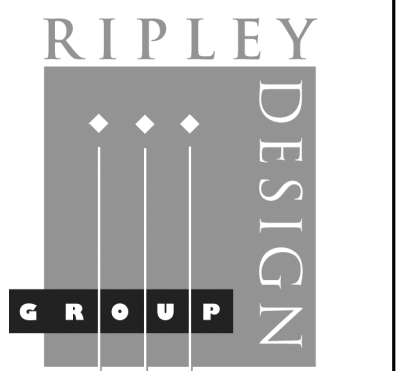
IRRIGATION DETAILS



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SHEET
LI.2
4 OF 7 SHEETS



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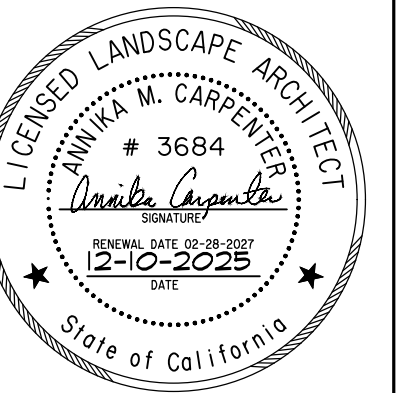
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PLANTING PLAN



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REVISIONS:

SHEET

LP.1

6 OF 7 SHEETS

PLANT LEGEND

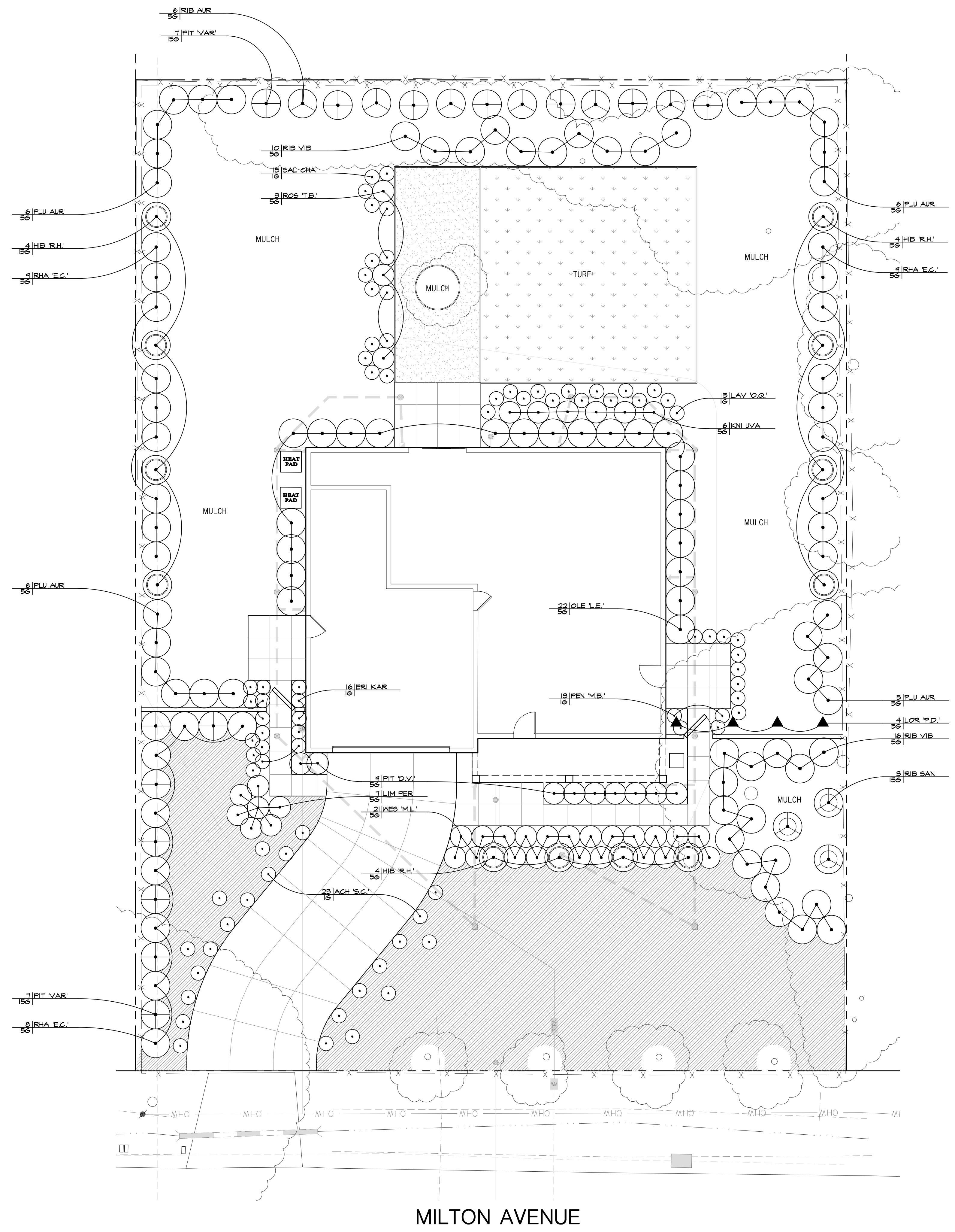
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE (WUCOLS)	SIZE (W X H)	CONT SIZE
SHRUBS & VINES					
ACH 'S.C.'	ACHILLEA MILLEFOLIUM 'SONOMA COAST'	YARROW	LOW	2' X 1'	1G
ERI KAR	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	LOW	3' X 2'	5G
HIB 'R.H.'	HIBISCUS SYRIACUS 'RED HEART'	ROSE OF SHARON	LOW	4' X 8'	15G (PATIO TREE)
KNI UVA	KNIPHOFIA UVARIA	RED HOT POKER	LOW	3' X 3'	5G
LAV 'O.Q.'	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	LOW	2' X 2'	1G
LIM PER	LIMONIUM PEREZII	STATICE	LOW	3' X 3'	5G
LOR 'P.D.'	LOROPETALUM CHINENSE 'PLUM DELIGHT'	'FRINGE' FLOWER	LOW	6-8' X 6-8'	5G (ESPALIER)
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	5-6' X 5-6'	5G
PEN 'M.B.'	PENSTEMON H. 'MARGARITA BOP'	FOOTHILL PENSTEMON	LOW	2' X 2'	1G
PLU AUR	PLUMBAGO AURICULATA 'DARK BLUE'	DARK BLUE PLUMBAGO	LOW	4-8' X 8-10'	5G
PIT 'D.V.'	PITTIOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF MOCK ORANGE	LOW	3' X 3'	5G
PIT 'VAR'	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	LOW	5-10' X 5-10'	15G
RHA 'E.C.'	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW	5' X 5'	5G
RIB AUR	RIBES AUREUM	GOLDEN CURRANT	LOW	6' X 6'	5G
RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW	6' X 6'	15G
RIB VIB	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	LOW	6' X 3'	5G
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW	3' X 5'	5G
SAL CHA	SALVIA CHAMAEDRYOIDES	GERMANDER	LOW	3' X 2'	1G
WES 'M.L.'	WESTRINGEA FRUTICOSA 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	LOW	3' X 3'	5G

GROUNDCOVERS

	MUHLENBERGIA RICENS 1 GALLON @ 48" O.C.	DEER GRASS	LOW
	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

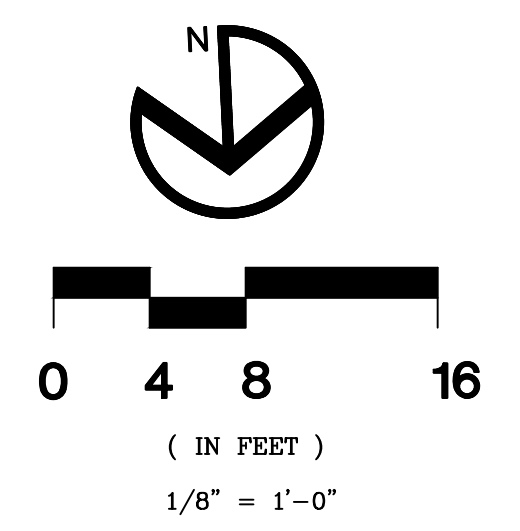


NOTE:
A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.

NOTE:
SEE SHEET LP.2 FOR TREE PLANTING/STAKING DETAIL.

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PLANTING DETAILS



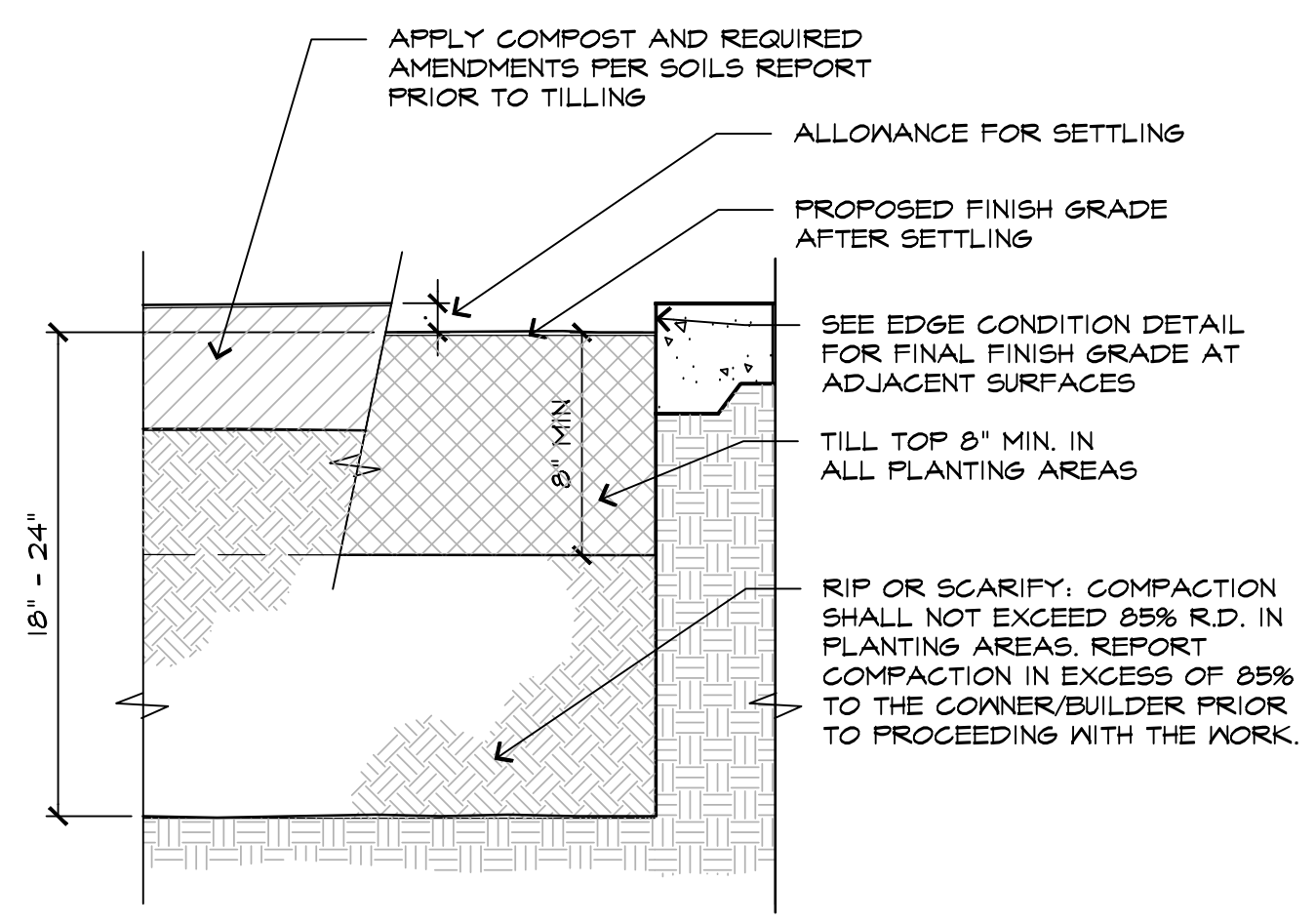
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CHECKED BY: AMC

REVISIONS:

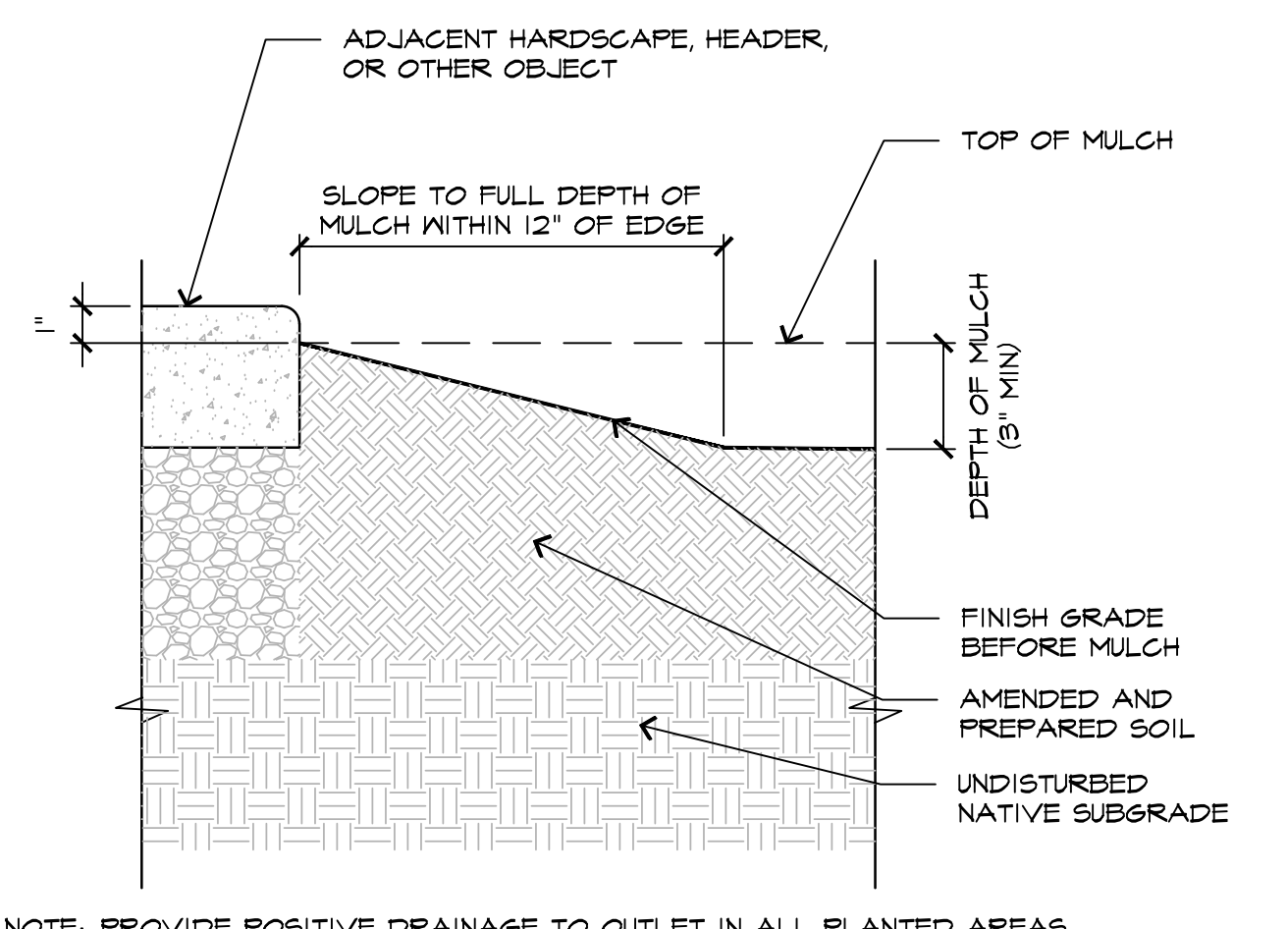
SHEET

LP.2

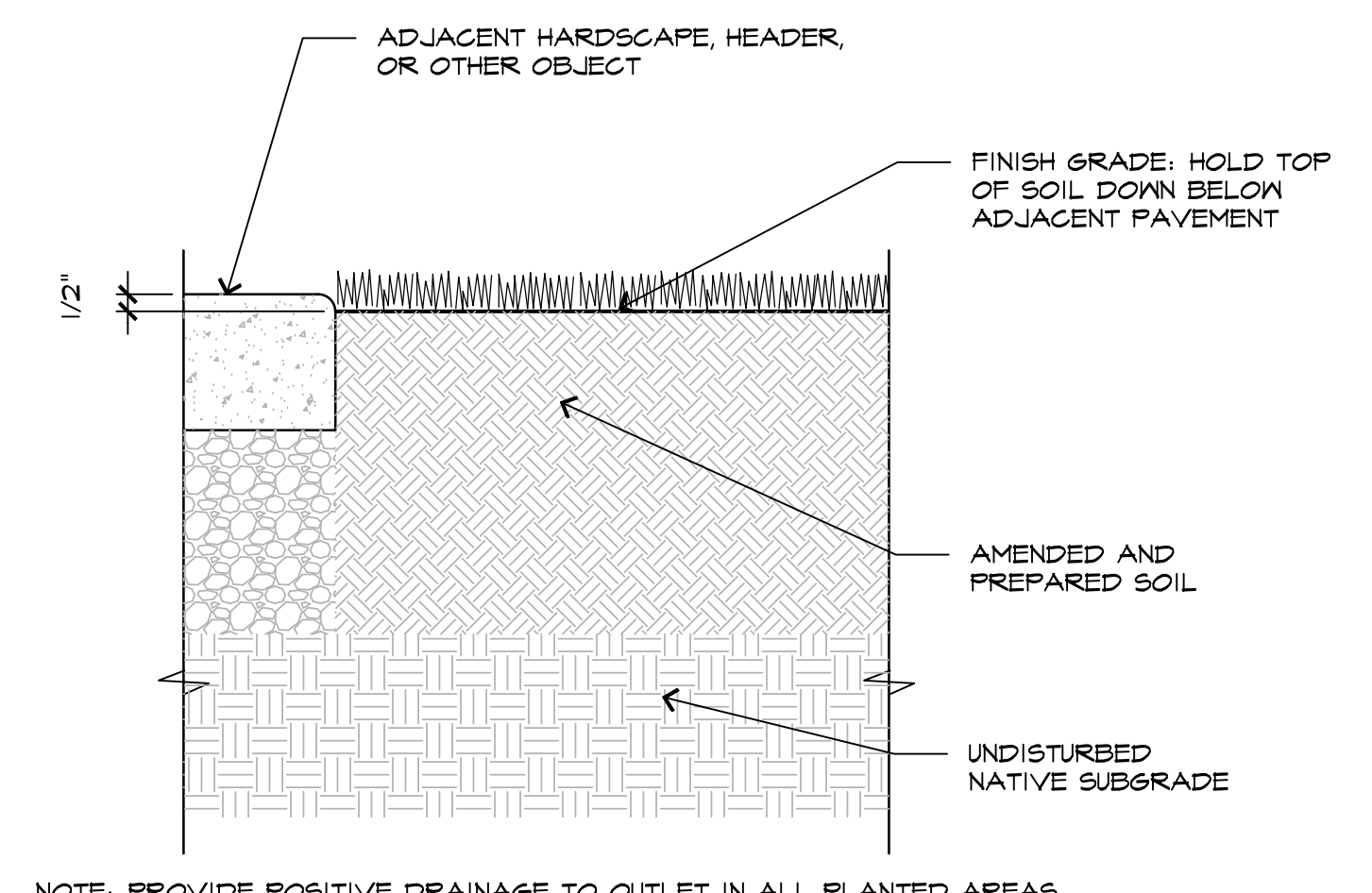
7 OF 7 SHEETS



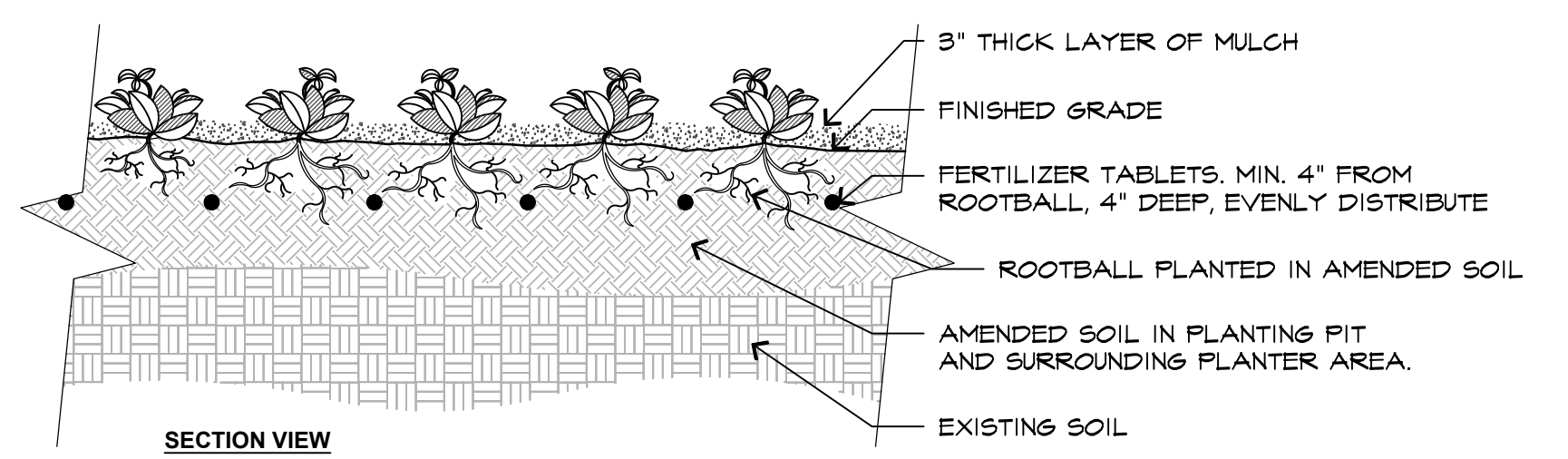
A PLANTING AREA SOIL PREPARATION NOT TO SCALE
016 - PrepSoilPrep



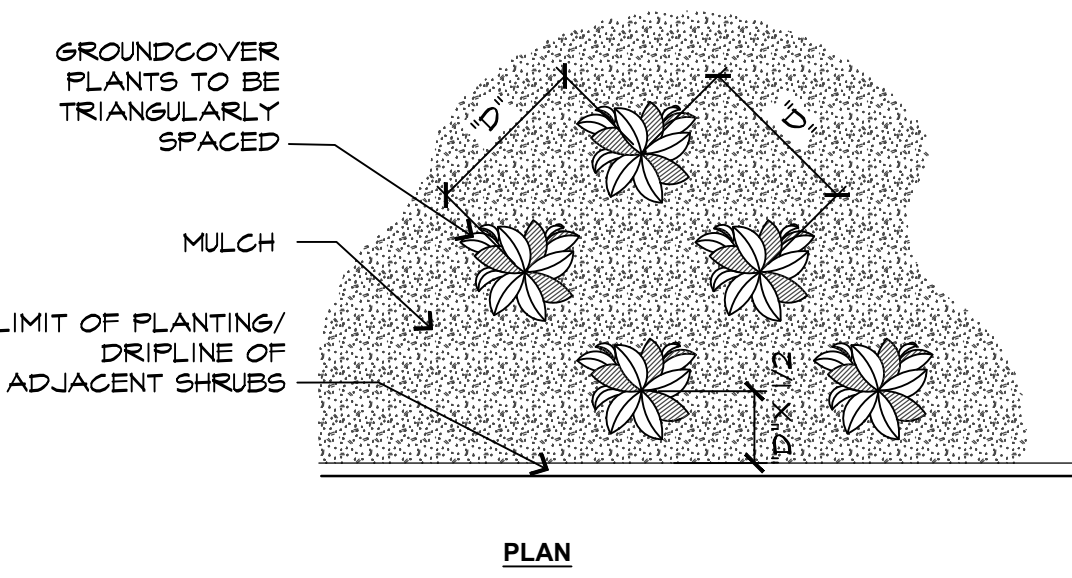
B PLANTED AREAS - EDGE CONDITION NOT TO SCALE
016 - Edge-Planting



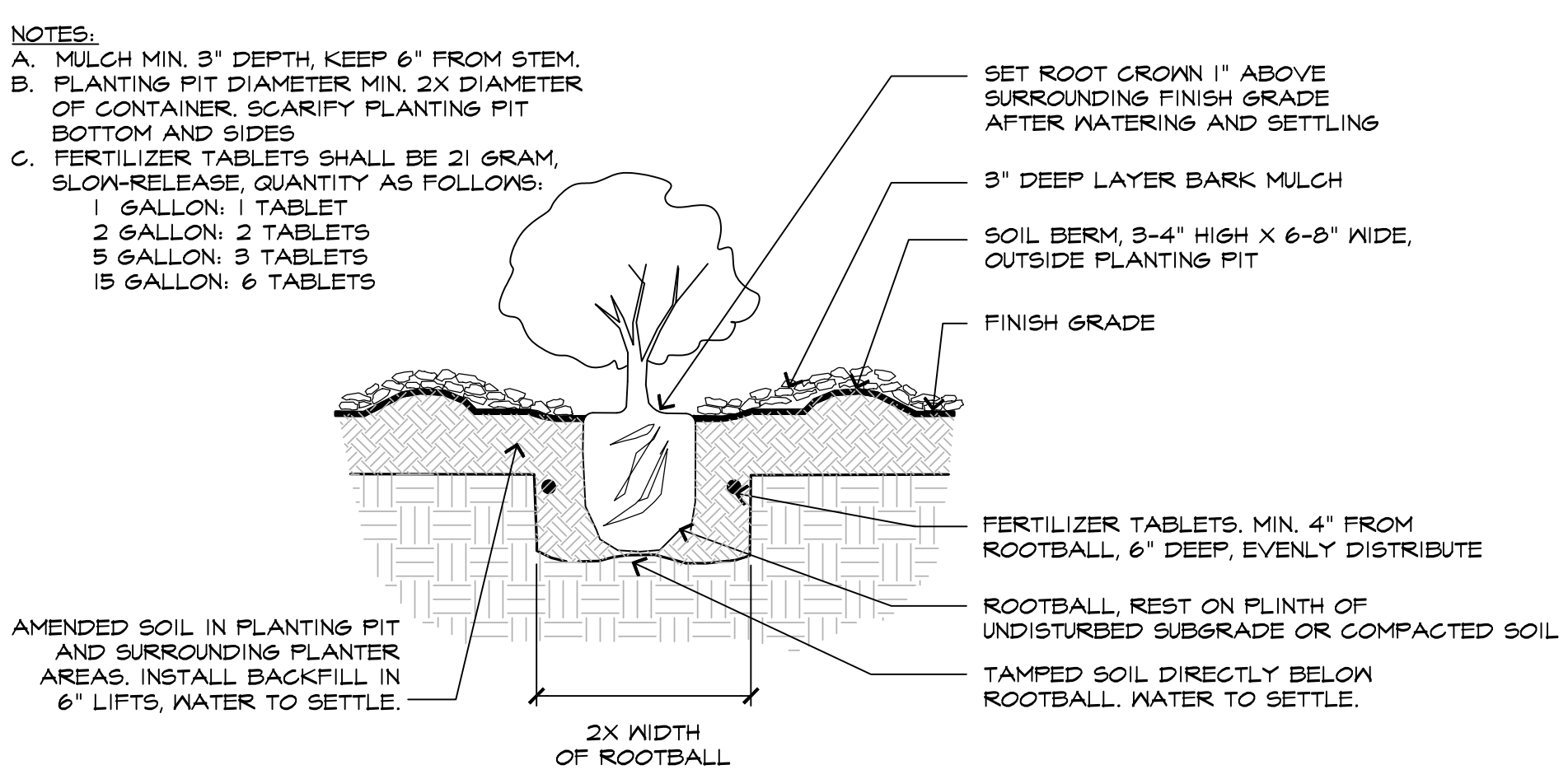
C SODDED AREAS - EDGE CONDITION NOT TO SCALE
016 - EdgeSodded



- NOTES:
- A. 12" IS ON-CENTER SPACING PER PLANTING LEGEND
 - B. GROUNDCOVER SHALL BE EQUILATERALLY SPACED UNLESS NOTED OTHERWISE.
 - C. MULCH MIN. 3" DEPTH, KEEP 3" FROM PLANT STEMS
 - D. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE, QUANTITY AS FOLLOWS:
1 GALLON: 1 TABLET
2 GALLON: 2 TABLETS



D GROUNDCOVER PLANTING DETAIL SCALE: 3/4" = 1'-0"
016 -

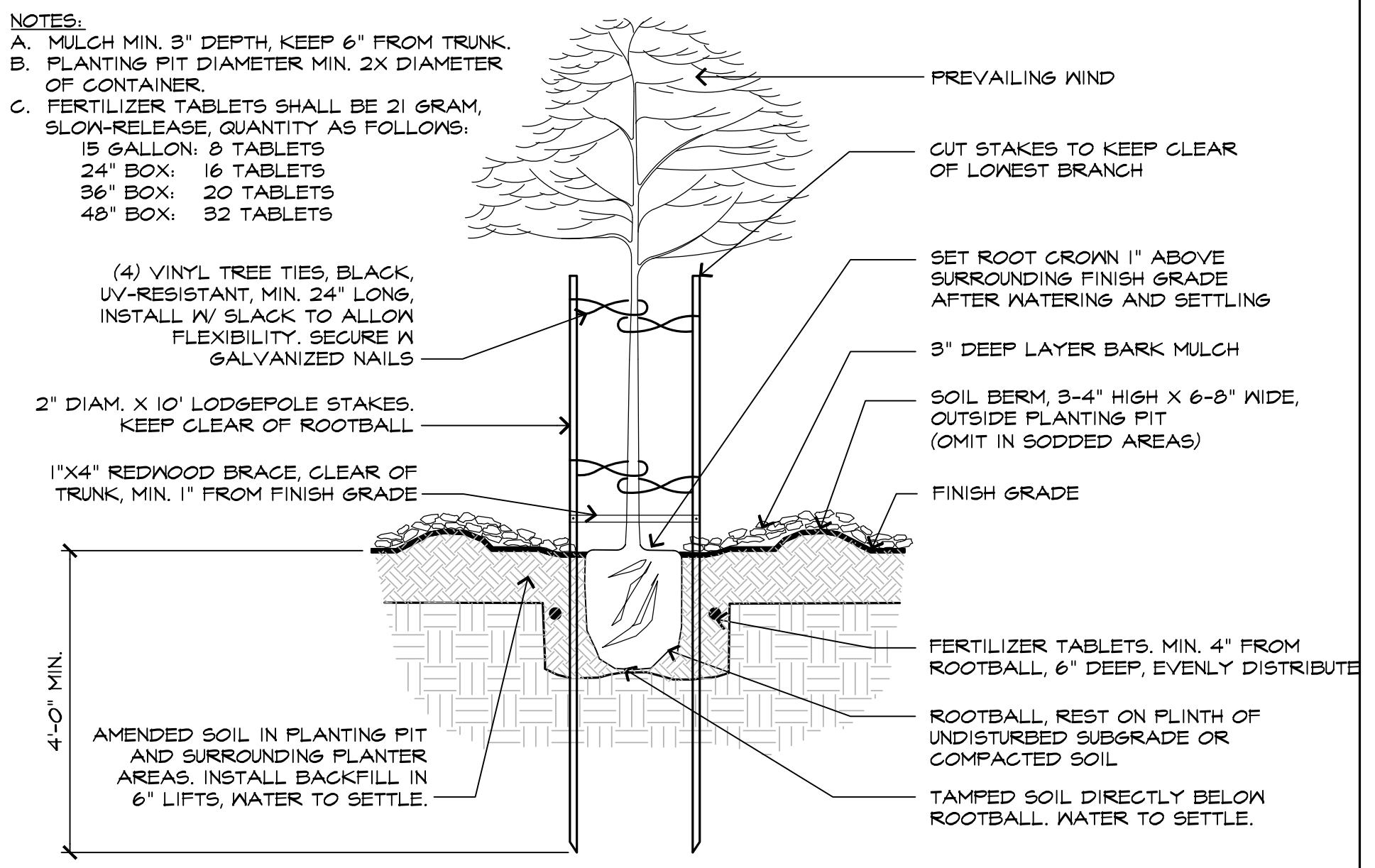


- NOTES:
- A. MULCH MIN. 3" DEPTH, KEEP 6" FROM STEM.
 - B. PLANTING PIT DIAMETER MIN. 2X DIAMETER OF CONTAINER. SCARIFY PLANTING PIT BOTTOM AND SIDES
 - C. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE, QUANTITY AS FOLLOWS:
1 GALLON: 1 TABLET
2 GALLON: 2 TABLETS
5 GALLON: 3 TABLETS
15 GALLON: 6 TABLETS

E SHRUB PLANTING DETAIL SCALE: 3/4" = 1'-0"
016 - ShrubPlanting

PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
4. SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 CU.YDS. ORGANIC COMPOST
35 LBS. 6-20-20 COMMERCIAL FERTILIZER
50 LBS. IRON SULFATE (20% Fe)
5. BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 PARTS BY VOLUME ON SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
2LB./CU.YD. OF MIX 6-20-20
2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX



- NOTES:
- A. MULCH MIN. 3" DEPTH, KEEP 6" FROM TRUNK.
 - B. PLANTING PIT DIAMETER MIN. 2X DIAMETER OF CONTAINER
 - C. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE, QUANTITY AS FOLLOWS:
15 GALLON: 8 TABLETS
24" BOX: 16 TABLETS
36" BOX: 20 TABLETS
48" BOX: 32 TABLETS

NOTE:
CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE, SEE PLANTING NOTE #6, SHEET LP.2

F TREE PLANTING DETAIL SCALE: 3/4" = 1'-0"
016 - TreePlanting

6. ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT (33C TEST WITH RECOMMENDATIONS) FROM A L WESTERN LABORATORIES, INC. (209-529-4080, WWW.AL-LABS-WEST.COM) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION, BACKFILL MIX, AND FERTILIZATION PROGRAM PER THE REPORT.
7. ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BLACK, 1/2" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
9. CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
10. CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
11. LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
12. ALL TURF EDGES TO HAVE HEADERBOARD, REFER TO CONSTRUCTION PLAN.
13. REFER TO TREE PLANTING/STAKING DETAIL, THIS SHEET.
14. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
15. TURF SHALL NOT BE INSTALLED ON SLOPES GREATER THAN 25% (1:4).

To: grant.farrington@dcd.cccounty.us

Subject: Formal Objection & Request for Public Hearing – County File CDTP25-00067

Date: Feb 16, 2026

Dear Mr. Farrington,

We are writing as the direct neighbor of 1365 Milton Avenue to formally object to the proposed development under County File CDTP25-00067. A two-story modular 'Veev' structure is entirely non-conforming to our neighborhood and would feel looming and imposing on the single story ranch style homes on either side and on the majority of the street.

I request that the Zoning Administrator deny the application for these reasons:

1. Inconsistency with neighborhood architectural character

- The "Veev" modular system utilizes industrial-style panels and a square, "block" style modern structure that is discordant with the custom architectural character of Milton Avenue. This "drop-in" design does not respect the textures, materials, and height of established R-20 residential pockets like Milton Ave.

2. Looming structure imposes on privacy and blocks daylight of neighbors

- The two-story structure with large windows looks directly into our home and backyard. The structure also blocks daylight from our property, disrupting our view of sunset.

3. Failure to Exhaust Alternatives for Protected Trees (*Chapter 816-6*)

- The applicant requests to remove two code-protected Honey Locusts (9" and 22" diameter). Under Chapter 816-6, the applicant must demonstrate that the project cannot be reasonably designed to avoid this removal. A custom-designed home or a more flexible footprint (as opposed to a rigid, pre-fabricated modular system) would allow for the preservation of these mature trees, which serve as a vital natural privacy buffer.

If the application moves forward, we request the Zoning Administrator impose the following conditions of approval to protect the character and privacy of the our existing neighborhood:

1. Mitigation of "Looming" via Second-Story step-backs

- The sheer vertical massing of a continuous two-story wall on a lot of substandard width creates an unreasonable "looming" effect. To preserve the relative privacy and daylight plane of the adjacent property, I request a second-story step-back of at least 5–10 feet from the first-story wall. This change is necessary to break up the monolithic modular footprint and is consistent with the intent of the Small Lot Design Review to prevent "over-bulked structures on narrow lots".

2. Preservation of privacy through window placement and glazing

- The second-story elevation, combined with the “Veev” home developer’s typical use of oversized glazing, creates direct, elevated lines of sight into my private backyard. I request that all second-story windows on the elevation facing my property be restricted to clerestory windows (sill heights 5' or higher) or utilize frosted/opaque glass. This is a standard mitigation to ensure the "relative privacy" guaranteed to neighbors under Section 82-10.002(c).

I formally request these impacts are fully vetted before a final administrative decision is rendered. If this letter is insufficient context and justification, then we request a public hearing.

Sincerely,

Conor Coady & Zanique Albert
Owners and residents, 1361 Milton Ave
Walnut Creek, CA

A handwritten signature in black ink, appearing to be a stylized combination of the initials 'CC' and 'ZA'.

Mr. & Mrs. Fraser Marshall
1360 Milton Avenue
Walnut Creek, CA 94596

February 16, 2026

Contra Costa County
Department of Conservation and Development
Attn: Grant Farmington
30 Muir Road
Martinez, CA 94553

***Re: Notice of Intent to Render and Administrative Decision – Dated February 10, 2026
Property: 1365 Milton Avenue, Walnut Creek, CA***

Dear Mr. Farmington,

We are writing in direct response to the “Notice of Intent to Render and Administrative Decision” dated February 10, 2026, regarding the application for a tree permit and the proposed redevelopment of the existing single-story residence at 1365 Milton Avenue into a 3,000+ square foot two-story home.

As immediate neighboring residents at 1360 Milton Avenue, we formally submit our strongest objection to the approval of this proposal as currently presented and respectfully demand that this matter proceed to a full public hearing.

1. Architectural Incompatibility and Neighborhood Character

Milton Avenue reflects the charm and cohesion of a traditional Walnut Creek foothill neighborhood. The existing streetscape is predominantly composed of modestly scaled, single-story residences consistent in form, height, and architectural tone. The proposed 3,000+ square foot, two-story structure represents a dramatic and disproportionate departure from the character and scale of the surrounding homes.

This is not a matter of minor variance or routine modernization. The proposal fundamentally alters the established architectural rhythm of the street. A two-story mass of this scale, inserted among primarily single-story homes, would be visually dominant and incongruent — effectively a blot on the landscape.

Such an over-scaled structure risks setting a precedent that undermines the integrity of the neighborhood fabric and the very qualities that make this area of Walnut Creek desirable and distinct.

2. Loss of Foothill Woodland Character and Tree Canopy

Equally concerning is the proposed removal of trees as part of this development. The wooded nature of this portion of Walnut Creek contributes significantly to its lower foothill Diablo regional charm. The mature tree canopy defines the area's aesthetic, provides environmental benefits, and softens the built environment.

The removal of valuable, established trees in order to accommodate an oversized structure compounds the architectural incompatibility by stripping away natural screening, increasing visual massing, and diminishing the ecological and scenic character of the street.

Once removed, these mature trees cannot simply be replaced in any meaningful timeframe. The resulting loss would be permanent in impact, affecting not only immediate neighbors but the broader community fabric.

3. Scale, Massing, and Community Impact

Beyond aesthetics, the scale of this proposal raises concerns regarding visual bulk, privacy implications, shadowing, and overall neighborhood harmony. The cumulative effect of increased height, mass, and tree removal transforms what has historically been a modest, wooded residential street into something fundamentally different.

We believe this application warrants far greater scrutiny than administrative approval. The magnitude of change to neighborhood character alone justifies a full, formal public review.

4. Request for Full Public Hearing

Given the substantial architectural incompatibility, the significant environmental and visual impacts associated with the proposed tree removals, and the long-term precedent this project may establish, we formally object to any administrative approval.

We respectfully and firmly request that:

1. The application not be approved administratively; and
2. The matter be scheduled for a full public hearing to allow impacted residents the opportunity to present their concerns in detail.

The future character of Milton Avenue and the preservation of its wooded foothill environment deserve careful deliberation rather than expedited approval.

We appreciate your attention to this matter and respectfully request confirmation that our objections have been received and entered into the public record.

Sincerely,

Mr. & Mrs. Fraser Marshall
1360 Milton Avenue
Walnut Creek, CA 94596

