



CONTRA COSTA COUNTY

AGENDA - PUBLISHED

Alamo Municipal Advisory Council

Tuesday, October 7, 2025

6:00 PM

Alamo Women's Club - 1401 Danville
Blvd, Alamo

The Land Use Subcommittee Meeting will meet at 5:00pm to discuss the land use applications.

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Council.

1. Call to Order - Pledge of Allegiance - Roll Call
2. Selection of Alamo MAC Chair and Vice Chair
3. Agency Reports (Sheriff's Office and SRVFPD)
4. District II Staff Report [25-4032](#)
5. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
6. CDDP25-03023 - 3240 Stone Valley Road West [25-4033](#)
Attachments: [CDDP25-03023 Agency Comment Packet](#)
7. CDVR25-01021 - 0 Vernal Drive, Alamo [25-4034](#)
Attachments: [Agency Comment Packet - CDVR25-01021](#)
8. CSA R7 - Quarter 4 Report [25-4035](#)
Attachments: [CSA R7 MAC Reports FY 24-25 Q4 FINAL](#)
9. LL-2 Zone 36, 45 and 54 Quarter 4 Reports [25-4036](#)
Attachments: [LL-2 Zones 36 45 and 54 2024-25 Qrt 4](#)
10. Subcommittee Reports [25-4037](#)
11. September 2, 2025 Record of Actions [25-4040](#)
Attachments: [DRAFT Alamo MAC ROA 9.2.2025](#)

12. Alamo MAC Member Comments

Adjourn to the Alamo Meeting on Tuesday, November 4, 2025.

The Council will provide reasonable accommodations for persons with disabilities planning to attend the Council meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 309 Diablo Road, Danville, during normal business hours.

For Additional Information Contact: Cameron Collins at Cameron.Collins@bos.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4032

Agenda Date: 10/7/2025

Agenda #: 4.

Advisory Board: Alamo Municipal Advisory Council

Subject: District II Staff Report

Presenter: Cameron Collins, District II District Representative

Contact: Cameron.Collins@bos.cccounty.us <<mailto:Cameron.Collins@bos.cccounty.us>>

Information:

- Danville Blvd. Tree Work Schedule
- Stone Valley Crosswalk (Monte Vista)



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4033

Agenda Date: 10/7/2025

Agenda #: 6.

Advisory Board: The Alamo Municipal Advisory Council

Subject: CDDP25-03023 - 3240 Stone Valley Road, Alamo

Contact: Dominique Vogelpohl, Dominique.Vogelpohl@dcd.cccounty.us

[<mailto:Dominique.Vogelpohl@dcd.cccounty.us>](mailto:Dominique.Vogelpohl@dcd.cccounty.us)

Information: The applicant requests approval of a development plan for a 60-unit- multi-family residential project on two adjacent residential lots within an HE-C Housing Element Consistency District. The scope of work also includes a tree permit for the removal of up to 42 trees. A concurrent lot line adjustment application is needed to merge the two adjacent residential lots (APN: 1910093-043 and 191-093-044) into a single parcel (x-ref CDLL25-00011).



AGENCY COMMENT REQUEST

Date _____

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

DISTRIBUTION

INTERNAL

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

HEALTH SERVICES DEPARTMENT

___ Environmental Health ___ Hazardous Materials

PUBLIC WORKS DEPARTMENT

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

LOCAL

___ Fire District _____
 ___ San Ramon Valley – (email) rwendel@srvfire.ca.gov
 ___ Consolidated – (email) fire@cccfdpd.org

___ Sanitary District _____
 ___ Water District _____
 ___ City of _____
 ___ School District(s) _____
 ___ LAFCO
 ___ Reclamation District # _____
 ___ East Bay Regional Park District
 ___ Diablo/Discovery Bay/Crockett CSD
 ___ MAC/TAC _____
 ___ Improvement/Community Association
 ___ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

___ CHRIS (email only: nwic@sonoma.edu)
 ___ CA Fish and Wildlife, Region 3 – Bay Delta
 ___ Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner _____
 Phone # _____
 E-mail _____
 County File # _____
 Prior to _____

* * * * *

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

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

* * * * *

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

Comments: ___ None ___ Below ___ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



Planning Application Summary

County File Number: CDDP25-03023

File Date: 8/21/2025

Applicant:

Stone Valley JV, LLC A California Limited
Liability Company
550 Hartz Ave Suite 200
Danville, CA 94597

Sgriggs@blakegriggs.com
(925) 262-3632

Property Owner:

STONE VALLEY HOLDINGS , LLC
828 3rd Street
Miami, FL 33139 155

ldahlhausen@realfinity.io
(786) 224-7958

Project Description:

The applicant requests approval of a development plan for a 60-unit multi-family residential project on two adjacent residential lots within an HE-C Housing Element Consistency District. The scope of work also includes a tree permit for the removal of up to 42 trees. A concurrent lot line adjustment application is needed to merge the two adjacent residential lots (APN: 191-093-043 and 191-093-044) into a single parcel (x-ref CDLL25-00011).

Project Location: (Address: 3240 STONE VALLEY RD W , ALAMO, CA 94507 155), (APN: 191093043)

Additional APNs: 191093044

General Plan Designation(s): MUM

Zoning District(s): HE-C -CE

Flood Hazard Areas: X

AP Fault Zone: N/A

60-dBA Noise Control: YES

MAC/TAC: Alamo MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: YES

Specific Plan: N/A



1331 N. California Blvd.
Suite 600
Walnut Creek, CA 94596

T 925 935 9400
F 925 933 4126
www.msrlgal.com

Travis Brooks
travis.brooks@msrlgal.com

August 19, 2025

Current Planning Division
Contra Costa County
Planning and Zoning Department
30 Muir Road
Martinez, CA 94553

Re: **Formal Development Application for 60-Unit Housing Development Project at
3236 and 2340 Stone Valley Road West (APNs 191-093-043-5, 191-093-
044-3)**

To Whom it May Concern:

Our client, Blake Griggs Properties, LLC ("Applicant" or "Blake Griggs"), filed a Preliminary Application for its proposed 60-unit housing development Project on June 27, 2025. As required by Senate Bill 330, we hereby timely file a Formal Application for the project pursuant to Government Code section 65941.1(e), the provisions of the Planning and Zoning Laws generally, and in particular, Government Code sections 65940, 65941, and 65941.5. This Formal Application is also an application for a development permit under Government Code section 65943.

I. Project Description

As set out in the enclosed application documents, the project consists of 60 homes in three, three-story buildings, 122 garage parking spaces and 19 surface parking spaces, and associated improvements ("Project") on approximately 1.88 acres at 3236 and 3240 Stone Valley Road West in the unincorporated County (APN 0191-093-043-5, 191-093-044-3) ("Project Site").

The Project Site is currently occupied by two office buildings and designated in the General Plan as Mixed Use Medium Density, which allows for various housing types including townhouses, condominiums, apartments, studios, and live-work units in an objective density range of 30 to 75 units per net acre. The Site is zoned Housing Element Consistency District (HE-C), which, consistent with the County's recently adopted Housing Element of its General Plan allows for a density range of 30 to 75 units per net acre. As designed, the Project is consistent with the Site's applicable, objective General Plan and zoning provisions.

II. Housing Accountability Act

As a brief reminder to the County, the Project is protected by the Housing Accountability Act (Gov. Code § 65589.5; “HAA”), a housing production statute that seeks “to significantly increase the approval and construction of new housing for all economic segments of California’s communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects . . .” (§ 65589.5(a)(2)(K)). Moreover, the HAA expresses the state’s policy that this statute “be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” (Gov. Code § 65589.5(a)(2)(L)).

As relevant here, subdivision (j) of the HAA directs that a decision to disapprove or reduce the density of a project that complies with “applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards” must be based on written findings supported by a preponderance of the evidence that (1) the project would have “a specific, adverse impact upon the public health or safety” and (2) that there is no feasible method to satisfactorily mitigate or avoid this adverse impact. (Gov’t Code § 65589.5(j)(1)). The HAA defines a “specific, adverse impact” to mean “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (Gov’t Code § 65589.5(j)(1)(A)).

Section 65589.5(j) requires cities to determine whether a project complies with the applicable, *objective* general plan, zoning, subdivision, and design standards. The HAA defines the term “objective” to mean “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” (Gov. Code § 65589.5(h)(9)). Cities must make this determination based on a “reasonable person” standard. (Gov. Code § 65589.5(f)(4)).

Accordingly, if a project complies with applicable, objective general plan, zoning, subdivision, and design standards in the eyes of a reasonable person, the project cannot be disapproved or conditioned on a lower density unless, based on a preponderance of the evidence in the record, it would have a “specific, adverse impact” upon public health or safety and there is no feasible way to mitigate that impact. If a city’s disapproval or conditional approval is challenged in court, the burden is on the County to prove its decision conformed to all the conditions specified in the HAA. (Gov. Code § 65589.6).

The courts have explained that the HAA’s findings constitute the “only” grounds for a lawful disapproval of a housing development project. (*North Pacifica, LLC v. City of Pacifica* (N.D.Cal. 2002) 234 F.Supp.2d 1053, 1059-60, disapproved on other grounds in *North Pacifica LLC v. City of Pacifica* (2008) 526 F.3d 478; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704,

715-16). Moreover, the HAA creates such a "substantial limitation" on the government's discretion to deny a permit that it amounts to a constitutionally protected property interest. (*North Pacifica, LLC v. City of Pacifica, supra*, 234 F.Supp.2d at 1059).

III. Conclusion

Blake Griggs is excited to work in cooperation with the County in providing much needed housing to the community consistent with the applicable, objective provisions of the County's General Plan and zoning ordinance, pursuant to critical state laws that are designed to facilitate housing production. We would be happy to discuss the Project or this Formal Application with you at any time.

Very truly yours,

MILLER STARR REGALIA

A handwritten signature in blue ink, appearing to read "T. Brooks", with a horizontal line extending from the end.

Travis Brooks

TZB:tzb

Encl.

POR. RO. SAN RAMON

1960 ROLL- TRACT 2627 (RANCHO ROMERO) M.B. 75-36

1- RECORD OF SURVEY 43 L.S.M.10 6-9-66

2- 65PM18 4-26-78

3- 82PM14-17 10-26-79

4- 105PM47&48 5-23-83

5- 210PM40 2-16-16

16

8

M.B.
198

M.B.
192

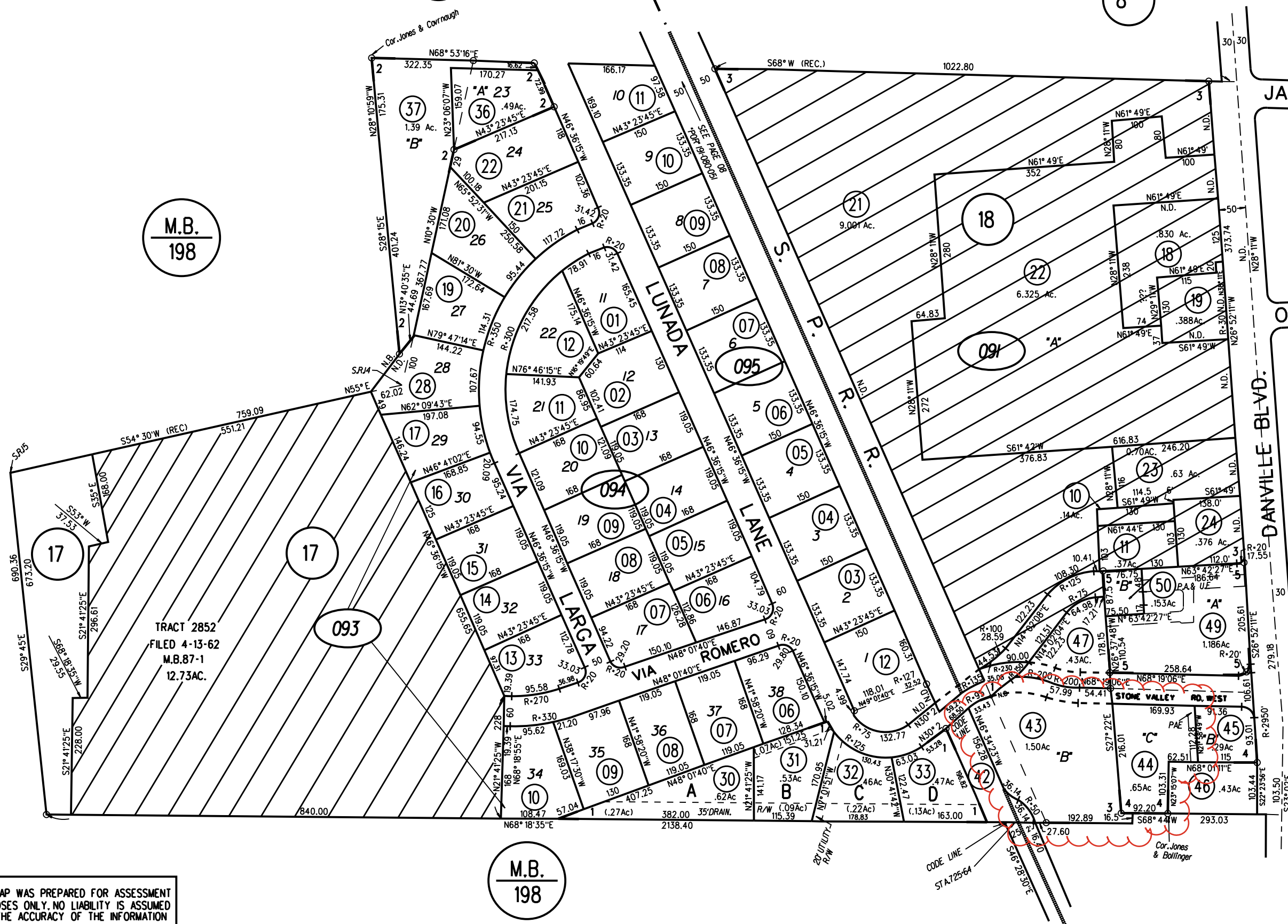
M.B.
198

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.

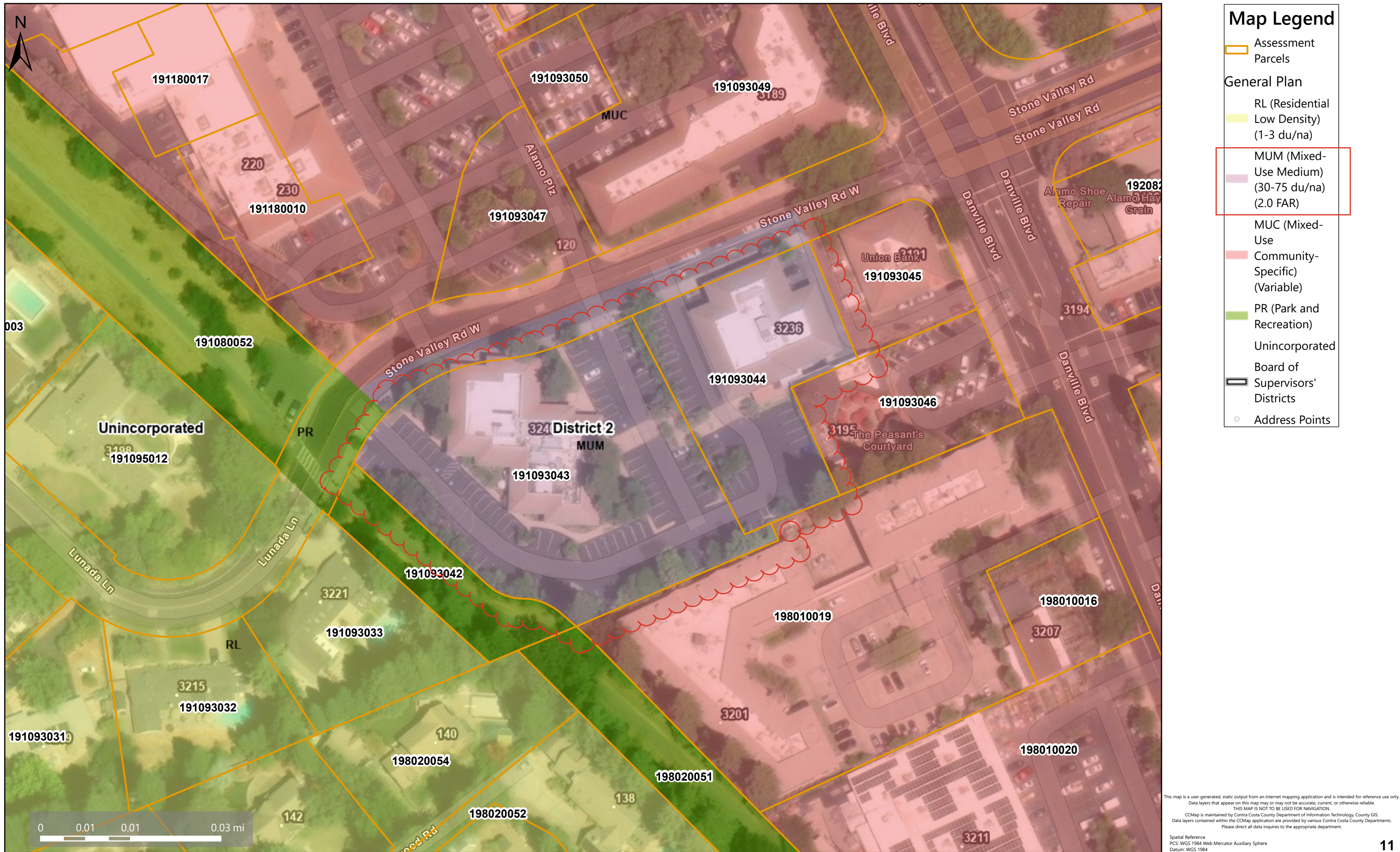
ASSESSOR'S MAP

BOOK 191 PAGE 09

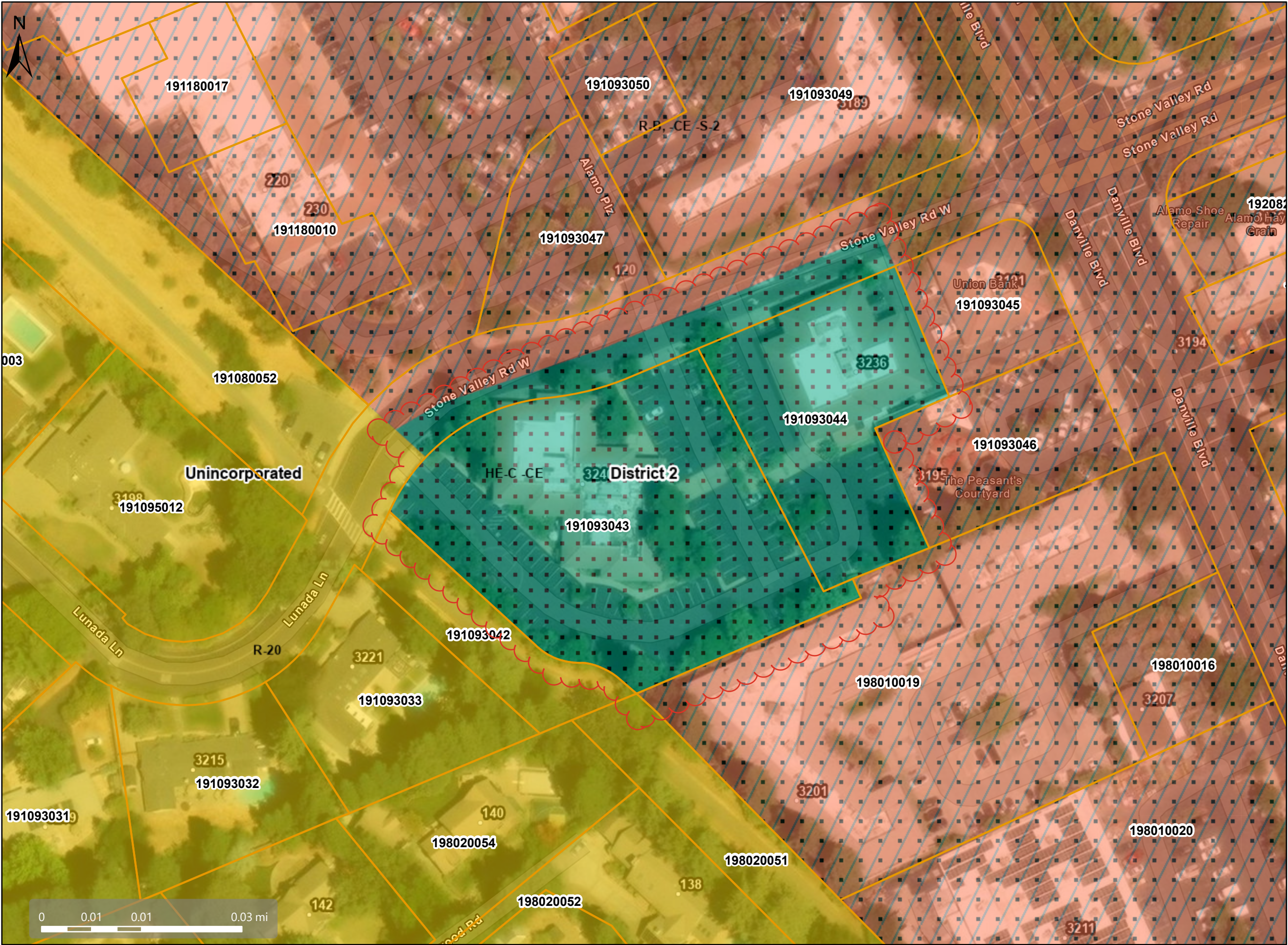
11-24-59 G.C.C. 4-25 CONTRA COSTA COUNTY, CA 10



General Plan



Zoning



Map Legend

Assessment
Parcels

Zoning

ZONE_OVER

R-20 (Single
Family
Residential)

R-B -CE -S-2
(Cannabis
Exclusion and
Sign Control)

HE-C -CE
(Cannabis
Exclusion
Combining
District)

Unincorporated






Board of
Supervisors'
Districts

Address Points

Orthophotography



Map Legend

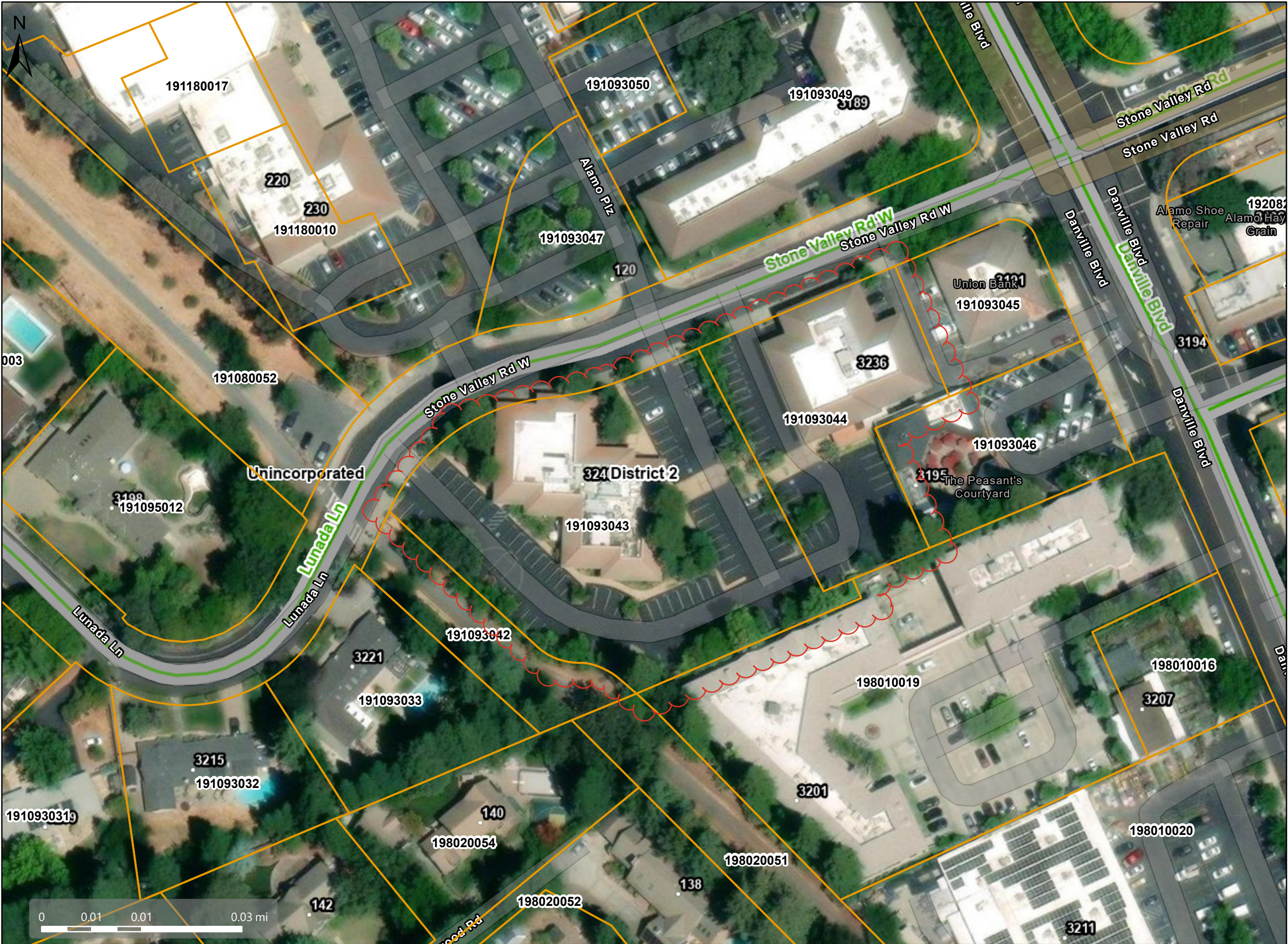
-  Assessment
Parcels
-  Unincorporated
-  Board of
Supervisors'
-  Districts
-  Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
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 Auxiliary Sphere
Datum: WGS 1984

13

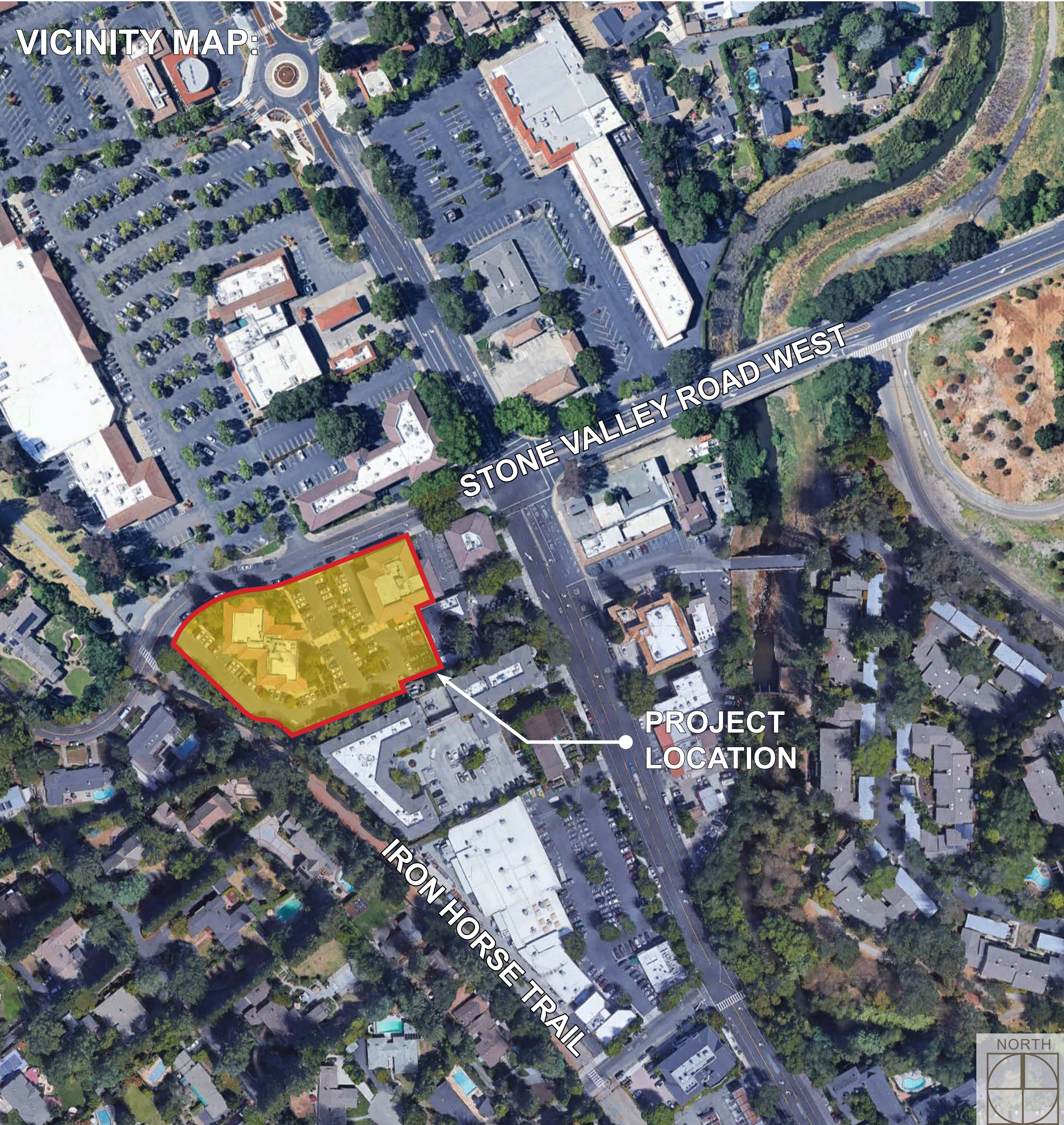
PWD Maintained Roads



Map Legend

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

3236 & 3240 STONE VALLEY ROAD WESTALAMO, CA



SHEET INDEX:

- ARCHITECTURAL:
A1.1 TITLE SHEET & PROJECT DATA
A1.2 SITE PLAN

A2.1 BUILDING A ELEVATIONS
A2.2 BUILDING A ELEVATIONS
A2.3 BUILDING A ELEVATIONS
A2.4 BUILDING B ELEVATIONS
A2.5 BUILDING C ELEVATIONS
A2.6 BUILDING C ELEVATIONS
A2.7 BUILDING C ELEVATIONS

CIVIL:
1 OF 2 ALTA / NSPS LAND TITLE SURVEY
2 OF 2 ALTA / NSPS LAND TITLE SURVEY

PROJECT DATA

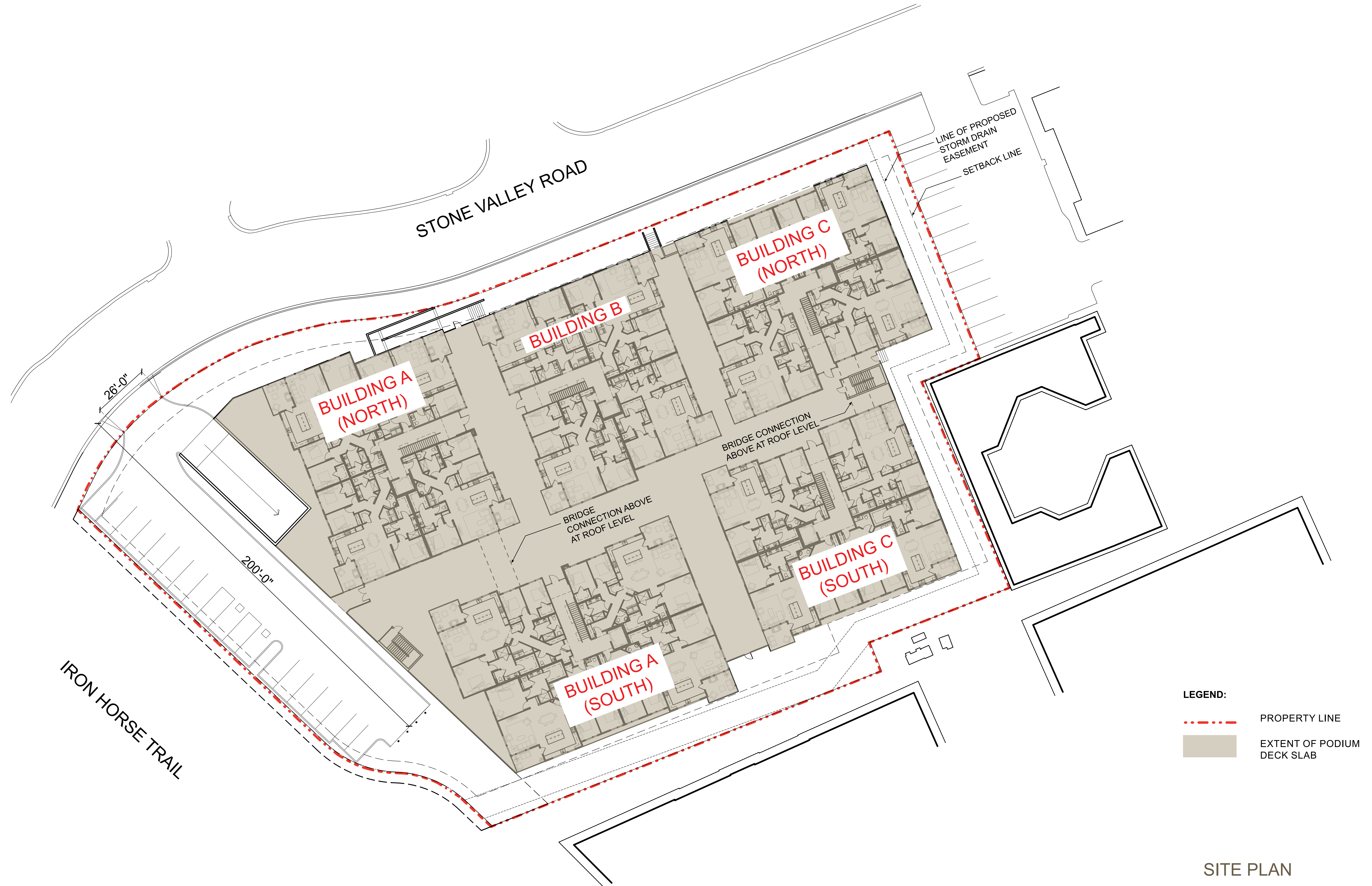
PROJECT DATA SUMMARY		DATE: 06.06.25	
PROJECT NAME:		Stone Valley Road	
LOCATION:		Alamo, CA	
PROJECT NUMBER:		1732.002	
CLIENT:		Blake Griggs Properties	
GENERAL			
APN: PARCEL 1		191-093-043-5	
PARCEL 2		191-093-044-3	
GP DESIGNATION:		CO	
ZONING:		R-B-CE-S-2	
ACREAGE:		Acres	Square Feet
PARCEL 1 & 2 TOTAL		1.875	81,690
TOTAL:		1.875	81,690
ZONING REGULATIONS			
MINIMUM-MAXIMUM ALLOWABLE DENSITY		30-75 DU/AC	
PROPOSED DENSITY (DU/AC)		32.00	
MAXIMUM ALLOWABLE LOT COVERAGE (SF)		57,183	
PROPOSED LOT COVERAGE (SF)		54,500	
MAXIMUM ALLOWABLE HEIGHT		65'	
PROPOSED HEIGHT		See Dimensions on Elevation Sheets, Project max. height less than 65'	
		Front	Side
MINIMUM REQUIRED SETBACKS		10'	5'
PROPOSED SETBACKS		10'	15'
UNIT MIX			
2BD UNITS:		12	
3BD UNITS:		48	
TOTAL:		60	
MUNICIPAL CODE VEHICULAR PARKING REQUIRED (SPACES)			
		Ratio	# of units
2-BD:		2	12
3-BD:		2	48
GUEST:		0.25	60
TOTAL:		135	
APPROXIMATE VEHICULAR PARKING PROVIDED (SPACES)			
SURFACE STALLS (GUEST):		17	
GARAGE STALLS:		118	
TOTAL:		135	
APPROXIMATE GROSS AREA TOTALS (SF)			
UNDERGROUND PARKING GARAGE LEVEL:		54,500	
BUILDING A:		53,500	
BUILDING B:		23,500	
BUILDING C:		49,500	
TOTAL:		181,000	

PROJECT TEAM INFO:

DEVELOPER/APPLICANT:
Blake Griggs Properties
550 Hartz Avenue, Suite 200,
Danville, CA 94526
Phone: (925) 575-8737
Contact: Bradley Blake
bblake@blakegriggs.com

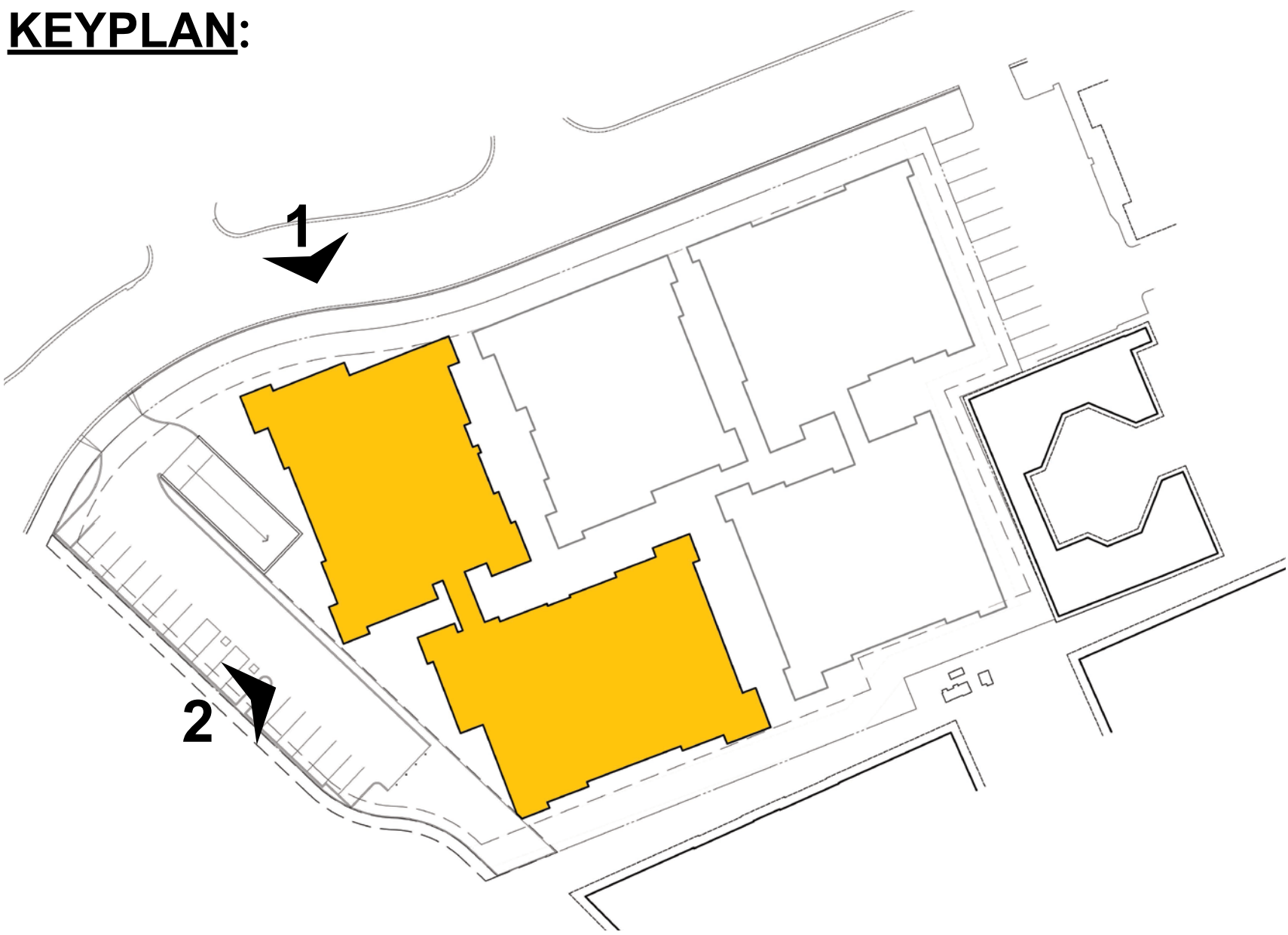
ARCHITECT:
Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588
Phone: (925) 251-7200
Contact: Lauri Moffet-Felhberg
lauri.moffet-fehlberg@dahlingroup.com

TITLE SHEET &
PROJECT DATA



SITE PLAN

KEYPLAN:



1 BUILDING A ELEVATION - STONE VALLEY ROAD



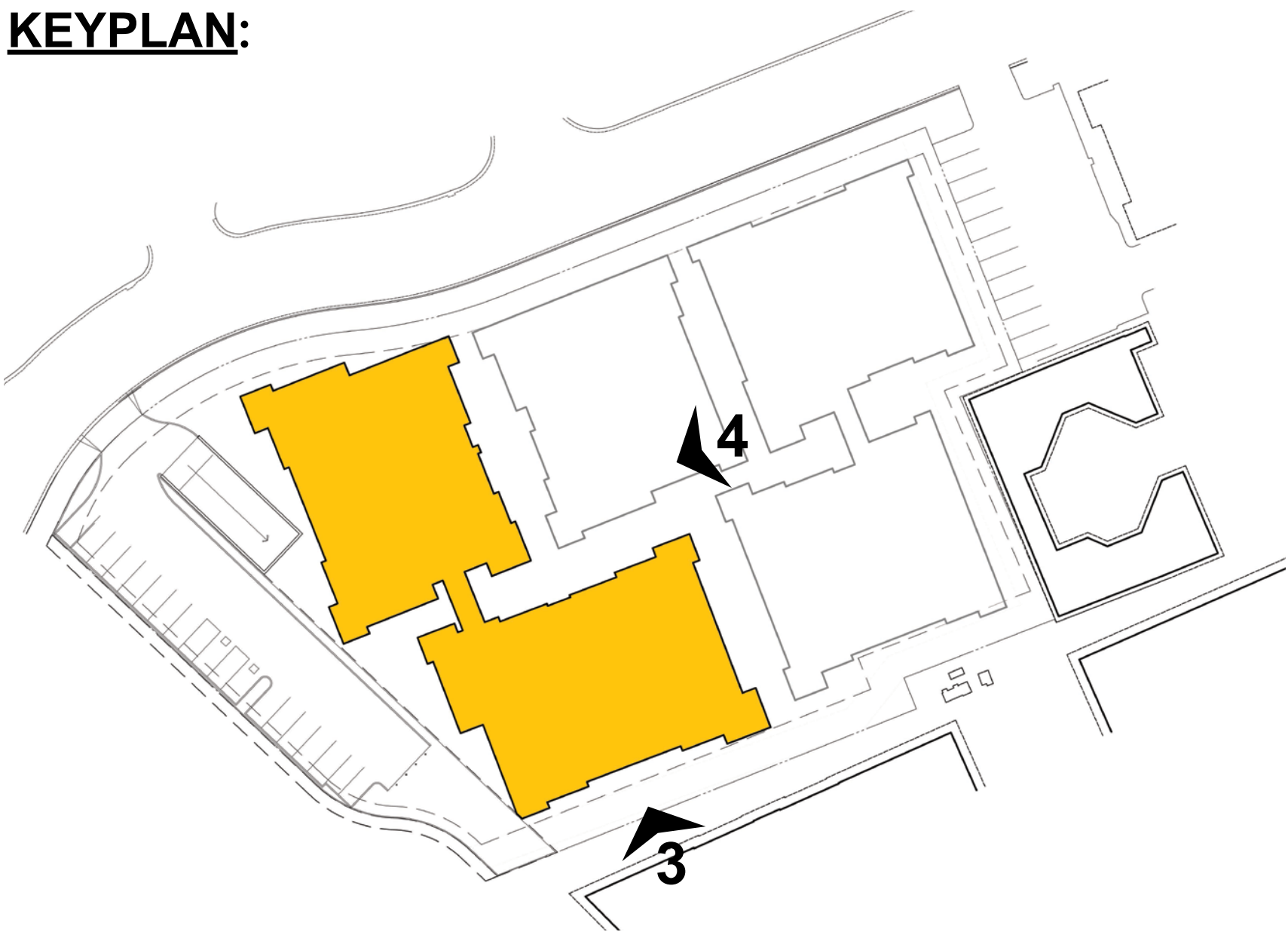
2 BUILDING A ELEVATION - IRON HORSE TRAIL

PROPOSED COLORS & MATERIALS:

- STUCCO
- METAL EAVE TRIM
- CEMENTITIOUS SIDING
- CEMENTITIOUS BOARD & BATTON
- WOOD GRAIN ACCENT MATERIAL
- STONE ACCENT MATERIAL

BUILDING A ELEVATIONS

KEYPLAN:



3 BUILDING A ELEVATION - SOUTH



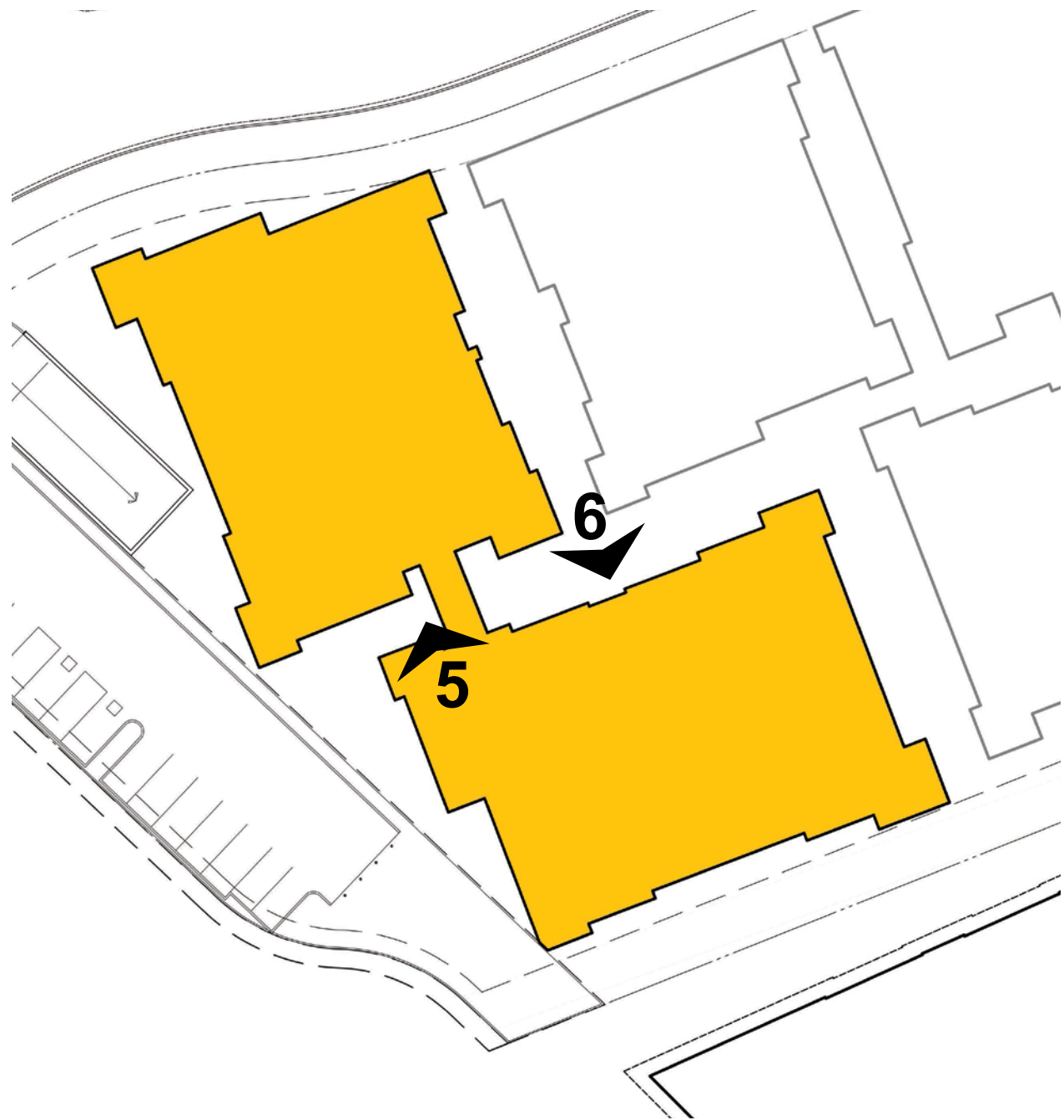
4 BUILDING A ELEVATION - EAST

PROPOSED COLORS & MATERIALS:

- STUCCO
- METAL EAVE TRIM
- CEMENTITIOUS SIDING
- CEMENTITIOUS BOARD & BATTON
- WOOD GRAIN ACCENT MATERIAL
- STONE ACCENT MATERIAL

BUILDING A ELEVATIONS

KEYPLAN:



5 BUILDING A ELEVATION



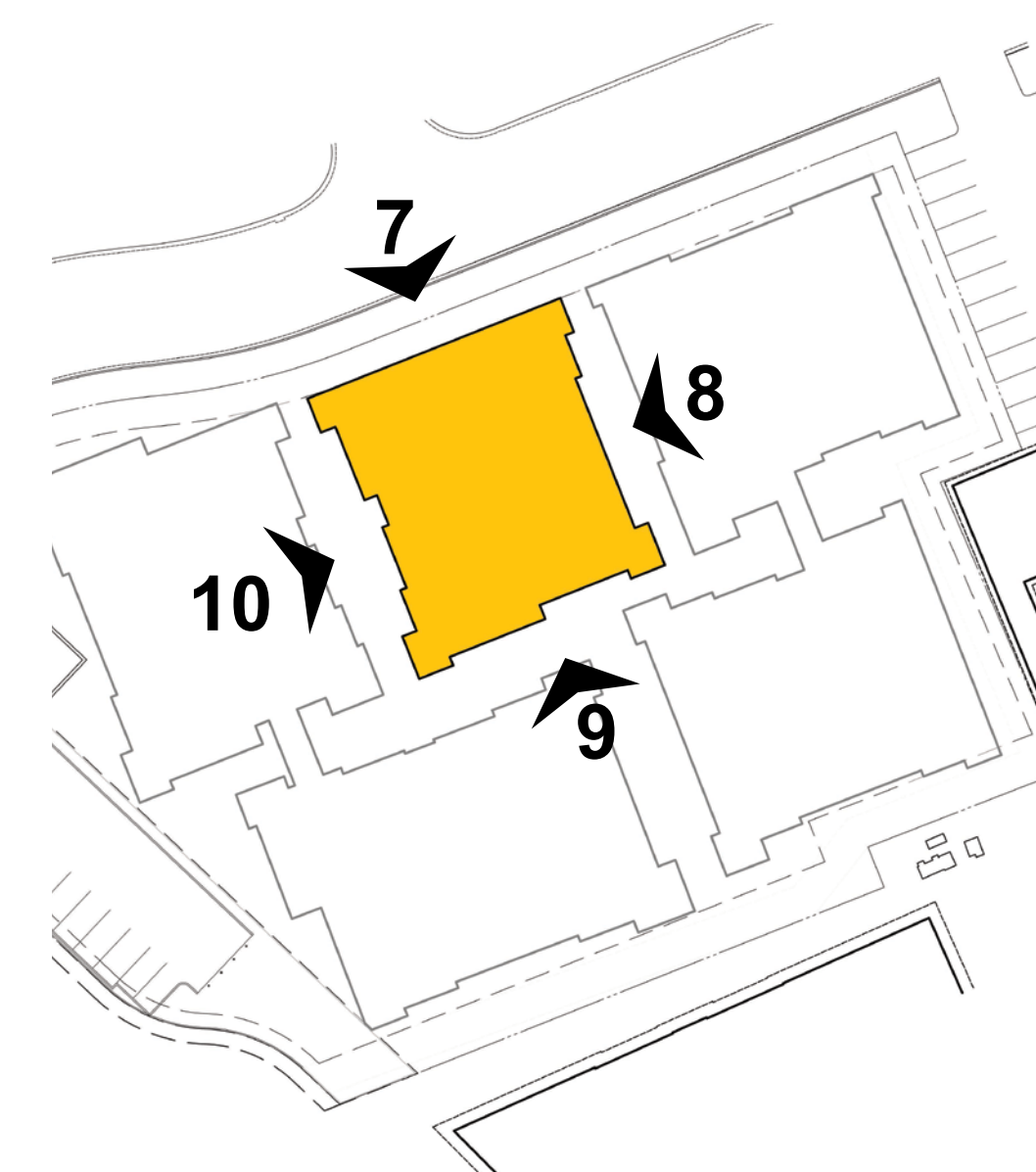
6 BUILDING A ELEVATION

PROPOSED COLORS & MATERIALS:

- STUCCO
- METAL EAVE TRIM
- CEMENTITIOUS SIDING
- CEMENTITIOUS BOARD & BATTON
- WOOD GRAIN ACCENT MATERIAL
- STONE ACCENT MATERIAL

BUILDING A ELEVATIONS

KEYPLAN:



7 BUILDING B ELEVATION - STONE VALLEY ROAD

8 BUILDING B ELEVATION - EAST



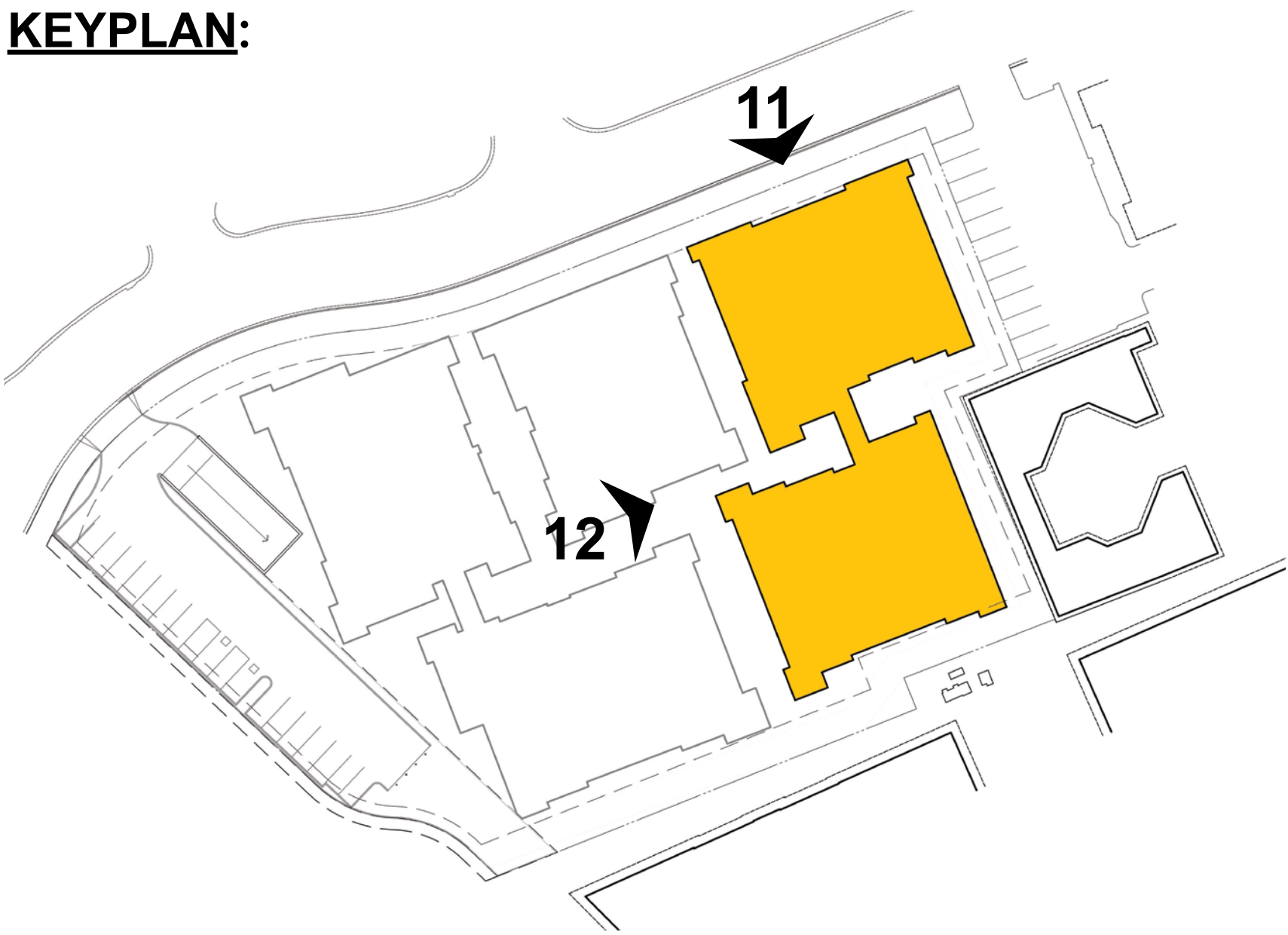
9 BUILDING B ELEVATION - SOUTH

10 BUILDING B ELEVATION - WEST

PROPOSED COLORS & MATERIALS:

-  STUCCO
-  METAL EAVE TRIM
-  CEMENTITIOUS SIDING
-  CEMENTITIOUS BOARD & BATTON
-  WOOD GRAIN ACCENT MATERIAL
-  STONE ACCENT MATERIAL

KEYPLAN:



11 BUILDING C ELEVATION - STONE VALLEY ROAD



12 BUILDING C ELEVATION - WEST

PROPOSED COLORS & MATERIALS:

- STUCCO
- METAL EAVE TRIM
- CEMENTITIOUS SIDING
- CEMENTITIOUS BOARD & BATTON
- WOOD GRAIN ACCENT MATERIAL
- STONE ACCENT MATERIAL

BUILDING C ELEVATIONS

STONE VALLEY ROAD | ALAMO, CA
BLAKE GRIGGS PROPERTIES

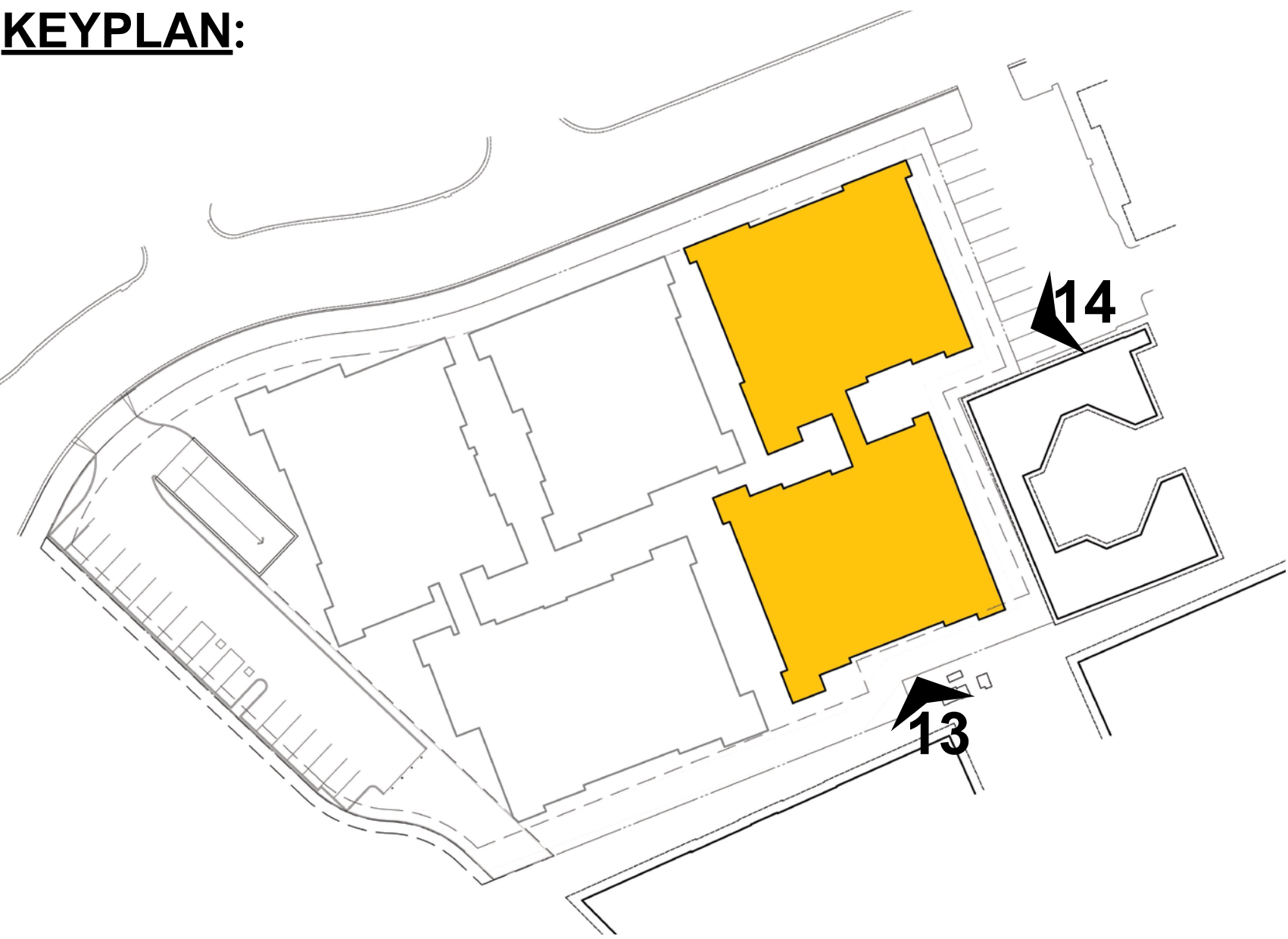


JOB NO. 1732.002
DATE 06.24.2025
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A2.5

KEYPLAN:



13 BUILDING C ELEVATION - SOUTH



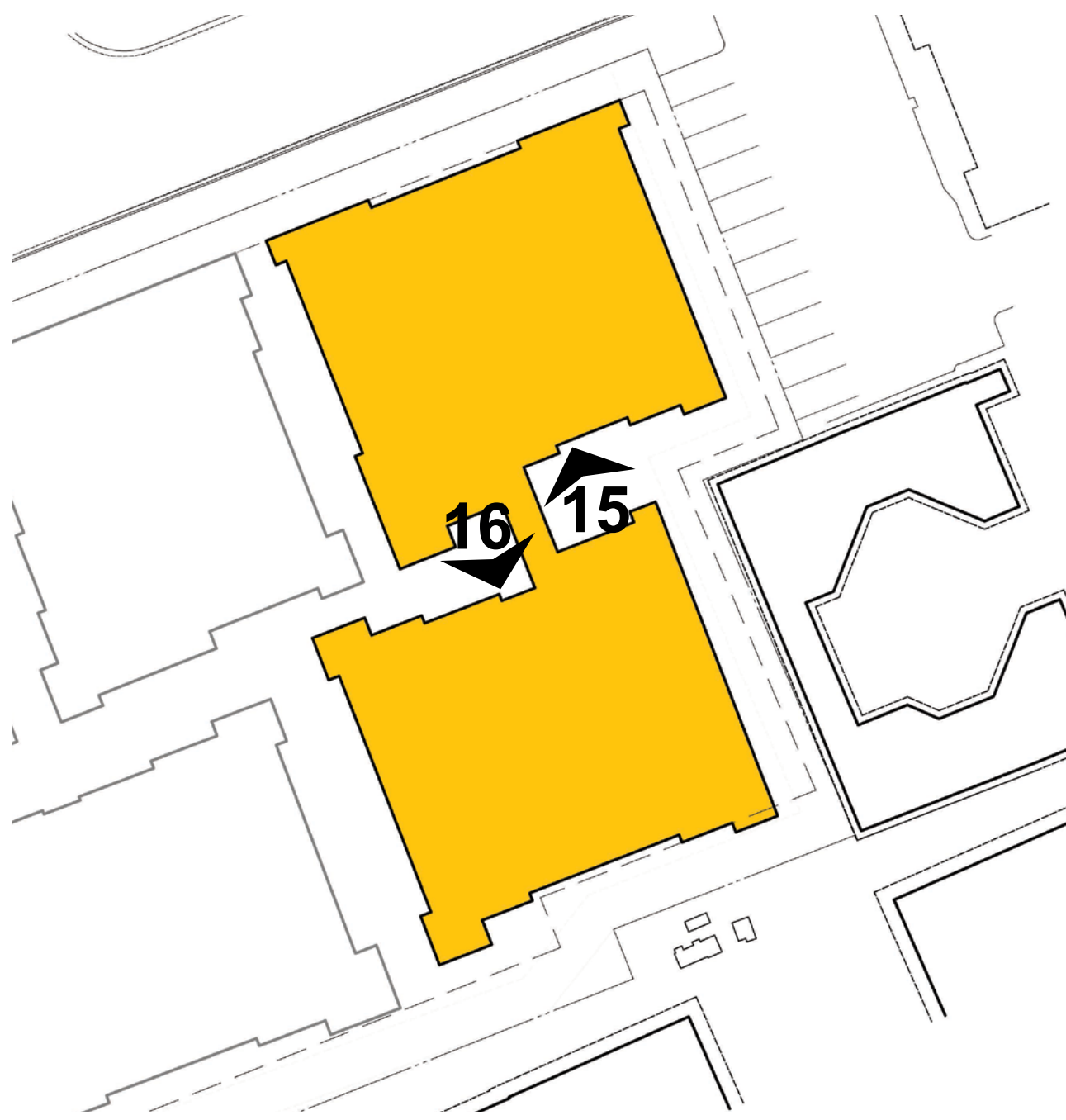
14 BUILDING C ELEVATION - EAST

PROPOSED COLORS & MATERIALS:

- STUCCO
- METAL EAVE TRIM
- CEMENTITIOUS SIDING
- CEMENTITIOUS BOARD & BATTON
- WOOD GRAIN ACCENT MATERIAL
- STONE ACCENT MATERIAL

BUILDING C ELEVATIONS

KEYPLAN:



15 BUILDING C ELEVATION



16 BUILDING C ELEVATION

PROPOSED COLORS & MATERIALS:

- STUCCO
- METAL EAVE TRIM
- CEMENTITIOUS SIDING
- CEMENTITIOUS BOARD & BATTON
- WOOD GRAIN ACCENT MATERIAL
- STONE ACCENT MATERIAL

BUILDING C ELEVATIONS

PRELIMINARY TREE PROTECTION NOTES
for 3236 & 3240 Stone Valley Road West

By: Maija Wigoda-Mikkila
Certified Arborist # WE-12986A
Traverso Tree Service, Inc.
June 2, 2025

(drawn on Ground Floor Plan Option 7 by Dahlin dated
4-22-25 overlaid on Topographic Survey by Kier+Wright
dated May 2023)

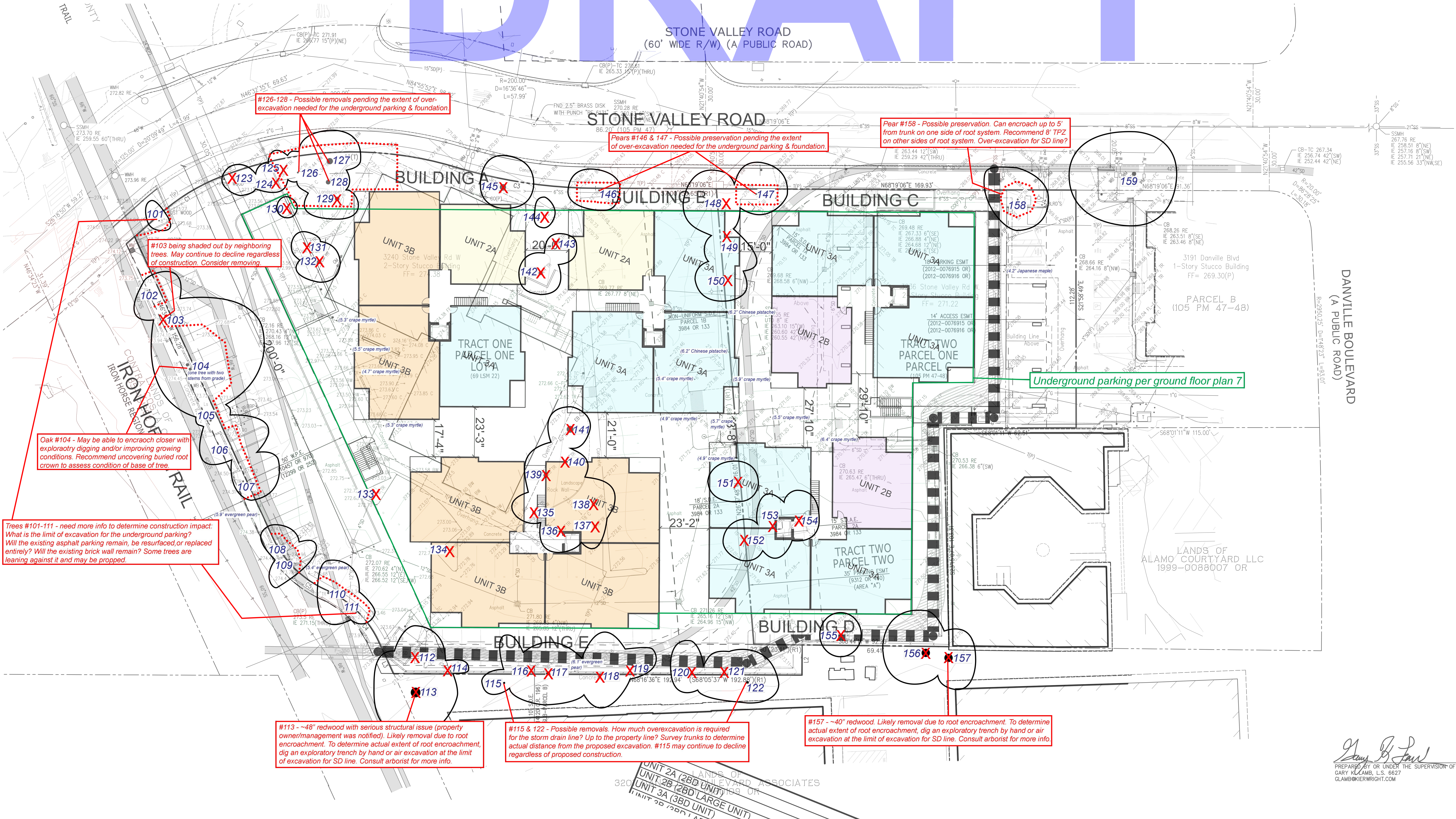
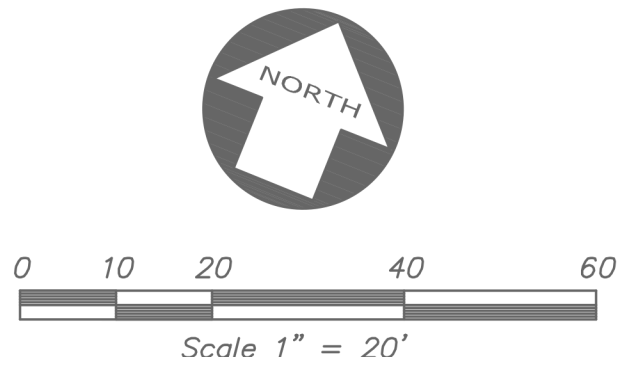
Limitations of the preliminary tree protection notes

Note: Trees that were not surveyed were
approximately located by the arborist using
visual estimates (no measurements or GPS);
accuracy of the tree protection recommendations
may vary based on the location accuracy.

TREE PROTECTION LEGEND

- # Tree tag # (protected trees)
- (DBH, species) Non-protected, surveyed trees
- X Proposed protected tree removals
- Tree driplines, drawn by arborist
- Approximate trunk location estimated by arborist
- Preliminary Tree Protection Zone - no ground-disturbing work (grading, excavation, soil compaction, etc.) Resurfacing asphalt or expanding planting area by demolishing existing asphalt is ok under project arborist supervision.

RECEIVED on 08/21/2025 CDDP25-03023
By Contra Costa County
Department of Conservation and Development



C.3 and C.6 Development Review Checklist

Municipal Regional Stormwater Permit (MRP 3.0)

Stormwater Controls for Development Projects

Adapted from San Mateo County's Flows to Bay Checklist

City/County _____

Department _____

Address _____

Phone _____

Website _____

Project Information (Enter information only into blue-highlighted cells - other cells are locked.)

I.A Enter Project Data (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

Project Name:	Alamo Oaks	Case Number:	
Project Address:	3236 & 3240 Stone Valley Road West, Alamo, CA	Cross Street:	
Project APN:	191-093-043-5 & 191-093-044-3	Project Watershed:	Walnut Creek
Applicant Name:	Stone Valley JV, LLC; Attn: Scott Griggs	Project Phase No.	
Applicant Phone:	925-262-3632	Applicant Email Address:	sgriggs@blakegriggs.com
Public or Private	Private		

Development Type: (check all that apply)

<input type="checkbox"/> Small Single-Family Home Project (<10,000 sq. ft. of created and/or replaced impervious surface ¹)	# of units:	
<input type="checkbox"/> Large Single-Family Home Project (≥10,000 sq. ft. of created and/or replaced impervious surface ¹)	# of units:	
<input type="checkbox"/> Subdivision - Residential: Two or more lot development ²	# of units:	
<input checked="" type="checkbox"/> Multi-Family Residential	# of units:	
<input type="checkbox"/> Commercial		
<input type="checkbox"/> Industrial, Manufacturing		
<input type="checkbox"/> Mixed-Use	# of units:	
<input type="checkbox"/> New, widened or reconstructed roads related to parcel-based projects ³		
<input type="checkbox"/> Stand-alone pavement maintenance or construction work, or similar work related to parcel-based projects ³		
<input type="checkbox"/> Other redevelopment project as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.		
<input type="checkbox"/> Institutional: schools, libraries, jails, etc.		
<input type="checkbox"/> Parks and trails, camp grounds, other recreational		
<input type="checkbox"/> Kennels, Ranches		
<input type="checkbox"/> Other, Please specify		

Project Description (Don't include past or future phases) ⁴	Demolish (2) existing office buildings and associated parking. Construct new condominiums in (5) building proposed across the site. Condominiums will be constructed on a podium with underground parking below. Site improvements will include new parking, sidewalks, drive aisle, utilities, stormwater treatment and landscaping.
--	---

I.A.1	Total Project Area:	84,567	square feet (on and off-site)
I.A.2	Total Area on-site:	84,567	square feet (on the private property)
I.A.3	Total Area off-site:	0	square feet (frontage or area in Public Right of Way being improved)
I.A.4	Total Area of land disturbed during construction:	80,826	square feet (Include all project on-site and off-site areas of clearing, grading, excavating and stockpiling)
I.A.5	Site slope:	2	%

I.A.6 Certification:

I certify that the information provided on this form is correct and acknowledge that, should the project exceed the amount of new and/or replaced impervious surface provided in this form, the as-built project may be subject to additional improvements.

☐ Preliminary Calculations Attached ☐ Final Calculations Attached ☒ Stormwater Control Plan Attached

Name of person completing the form:	Kevin Rodriguez	Title:	Project Manager
Signature:		Date:	8/6/2025
Phone Number:	916-538-1905	E-mail:	krodriguez@kierwright.com

¹ Small and Large Detached Single-Family Homes that are not part of a common plan of development².

² Common Plans of Development (subdivisions or contiguous, commonly owned lots, for the construction of two or more homes developed within 1 year of each other), and/or constructed with shared utilities, are not considered single family home projects by the MRP.

³ Stand-alone roadway or pavement projects, or pavement work that is part of a project, creating or replacing 5,000 sq. ft. or more of impervious surface may be subject to C.3 requirements - both in public and private areas. See the CCCWP Stormwater C.3 Guidebook 9th Edition Table 1-2.

⁴ Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.

26



C.6 – Construction Stormwater BMPs

Identify Plan sheet showing the appropriate construction Best Management Practices (BMPs) used on this project:

(Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP)
<input checked="" type="checkbox"/>	TBD	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
<input checked="" type="checkbox"/>	TBD	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
<input checked="" type="checkbox"/>	TBD	Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
<input checked="" type="checkbox"/>	TBD	Train and provide instruction to all employees/subcontractors re: construction BMPs.
<input checked="" type="checkbox"/>	TBD	Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
<input checked="" type="checkbox"/>	TBD	Limit construction access routes and stabilize designated access points.
<input checked="" type="checkbox"/>	TBD	Attach the construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
<input checked="" type="checkbox"/>	TBD	Use temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
<input type="checkbox"/>		Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
<input checked="" type="checkbox"/>	TBD	Provide notes, specifications, or attachments describing the following: <ul style="list-style-type: none"> ■ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ■ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ■ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ■ Provisions for temporary and/or permanent irrigation.
<input checked="" type="checkbox"/>	TBD	Perform clearing and earth moving activities only during dry weather.
<input checked="" type="checkbox"/>	TBD	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
<input checked="" type="checkbox"/>	TBD	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
<input type="checkbox"/>		Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
<input checked="" type="checkbox"/>	TBD	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.



C.3 – Source Controls

Select appropriate source controls and identify the detail/plan sheet where these elements are shown.

Yes	Detail/Plan Sheet No.	Features that require source control measures	Source Control Measures (Refer to C.3 Guidebook Appendix D Pollutant Sources/Source Control Checklist for detailed requirements)
<input checked="" type="checkbox"/>	TBD	Storm Drain	Mark on-site inlets with the words “No Dumping! Flows to Bay” or equivalent.
<input checked="" type="checkbox"/>	TBD	Floor Drains	Plumb interior floor drains to sanitary sewer [or prohibit].
<input checked="" type="checkbox"/>	TBD	Interior Parking Garage	Plumb interior parking garage floor drains to sanitary sewer. ⁸
<input checked="" type="checkbox"/>	TBD	Need for Future Indoor & Structural Pest Control	Note building design features that discourage entry of pests.
<input checked="" type="checkbox"/>	TBD	Landscape/Outdoor Pesticide Use	<ul style="list-style-type: none"> ■ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible ■ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ■ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ■ Consider using pest-resistant plants, especially adjacent to hardscape. ■ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.
<input type="checkbox"/>		Pools, Spas, Decorative Fountains, and ther Water Features.	If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.
<input type="checkbox"/>		Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: <ul style="list-style-type: none"> ■ Connected to a grease interceptor prior to sanitary sewer discharge.⁸ ■ Large enough for the largest mat or piece of equipment to be cleaned. ■ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.
<input checked="" type="checkbox"/>	TBD	Refuse Areas	<ul style="list-style-type: none"> ■ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ■ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.⁸ ■ State how site refuse will be handled and provide supporting detail to what is shown on plans. ■ State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar.
<input type="checkbox"/>		Industrial Processes	If industrial processes are to be located on site, state: “All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.”
<input checked="" type="checkbox"/>	TBD	Outdoor Storage of Equipment/ Materials	<ul style="list-style-type: none"> ■ Cover the area or design to avoid pollutant contact with stormwater runoff. ■ Locate area only on paved and contained areas. ■ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer⁸, and contain by berms or similar. ■ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site. ■ Where appropriate, reference documentation of compliance with the requirements of Contra Costa Hazardous Materials Programs
<input checked="" type="checkbox"/>	TBD	Vehicle/ Equipment Cleaning	<ul style="list-style-type: none"> ■ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer⁸, and sign as a designated wash area. ■ Commercial car wash facilities shall discharge to the sanitary sewer.⁸ ■ If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.



C.3 – Source Controls

Select appropriate source controls and identify the detail/plan sheet where these elements are shown.

		Vehicle/ Equipment Repair and Maintenance	<ul style="list-style-type: none"> ■ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ■ No floor drains unless pretreated prior to discharge to the sanitary sewer.⁸ ■ Connect containers or sinks used for parts cleaning to the sanitary sewer.⁸ ■ State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.
<input type="checkbox"/>		Fuel Dispensing Areas	<ul style="list-style-type: none"> ■ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ■ Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.
<input type="checkbox"/>		Loading Docks	<ul style="list-style-type: none"> ■ Cover and/or grade to minimize run-on to and runoff from the loading area. ■ Position downspouts to direct stormwater away from the loading area. ■ Drain water from loading dock areas to the sanitary sewer.⁸ ■ Install door skirts between the trailers and the building.
<input checked="" type="checkbox"/>	TBD	Fire Sprinkler Test Water	Design for discharge of fire sprinkler test water to landscape or sanitary sewer. ⁸
<input checked="" type="checkbox"/>	TBD	Miscellaneous Drain or Wash Water or Other Sources	<ul style="list-style-type: none"> ■ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.⁸ ■ Roof drains from equipment drain to landscaped area where practicable. ■ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer.⁸ ■ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ■ Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. ■ Include controls for other sources as specified by local reviewer.
<input checked="" type="checkbox"/>	TBD	Plazas, Sidewalks, and Parking Lots	Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

⁸ Any connection to the sanitary sewer system is subject to sanitary district approval.

⁹ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.



Low Impact Development – Site Design Measures

Select Appropriate Site Design Measures *Regulated projects must meet all applicable Site Design Measures a through i. Projects that create and/or replace between 2,500 and 5,000 sq.ft. of impervious surface, and detached single family homes that create/replace between 2,500 and 10,000 sq.ft. of impervious surface, must include **one or more of Site Design Measures a through f** (Provision C.3.i requirements).¹⁰ Consult with municipal staff about requirements for your project.*

Select appropriate site design measures and Identify the Plan Sheet where these elements are shown.

Yes	Plan Sheet No.	Site Design Measures
<input type="checkbox"/>		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
<input checked="" type="checkbox"/>	C6.0	b. Direct roof runoff onto vegetated areas.
<input checked="" type="checkbox"/>	C6.0	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input checked="" type="checkbox"/>	C6.0	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input type="checkbox"/>		e. Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces. Use the specifications in the CCCWP C.3 Guidebook downloadable at https://www.cccleanwater.org/development-infrastructure/development
<input type="checkbox"/>		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the CCCWP C.3 Guidebook downloadable at https://www.cccleanwater.org/development-infrastructure/development
<input type="checkbox"/>		g. Limit disturbance of natural water bodies and drainage systems; minimize compaction of highly permeable soils; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies;
<input type="checkbox"/>		h. Conserve natural areas, including existing trees, other vegetation and soils.
<input type="checkbox"/>		i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

Yes	Plan Sheet No.	Site Design Measures
<input type="checkbox"/>		j. Self-treating area (see Chapter 3 Figure 3-1 of the CCCWP C.3 Guidebook)
<input checked="" type="checkbox"/>	C6.0	k. Self-retaining area (see Chapter 3 Figure 3-2 of the CCCWP C.3 Guidebook)

¹⁰ See MRP Provision C.3.a.i.(6) for non-C.3 Regulated Projects, C.3.c.i.(2)(a) for Regulated Projects, C.3.i for projects that create/replace between 2,500 and 5,000 sq.ft. of impervious surface and detached single family homes that create/replace between 2,500 and 10,000 sq.ft. of impervious surface.

Worksheet D
C.3 Regulated Projects and Non-Regulated GI Projects
Stormwater Treatment Measures and Site Design Measures by Drainage Management Area (DMA)

Check all applicable boxes, answer questions and fill in cells related to the site design and treatment measure(s) included in the project.

Drainage Management Area Summary Table

Complete the information below at the Entitlement, Building Permit and Certificate of Occupancy stages for Regulated C.3 Projects and Non-Regulated Green Infrastructure Projects. (The first four cells are automatically filled in from the Project Info sheet.)

Project Name:						
Project Address:						
Cross Streets:						
APN:						
Special Project¹¹?	No		of C.3.d amount of runoff treated by Non-LID Systems on the Special Project site.			
C.3 Regulated?	Yes					
Public or Private Project?	Private	Public projects are those on public property or ROW; private projects are on privately-owned property but can include improvements in the public ROW required as part of the project.				
DMA Identification Number	Impervious Area¹² (ft²)	Pervious Area¹³ (ft²)	Type of Site Design Measure or Treatment Measure¹⁴	Sizing Criteria Used¹⁵	Size Required¹⁶	Size Provided
Example DMA 1	5,000	2,000	Bioretention unlined with underdrain	2c: Flow	208 ft ²	220 ft ²
Example DMA 2	1,000	1,000	Self-retaining area	Other	< 2:1 ratio	1:1 ratio
Example DMA 3	1,000	-	Infiltration trench	1b: Volume	1,000 ft ³	1,100 ft ³
1	9,074	2,955	Flow-through planter lined with underdrain	2c: Flow	391	449
2	4,125	167	Flow-through planter lined with underdrain	2c: Flow	169	169
3	4,781	192	Flow-through planter lined with underdrain	2c: Flow	169	192
4	1,200	48	Flow-through planter lined with underdrain	2c: Flow	77	77
5	7,037	281	Flow-through planter lined with underdrain	2c: Flow	245	246
6	1,925	79	Flow-through planter lined with underdrain	2c: Flow	55	55
7	5,700	232	Flow-through planter lined with underdrain	2c: Flow	80	81
8	1,318	56	Flow-through planter lined with underdrain	2c: Flow	105	106
9	850	35	Flow-through planter lined with underdrain	2c: Flow	64	64
10	2,400	97	Flow-through planter lined with underdrain	2c: Flow	24	24
11	2,700	109	Flow-through planter lined with underdrain	2c: Flow	201	208
12	2,899	117	Flow-through planter lined with underdrain	2c: Flow	112	112
13	5,479	253	Flow-through planter lined with underdrain	2c: Flow	207	253
14	4,500	181	Flow-through planter lined with underdrain	2c: Flow	171	181
15	676	2,733	Self-retaining area	Other	< 2:1 ratio	0.1:1
16	4,056	4,020	Self-retaining area	Other	< 2:1 ratio	1.97:1
17	4,132	5,067	Self-retaining area	Other	< 2:1 ratio	0.8:1
18						
add rows, if needed	1,352		DRAINS TO SANITARY SEWER			
TOTALS	64,204	16,622	N/A	N/A	N/A	N/A
Totals from Project Info Sheet Cells	67,945	16,622				

Is the project harvesting and using rainwater? Yes <input type="checkbox"/>	Rainwater Harvesting/Use Measures: <input type="checkbox"/> Rainwater Harvesting for indoor non-potable water use <input type="checkbox"/> 1/2/1900
---	--

A long term Operations and Maintenance (O&M) Agreement and Plan for this project will be required. Please contact the municipality for an agreement template and/or consult the CCCWP C.3 Guidebook downloadable at <https://www.cccleanwater.org/development-infrastructure/development>

- 11 Special Projects are smart growth, high density, transit-oriented or affordable housing developments with the criteria defined in Provision C.3.e.ii.(2), (3) or (4) (see Worksheet F).
 12 The sq.ft. of impervious area within the Drainage Management Area
 13 The sq.ft. of pervious area within the Drainage Management Area
 14 "Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.
 15 Select from the menu which of the following Provision C.3.d.i hydraulic sizing methods was used, if any. Volume based approaches: 1(a) Urban Runoff Quality Management approach, or 1(b) 80% capture approach (recommended volume-based approach). Flow-based approaches: 2(a) 10% of 50-year peak flow approach, 2(b) 2 times the 85th percentile rainfall intensity approach, 2(c) 0.2-Inch-per-hour intensity approach (recommended flow-based approach - also known as the 4% rule for bioretention), or 3 Combination flow and volume-based approach. "Other" is used for Site Design Measures such as Self-Retaining or Self-Treating Areas.
 16 Each DMA should drain to one treatment area (unless it is self-treating or self-retaining). If multiple DMAs are draining to one treatment area, they should be combined into one DMA. If one DMA drains to multiple treatment areas, that DMA should be split up so there is one DMA per treatment area (which allows the treatment area to be properly sized).



E-1 Is the project a Hydromodification¹⁷ Management (HM) Project?

E-1.1 Is the total impervious area increased over the pre-project condition?

- ☐ Yes. Continue to E-1.2
☒ No. Go to Item E-1.3 and check "No."

E-1.2 Is the site located in an HM Exempt Area per the HM Applicability map (Chapter 3 of the CCCWP C.3 Guidebook)?

- ☐ No. Go to E-1.3 and Check "Yes".
☐ Yes. Attach map, indicating project location. Go to Item E-1.3 and check "No."

E-1.3 Is the project a Hydromodification Management Project?

- ☐ Yes. The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.
☒ No. The project is EXEMPT from HM requirements.

► If the project is subject to the HM requirements, incorporate in the project flow duration control measures designed such that post-project discharge rates and durations match pre-project discharge rates and durations.

► The Bay Area Hydrology Model (BAHM) has been developed to help size flow duration controls. See www.clearcreeksolutions.info/downloads. Guidance is provided in Chapter 3 of the CCCWP C.3 Guidebook.

E-2 Incorporate HM Controls (if required)

Are the applicable items provided with the Plans?

Yes	No	NA	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site plans with pre- and post-project impervious surface areas, surface flow directions of entire site, locations of flow duration controls and site design measures per HM site design requirement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils report or other site-specific document showing soil type(s) on site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If project uses the Bay Area Hydrology Model (BAHM), a list of model inputs and outputs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If project uses custom modeling, a summary of the modeling calculations with corresponding graph showing curve matching (existing, post-project, and post-project with HM controls curves), goodness of fit, and (allowable) low flow rate.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If project uses the Impracticability Provision, a listing of all applicable costs and a brief description of the alternative HM project (name, location, date of start up, entity responsible for maintenance).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the project uses alternatives to the default BAHM approach or settings, a written description and rationale.

¹⁷ Hydromodification is the change in a site's runoff hydrograph, including increases in flows and durations that results when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion of receiving streams, loss of habitat, increased sediment transport and/or deposition, and increased flooding. Hydromodification control measures are designed to reduce these effects.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4034

Agenda Date: 10/7/2025

Agenda #: 7.

Advisory Board: Alamo Municipal Advisory Council

Subject: CDVR25-01021 - 0 Vernal Drive, Alamo

Contact: Nai Saephan, Planner, nai.saephan@dcd.cccounty.us <<mailto:nai.saephan@dcd.cccounty.us>>

Information:

The applicant is requesting a variance for an oversized accessory structure of approximately 1,350 square feet (where 600 square feet is the maximum). The scope may include a lot line adjustment to the adjacent parcel 192-260-028 to establish a primary use. This is a Code Enforcement case (xRef. CECF23-000457).

Recommendation(s)/Next Step(s):

The planner is recommending denial of the project for the following reasons:

- 1) Unable to make the required variance findings to allow an oversized accessory building that is approximately 2,131 square feet where 600 square feet is the maximum size allowed.
- 2) An accessory building must be an accessory to an existing primary use, and this property does not have an established primary use such as a residence.



AGENCY COMMENT REQUEST

Date 4/28/25

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

DISTRIBUTION

INTERNAL

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

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

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

LOCAL

☒ Fire District _____
 ☒ San Ramon Valley – (email) rwendel@srvfire.ca.gov
 Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District Central San

☒ Water District EBMUD

City of _____
School District(s) _____
LAFCO
Reclamation District # _____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Alamo MAC

☒ Improvement/Community Association **AIA**

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Nai Saephan
Phone # 925-655-2874
E-mail nai.saephan@dcd.cccounty.us
County File # CDVR25-01021

Prior to May 23, 2025

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

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

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

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR25-01021

File Date: 4/22/2025

Applicant:

Richard Cordes
311 Vernal Drive
Alamo, CA 94507

rickcordes@aol.com
(925) 323-6836

Property Owner:

Richard Cordes
PO Box 685
Alamo, CA 94507

rickcordes@aol.com
(925) 323-6836

Project Description:

Applicant requests a variance for an oversized accessory structure of approximately 1,350 SF (where 600 SF is the maximum). Scope may include a lot line adjustment to the adjacent parcel 192-260-028 to establish a primary use. (xRef. CECF23-00457)

Project Location: (Address: 0 VERNAL DR, ALAMO, CA 94507), (APN: 192260020)

Additional APNs:

General Plan Designation(s): RVL

Zoning District(s): R-40

Flood Hazard Areas: X

AP Fault Zone: N/A

60-dBA Noise Control: Yes

MAC/TAC: Alamo MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

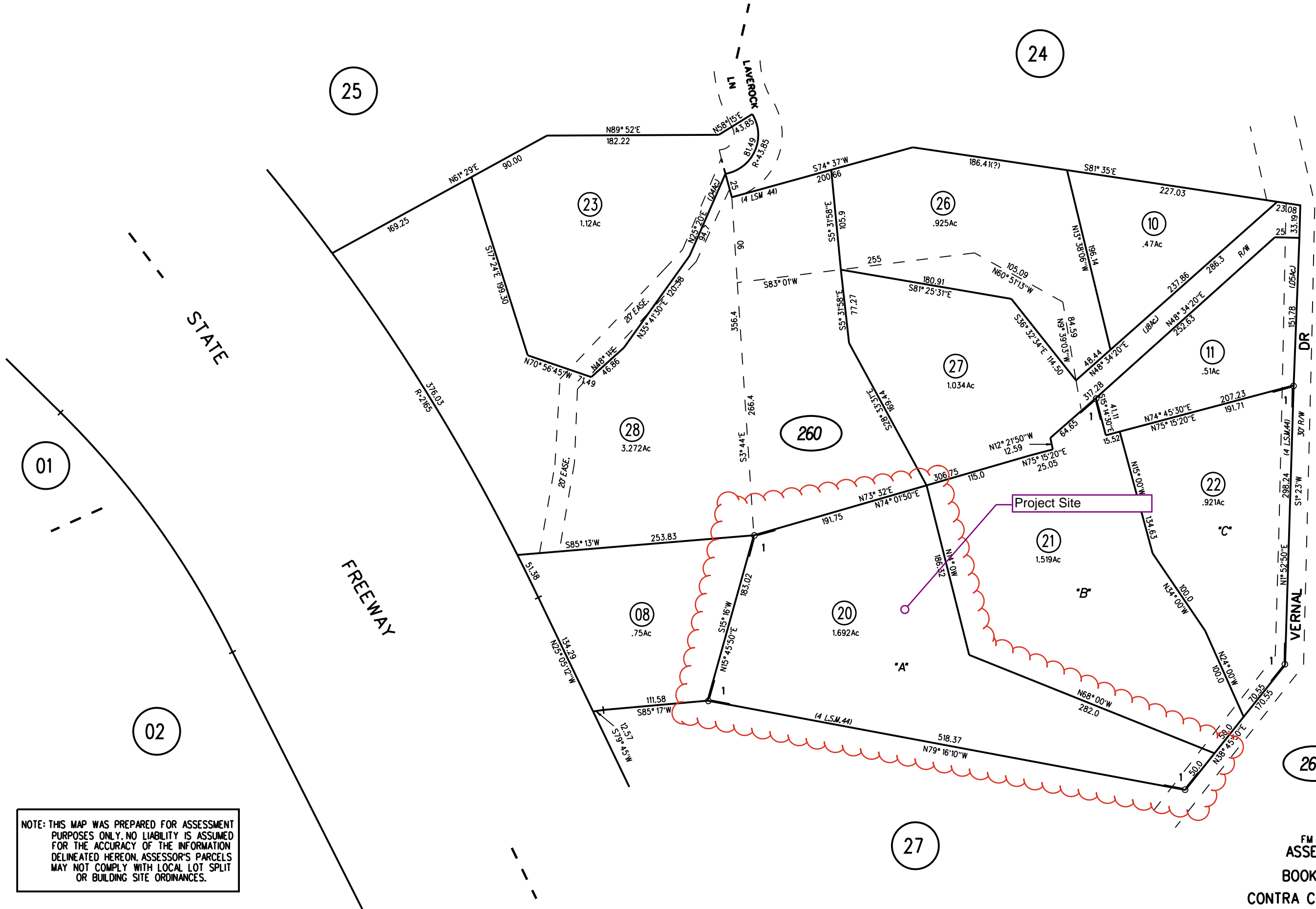
Housing Inventory Site: NO

Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
066A	Late Filing Penalty	002606-9660-REV-000-5B066A	1625.00	1625.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			4905.00	4905.00

RANCHO SAN RAMON
1- 197PM9 6/30/06



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.

Aerial View



Map Legend

Assessment
Parcels

Planning Layers (DCD)

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 inquiries to the appropriate department.

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

General Plan Designation: RVL



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

RVL (Residential
Very-Low
Density) (≤ 1 du/
na)

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

PS (Public and
Semi-Public)

RC (Resource
Conservation)

Unincorporated

Board of
Supervisors'
Districts

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

Zoning District: R-40



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

R-20 (Single
Family
Residential)

R-40 (Single
Family
Residential)

Unincorporated
Board of
Supervisors'
Districts

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



CORDES
PARCEL ONE
(2022-0128841)
APN: 192-260-028

ADDRESS: 1240 LAVEROCK LANE

N74°01'50"E 191.75'

22.8

COVERED
LEAN-TO

EXISTING CONCRETE
FOUNDATION (TYP)

EXISTING BUILDING
1,350 SF

CORDES FAMILY TRUST

PARCEL ONE
(2024-0000326)
APN: 192-260-020
PARCEL AREA: 73.713± SQ FT

PARCEL A
(197 PM 9)

JEM INVESTMENT TRUST
PARCEL ONE
(2023-0009056)
APN: 192-260-021

ADDRESS: 301 VERNAL DRIVE

PARCEL B
(197 PM 9)

LEGEND

- FOUND REBAR & CAP RCE 27818 PER (197 PM 9)
- SUBJECT PARCEL BOUNDARY
- RIGHT OF WAY/ADJACENT PARCEL LINE
- - - - - MONUMENT LINE
- - - - - HISTORIC LOT LINE

BASIS OF BEARINGS:

LINE BETWEEN FOUND MONUMENTS PER PARCEL MAP SUBDIVISION MS 01-0008 (197 PM 9)
BEARING: N68°00'00"W

NOTE:


EXISTING BUILDING SHOWN HEREON DEPICTS FIELD SURVEYED LOCATION AT GROUND LEVEL
- MEASUREMENTS TAKEN AT EXTERIOR FINISHED SIDING/TRIM.

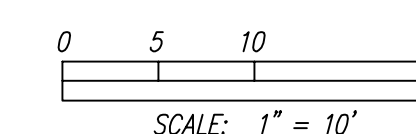
EASEMENTS OF RECORD (IF ANY) NOT SHOWN.

DISTANCES SHOWN IN FEET AND DECIMALS THEREOF

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF RICK CORDES IN DECEMBER, 2024.


 RYAN C. ENGEL, PLS 9022
 DATE: 12/10/2024



STRUCTURE LOCATION EXHIBIT

PARCEL A
PARCEL MAP SUBDIVISION MS 01-0008
(197 PM 9)
CONTRA COSTA COUNTY RECORDS
UNINCORPORATED COSTA COUNTY, CALIFORNIA
DECEMBER, 2024 SCALE 1" = 10'

BALS BAY AREA LAND
SURVEYING INC

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

APN: 192-260-020

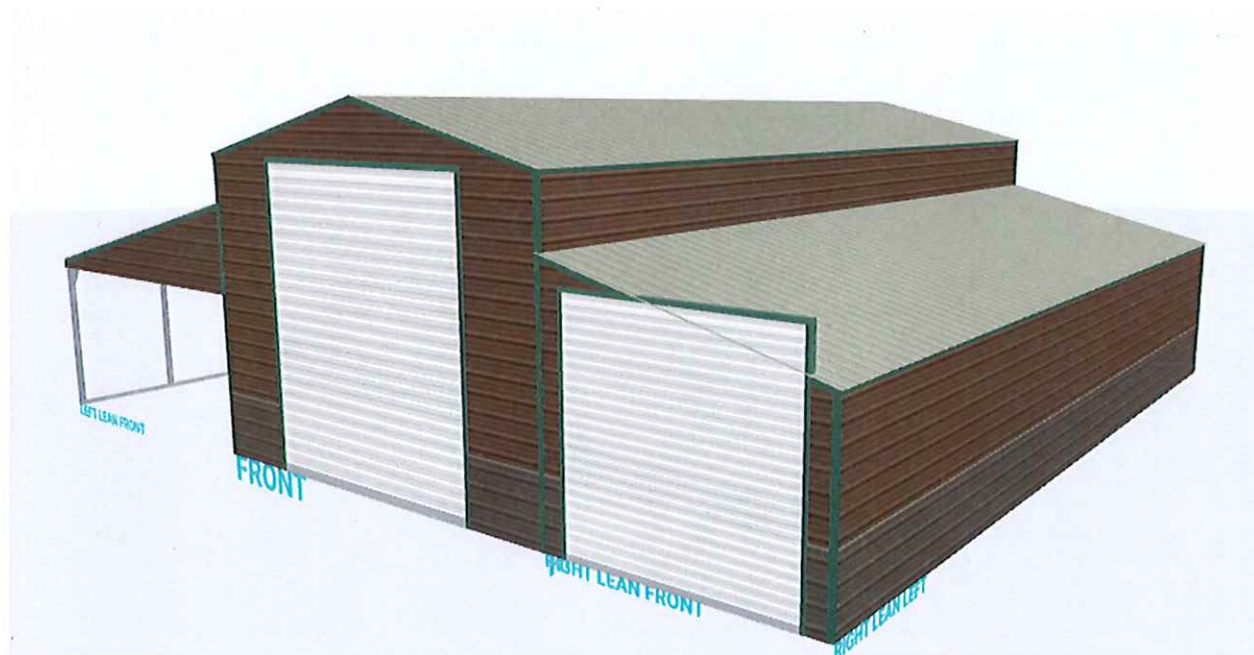
SHEET 1 OF 1

24-5289

BASIS OF BEARINGS:
N68°00'00"W 266.34' (197 PM 9)
MON-MON

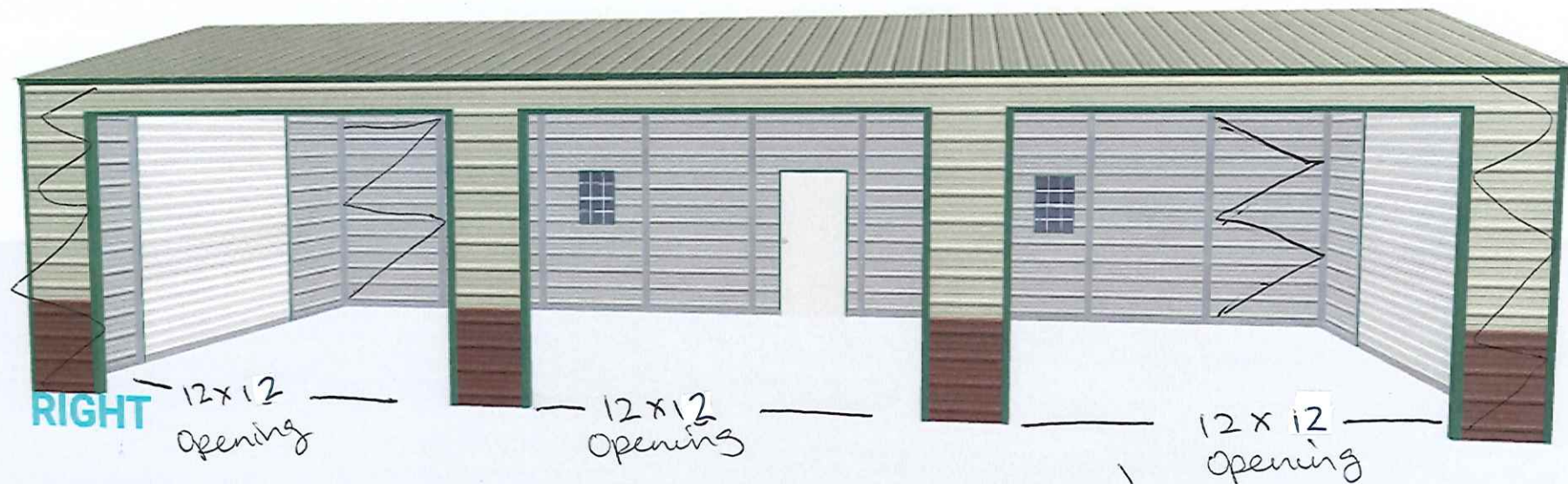
~~N68°00'00"
15.66'~~

VERNAL DRIVE
10' WIDE PRIVATE ROAD (197 PM S)





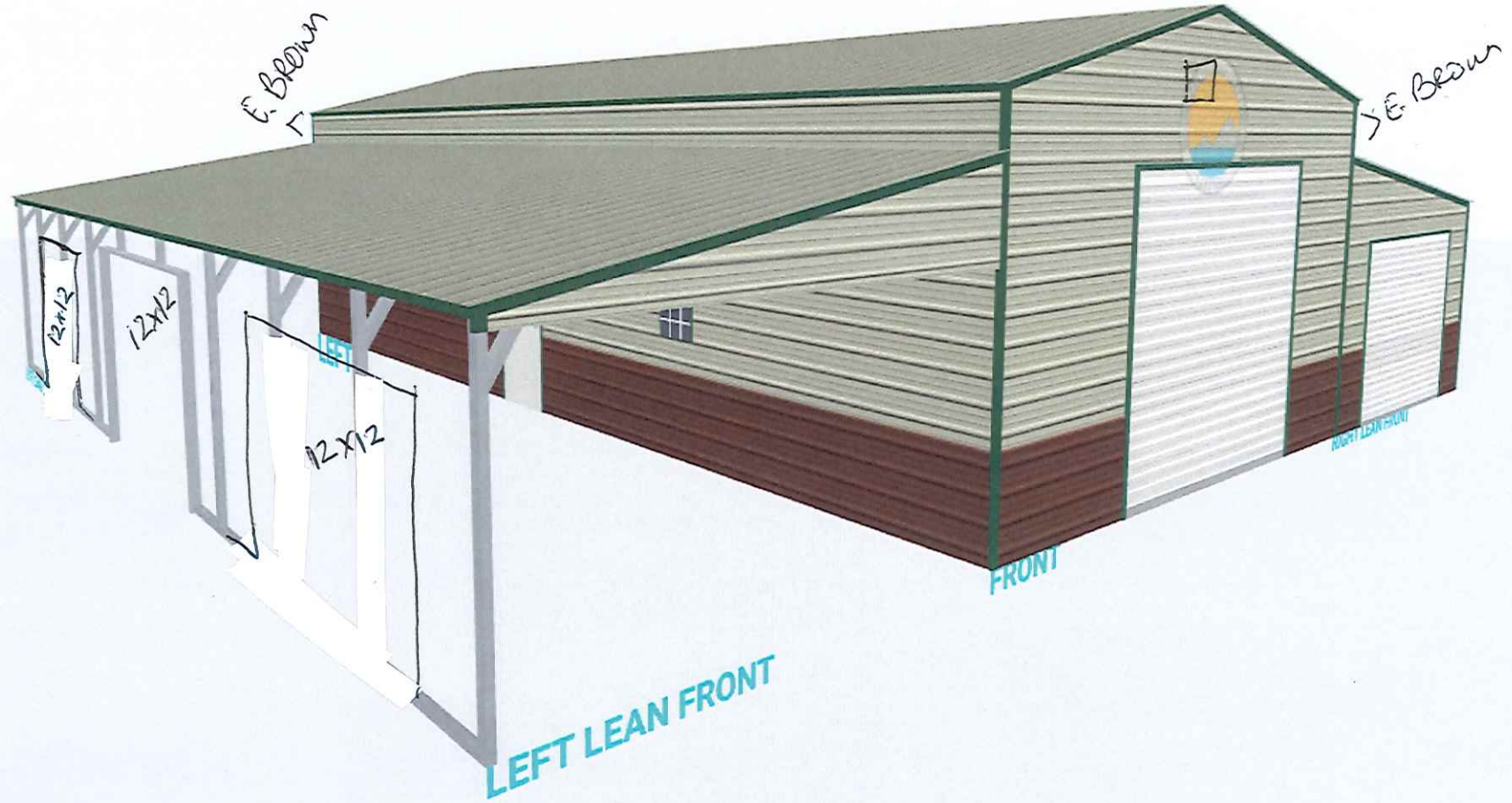


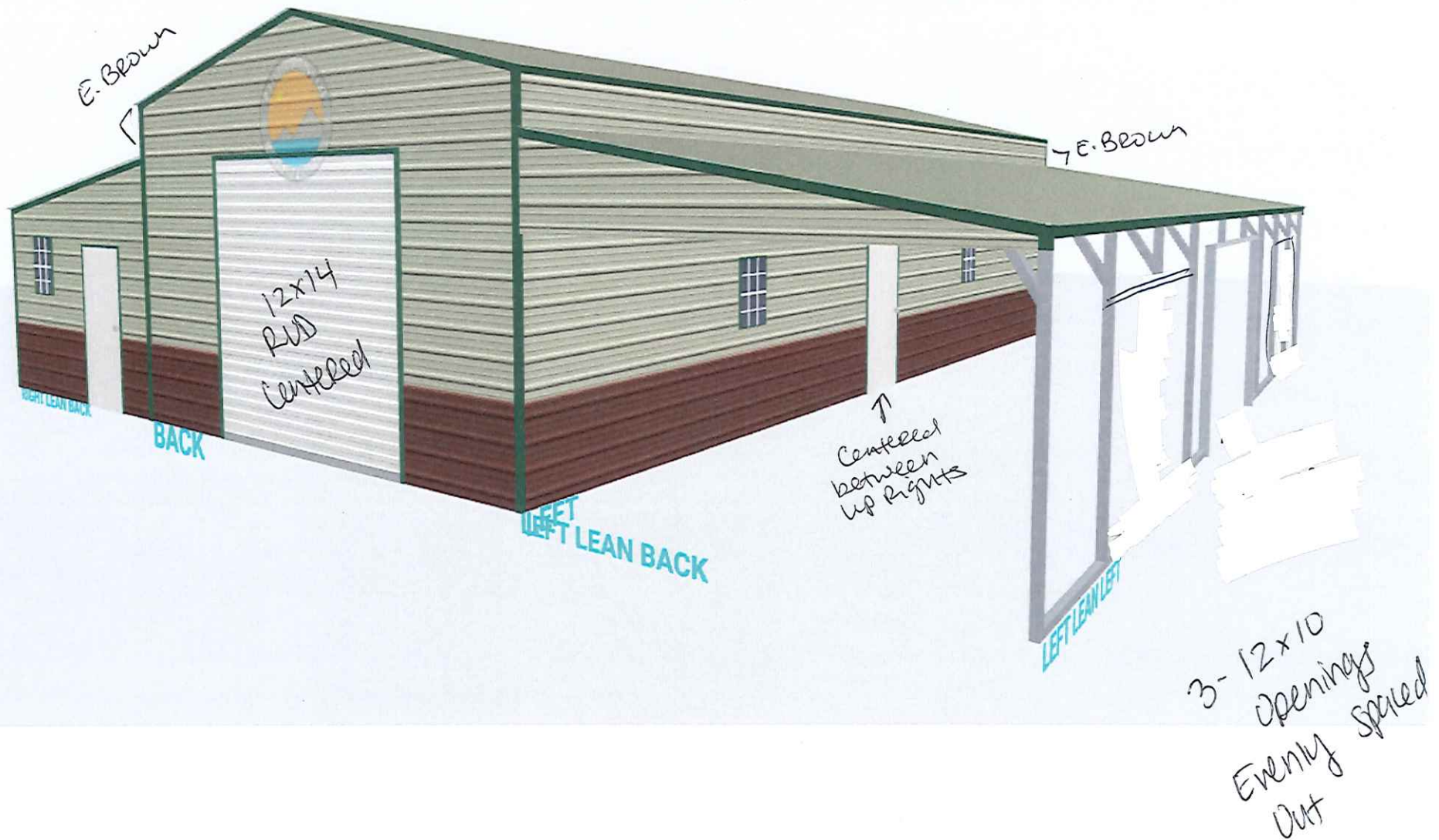


(Interior of Lean)
 → Diagonal Bracing
 on Spacers

(Lean coming off on this side)

3-12x12 Openings
 Evenly Spaced on Right Side







CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-4035

Agenda Date: 10/7/2025

Agenda #: 8.

Alamo Parks and Recreation, CSA R-7
4th Quarter Financial Statement 2024-25

		FY 23/24	FY 24/25	FY 24/25	%	%	
County Service Area R-7A	7758	Year to Date 6/30/2024	Budget	Year to Date 6/30/2025	of Total Expenditures	of Budget	Comments
	Ledger Accounts	\$5,236,530	\$5,749,667	\$5,749,667			
REVENUE:	Ledger Code						
Taxes	9000/9100/ 9385/9580	1,602,751	1,595,000	1,673,037		105%	
Interest Earned	9400	29,783	10,000	56,846		568%	
Prop 68 Hemme Park	9595	80,000	0	0		0%	
Alamo Sports Field Fees	9600	0	8,000	18,768		235%	Multiple yrs of revenue recvd
TOTAL REVENUE		1,712,534	1,613,000	1,748,651		108%	
REVENUE PLUS FUND BALANCE		6,949,064	7,362,667	7,498,318		102%	
EXPENSES:							
Services and Supplies							
Office Expense, Print & Mail	2100/3622	1,523	1,000	5,583	0%	558%	
Utilities	2120/2170	19,861	25,000	18,817	2%	75%	
Trash/Custodial	2270/2170/2282/2310	78,066	60,000	108,036	9%	180%	
Hap Magee Operations	2310	260,286	255,000	333,533	28%	131%	
Hemme Shade	6X5181	0	0	0	0%	0%	
LAFCO filing fee	2479	3,430	5,000	0	0%	0%	
Other Contracted Services	2305/2310/2479	23,204	60,000	20,410	2%	34%	
Recreation Supplies	2160/2476/ 2490/2281/2479/2310	32,342	25,000	28,974	2%	116%	
SUBTOTAL	Services and Supplies Total	418,712	431,000	515,353	43%	120%	
Other Charges						0%	
County Counsel, Assessment Admin, Investment Fee, CEQA Fee	3611/3622	16,927	15,000	11,501	1%	77%	
Prop Tax, Lease Management	3619	7,277	80,000	13,013	1%	16%	
2024 Election	3611	0	20,000	0	0%	0%	
Grounds Special Project - Dominguez Landscape	2282	198,305	0	0	0%	0%	
Grounds/Facilities Maintenance	2284/3620/2282	311,835	350,000	404,657	34%	116%	
SUBTOTAL	Other Charges Total	534,345	465,000	429,171	36%	92%	
Fixed Assets (Capital Improvements)						0%	
Hap Magee Park Imps	4766/2310	0	22,500	0	0%	0%	
Livorna Park Playground & Landscape Enhancement	4721/2310	90,956	300,000	82,081	7%	27%	
SUBTOTAL	Fixed Assets Total	90,956	322,500	82,081	7%	25%	
Public Works Staff (Administration)						0%	
Public Works Staff (Administration)	5011	155,384	300,000	178,527	15%	60%	
SUBTOTAL	PW Admin Total	155,384	300,000	178,527	15%	60%	
	TOTAL EXPENSES	1,199,397	1,518,500	1,205,131	100%	79%	
	Net	513,137	94,500	543,520		575%	
Fund Balance (Park Development/Reserve)		\$5,749,667	\$5,844,167	\$6,293,187		108%	

Alamo Parks and Recreation, CSA R-7

Administration and Miscellaneous

	FY 24/25	FY 24/25	FY 24/25
	Budget	Year to Date 6/30/2025	% of Total Expenditures
Service and Supplies	1,000	3,213	0%
Assessment Admin./County Counsel	10,000	14,234	1%
Public Works Staff (Administration)	75,000	132,592	11%
Total	86,000	150,039	12%

Alamo Parks and Recreation, CSA R-7

Parks

Livorna Park			
	FY 24/25	FY 24/25	FY 24/25
	Budget	Year to Date 6/30/2025	% of Total Expenditures
Services and Supplies	50,000	204,259	17%
Grounds/Facilities Maintenance	170,000	186,513	15%
Livorna Park Playground Enhancements Prjct	0	17,729	1%
Public Works Staff (Administration)	23,500	2	0%
Total	243,500	408,502	34%
Alamo Elementary School			
Services and Supplies	5,000	3,680	0%
Grounds/Facilities Maintenance	35,000	31,566	3%
Public Works Staff (Admin.)	4,000	3,940	0%
Total	44,000	39,186	3%
Alamo Oaks Trail			
Services and Supplies	500	0	0%
Grounds/Facilities Maintenance	5,000	0	0%
Public Works Staff (Admin.)	1,000	0	0%
Total	6,500	0	0%
Alamo Weed Abatement			
Services and Supplies	0	0	0%
Grounds/Facilities Maintenance	0	0	0%
Public Works Staff (Admin.)	0	0	0%
Total	0	0	0%
Andrew H. Young Park			
Services and Supplies	6,500	15,762	1%
Grounds/Facilities Maintenance	30,000	63,517	5%
Public Works Staff (Admin.)	5,000	6,659	1%
Total	41,500	85,938	7%
Rancho Romero School			
Services and Supplies	0	0	0%
Prop Tax/Insurance, Lease Management	500	0	0%
Public Works Staff (Admin.)	100	0	0%
Total	600	0	0%
Hap Magee Ranch Park			
Hap Magee Operations (Supplies & Services)	225,000	333,533	28%
County Counsel	600	0	0%

Prop Tax, Lease Management	7,000	4,793	0%
Capital Improvements	75,000	0	0%
Public Works Staff (Admin.)	4,000	3,698	0%
Total	311,600	342,024	28%
Iron Horse Trail Corridor			
Services and Supplies	0	0	0%
Grounds/Facilities Maintenance	3,000	808	0%
Public Works Staff (Admin.)	1,000	0	0%
Total	4,000	808	0%
Hemme Park Admin & Maintenance			
Services and Supplies	22,000	66,208	5%
Grounds/Facilities Maintenance	40,000	46,903	4%
Public Works Staff (Admin.)	10,000	7,563	1%
Total	72,000	120,674	10%
Hemme Fire Monument			
Services and Supplies	0	0	0%
Grounds/Facilities Maintenance	0	0	0%
Capital Improvements	0	0	
Public Works Staff (Admin.)	0	0	0%
Total	0	0	0%
Parks Summary			
	FY 24/25	FY 24/25	FY 24/25
	BUDGET	Year to Date	% of Total
		6/30/2025	Expenditures
Services and Supplies	309,000	623,443	52%
Grounds/Facilities Mtce and other charges	284,100	334,100	28%
Capital Improvements	75,000	17,729	1%
Public Works Staff (Admin.)	48,600	21,861	2%
Total	716,700	997,133	83%

Alamo Parks and Recreation, CSA R-7

Events

	FY 24/25	FY 24/25	FY 24/25
	Budget	Year to Date 6/30/2025	% of Total Expenditures
Movie Under the Stars			
Services and Supplies	4,300	4,300	0%
Public Works Staff (Administration)	8,500	4,008	0%
Total	12,800	8,308	1%
Summer Concert Series			
Services and Supplies	23,000	29,586	2%
Public Works Staff (Administration)	23,000	17,771	1%
Total	46,000	47,357	4%
Tree Lighting			
Services and Supplies	2,000	0	0%
Public Works Staff (Administration)	300	2,294	0%
Total	2,300	2,294	0%
Events Summary			
	FY 24/25	FY 24/25	FY 24/25
	BUDGET	Year to Date 6/30/2025	% of Total Expenditures
Services and Supplies	29,300	33,886	3%
Public Works Staff (Administration)	31,800	24,073	2%
Total Event Summary	61,100	57,959	5%



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4036

Agenda Date: 10/7/2025

Agenda #: 9.

Countywide Landscape and Lighting District 2024-25 4th Quarter Finance Report

Description: LL-2 Zone 36 (Alamo Area) has 5,493 parcels and was formed August 6, 1991. Each parcel is assessed at an equal rate of \$9.36 per year for a single family residence. Maintenance includes: Landscaping, irrigation, recreational facilities and related improvements located within the public right-of-way along Stone Valley Rd., Danville Blvd., Livorna Rd., Miranda Ave., medians at Stone Valley Rd. and Green Valley Rd. and the Danville Boulevard of Trees.

LL2 Zone 36 ALAMO	Acct Codes	WO#	FY 2023-24	FY 2024-25	FY 2024-25
			Year to Date as of 6/30/2024	Budget	Year to Date as of 6/30/2025
Fund 285200 ORG 7803					
CARRYOVER FR PRIOR YR			\$94,846	\$49,498	\$49,498
Revenue:					
Taxes and Assessments	9895		50,729	50,762	50,757
Earnings on Investment	9181		0	0	0
One Time Allocation - Tree Project/Weed Abatement Svcs	9956	5472	25,000	0	55,785
Transfer Z54 to Z36	9967		870	870	1,741
TOTAL REVENUE			76,599	51,632	108,283
Total Revenue + Carryover:			171,445	101,130	157,780
Expenditures:					
Utilities (Water & Electric)	2120	5548	2,199	2,200	2,666
Professional/Specialized Services (Non-County Staff)	3611	5498	1,091	1,460	557
Tax & Assessment Fees	3530	5498	4,942	4,945	4,945
Grounds Maintenance	3620	5555	24,156	31,200	23,933
Tree Project/Weed Abatement	2282	5472	77,591	0	75,259
Professional/Specialized Services (County Staff)	2282	5498	11,968	10,000	12,479
Streetscape Improvements	5011	5509	0	26,422	0
Operating Reserves			0	24,903	0
Total Expenditures			121,948	101,130	119,839
Fund Balance Available			\$49,498	\$0	\$37,942

WO5498=LL2 Z36 Alamo Admin

WO5548 & 5555=LL2 Z36 Alamo Maintenance

WO5472 Alamo Tree Project

WO5509: Sidewalk Abatement

Countywide Landscape and Lighting District 2024-25 4th Quarter Finance Report

Description: LL-2 Zone 45 (Alamo Villas) Tract 7559 has 10 parcels and was formed July 26, 1994. Each parcel is assessed at an equal rate of \$120 per year. Maintenance includes: Landscaping and related improvements located within the public right-of-way along the median island, approximately 120 linear feet along Danville Boulevard by Tract 7559.

LL2 Zone 45 ALAMO VILLAS - ALAMO	Acct Codes	WO#	FY 2023-24	FY 2024-25	FY 2024-25
			Year to Date as of 6/30/24	Budget	Year to Date as of 6/30/2025
Fund 286900 ORG 7769					
CARRYOVER FR PRIOR YR			\$ 1,156	\$ 2,051	\$ 2,051
Revenue:					
Taxes and assessments	9895		1,200	1,200	1,200
Tree Work Project - One Time Allocation	9956		0	0	0
TOTAL REVENUE			1,200	1,200	1,200
Total Revenue + Carryover			2,356	3,251	3,251
Expenditures:					
Professional/Specialized Svc. (Non-County Staff)	3611	5015	26	35	13
Tax & Assessment Fees	3530	5015	259	259	259
Grounds Maintenance	3620	5016	0	650	845
Professional/Specialized Svc. (County Staff)	5011	5015	21	200	66
Capital Improvements			0	1536	1520
Operating Reserves			0	572	0
Total Expenditures			305	3251	2702
Fund Balance Available			2,051	0	549

WO5015=LL2 Z45 Alamo Villas Admin

WO5016=LL2 Z45 Alamo Villas MTCE

Countywide Landscape and Lighting District 2024-25 4th Quarter Finance Report

Description: LL-2 Zone 54 (Alamo Country) Tracts 7601 and 7818 have 93 parcels and the Zone was formed on December 20, 1994. Each parcel is assessed at an equal rate of \$373.77 per year. Maintenance includes: Landscaping, irrigation and related improvements located within the public right-of-way of Livorna Rd and Miranda Ave, fronting Subdivisions 7601 and 7818, totaling approximately 4,320 linear feet. Landscaping varies in width from 23 feet to 170 feet. A financial contribution of approximately \$870.80 (93 units *\$9.36) for the Zone 36 medians is included below.

LL2 Zone 54 ALAMO COUNTRY - ALAMO	Acct Codes	WO#	FY 2023-24	FY 2024-25	FY 2024-25
			Year to Date as of 6/30/24	Budget	Year to Date as of 6/30/2025
Fund 287600 - ORG 7809					
CARRYOVER FR PRIOR YR			\$27,225	\$46,186	\$46,186
Revenue:					
Taxes and assessments	9895		44,633	45,689	45,689
Earnings on Investment	9181		0	0	0
One Time Allocation - Landscape Trimming Project	9956		5,000	0	4,850
TOTAL REVENUE			49,633	45,689	50,539
Total Revenue + Carryover:			76,857	91,875	96,725
Expenditures					
Utilities (Water & Electric)	2120	5063	3,275	8,500	5,956
Professional/Specialized Svcs. (Non-County)	3611	5062	960	1,700	1,140
Tax & Assessment Fees	3530	5062	329	329	329
Contrib to Other Agencies- Z54 to Z36 Per Eng Rt	3611	5063	870	870	1,741
Grounds Maintenance	3620	5063	21,529	25,000	24,679
Grounds Maintenance - Landscape Trimming Project	3620	5063	0	0	7,349
Professional/Specialized Svcs. (County Staff)	5011	5062	3,707	5,000	8,216
Capital Improvements			0	29,776	0
Operating Reserves			0	20,700	0
Total Expenditures			30,671	91,875	49,411
Fund Balance Available			46,186	0	47,314

WO5062=LL2 Z54 Alamo Admin

WO5063=LL2 Z54 Alamo MTCE



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4037

Agenda Date: 10/7/2025

Agenda #: 10.

Advisory Board: Alamo Municipal Advisory Council
Subject: Subcommittee Reports

Information:

Schools Subcommittee: Straznicka, Parkinson
Alamo AOB/Roundabout Subcommittee: Struthers, Burke, Barclay
Land Use Planning Subcommittee: Barclay (Chair), Brannan, Burke
Iron Horse Corridor Subcommittee: Struthers
Parks and Recreation Subcommittee: Struthers Mowat
Public Safety Subcommittee (Police, Fire, Emergency): Brannan
Trees and Landscape Subcommittee: Mowat, Burke



CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-4040

Agenda Date: 10/7/2025

Agenda #: 11.

Alamo Municipal Advisory Council

Heather Chaput, Chair
Michaela Straznicka, Vice Chair
Anne Struthers
Cecily Barclay
Robert Brannan
Robert Mowat
Sharon Burke
Michelle Parkinson, Alternate



Candace Andersen, Supervisor

Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925.655.2300

cameron.collins@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the Department of Conservation and Development.

DRAFT RECORD OF ACTIONS

Tuesday, September 2, 2025

6:00 p.m.

Alamo Women's Club

1401 Danville Blvd., Alamo

1. CALL TO ORDER – PLEDGE OF ALLEGIANCE – ROLL CALL

- Vice Chair Straznicka Absent, Member Brannan Absent

2. STAFF/AGENCY REPORTS (15 minutes)

3. PUBLIC COMMENT

- Derene Allen

4. Alamo MAC Chair Heather Chaput Resignation

5. Final Comments on Livorna Park Play Structure

- Bring the colors back to a more natural tone

6. CDLP25-02021 – Request approval of a Land Use Permit and Development Plan for outdoor seating in the parking area of an existing shopping center. This application includes a request for a Variance from the parking requirements of the Off-Street Parking Ordinance. The address is 3160 Danville Blvd., Alamo.

Public Comment:

Mike Gibson, AIA

Daniel Claybaugh

Motion to recommend approval by Member Barclay as presented with the understanding that the application includes a curb, sidewalks, speed bumps and other safety features and a good walkway along the sidewalk where the accessible spaces are located. Second by Member Struthers. Unanimous approval.

7. CDVR25-01017 – The applicant requests a variance to replace a retaining wall ranging from 3 to 5 feet in height, having a 0' setback to the front property line (where 25 feet is required). The project also involves construction activity within the dripline of one code-protected Valley Oak Tree. The address is: 41 Viejo Vista, Alamo.

Public Comment:

Mike Gibson, AIA

Motion by Member Burke, second by Member Struthers to recommend approval.

8. **CDVR25-01004** – The applicant requests approval of a variance to allow for an approximate 300 sq ft accessory building at a 6'-6" front setback from Valley Oaks Drive (where 25 ft is the minimum). The address is 100 Valley Oaks Drive, Alamo.

Public Comment:

Mike Gibson, AIA

*Motion by Member Parkinson to recommend approval. Second by Member Struthers.
Unanimous approval.*

9. **Hap Magee Shade Structure**

Motion by Member Struthers to recommend approve approval of the Tack Room shade structure with a cost of up to \$265,000. Second by Member Barclay. With changes of concrete and electrical added into the base bid. Unanimous approval.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925.655.2300

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925.655.2300. Complete name and address must be submitted to be added to the list.