



## AGENCY COMMENT REQUEST

Date 6/24/24

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  
☒ APC PW Staff      County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health      Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services (1 Full-size + 3 email Contacts)  
Traffic

☒ Flood Control (Full-size)      Special Districts

LOCAL

☒ Fire District \_\_\_\_\_  
San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
☒ Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)  
East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)

☒ Sanitary District Central San

☒ Water District EBMUD

☒ City of Danville

☒ School District(s) San Ramon Unified  
LAFCO  
Reclamation District # \_\_\_\_\_  
East Bay Regional Park District

☒ Diablo Discovery Bay/Crockett CSD

☒ MAC/TAC Diablo  
Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

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

ADDITIONAL RECIPIENTS

Diablo Improvement Association

Historic Landmarks Staff - D. Vogelphohl

Please submit your comments to:

Project Planner Diana Lecca

Phone # 925-655-2869

E-mail diana.lecca@dcd.cccounty.us

County File # CDMS24-00013

Prior to July 24, 2024

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

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # \_\_\_\_\_

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 Kristin Sherk

Signature Kristin Sherk

DATE 6/27/24

Agency phone # 925-655-2889



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San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)

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☒ City of \_\_\_\_\_ Danville

☒ School District(s) \_\_\_\_\_ San Ramon Unified

LAFCO

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Please submit your comments to:

Project Planner \_\_\_\_\_ Diana Lecca

Phone # \_\_\_\_\_ 925-655-2869

E-mail \_\_\_\_\_ [diana.lecca@dcd.cccounty.us](mailto:diana.lecca@dcd.cccounty.us)

County File # \_\_\_\_\_ CDMS24-00013

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**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 \_\_\_\_\_

Katharine Torru

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



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

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phone: 925.838.6600

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

Wednesday, July 17, 2024

Hello Diana Lecca,

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:** CDMS24-00013  
**ADDRESS:** 1699 ALAMEDA DIABLO (195151007)  
**APPLICATION TITLE:** Planning and Site Development Review  
**PROJECT NUMBER:** 1390820

**Roy Wendel**  
**Fire Marshal**  
[rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
925.838.6687

Planning Comments

Open Issues: 1

PLANNING


General Issues

1. No Comment

Roy Wendel 7/17/24 5:05 AM	The San Ramon Valley Fire Protection District has reviewed the his application and has no comments.
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## REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES		
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY		
DATE: 07/24/2024	EBMUD MAP(S): 1575B488	EBMUD FILE: S-11621
AGENCY: Department of Conservation and Development Attn: Diana Lecca 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDMS24-00013	FILE TYPE: Development Plan
APPLICANT: Alexander R Mehran 2600 Camino Ramon San Ramon, CA 94583		OWNER: Alexander R Mehran 2600 Camino Ramon San Ramon, CA 94583
DEVELOPMENT DATA		
ADDRESS/LOCATION: 1699 Alameda Diablo City: DIABLO Zip Code: 94528		
ZONING: R-20, UE PREVIOUS LAND USE: Residential		
DESCRIPTION: Minor lot subdivision of a 5.89-acre parcel into two lots: lot A, 2.59 acres, and lot B, 3.30 acres.		TOTAL ACREAGE: 5.29 ac.
TYPE OF DEVELOPMENT: Single Family Residential: 2 Units		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 472-491	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 475-492
All of development may be served from existing main(s) Location of Main(s): Alameda Diablo, Calle Arroyo		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE
F5B	450-650	SERVICE ELEVATION RANGE
COMMENTS		
<p>Once the property is subdivided, separate meters for each lot will be required. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p> <p>AAL</p>		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
<div style="text-align: right;"> 07/22/2024</div> <div style="text-align: center;">Jennifer L. McGregor, Senior Civil Engineer; WATER SERVICE PLANNING SECTION</div>		



# Memo

April 22, 2025

**TO:** Diana Lecca, Planner, Department of Conservation and Development  
**FROM:** Larry Gossett, Senior Civil Engineer, Engineering Services Division  
**SUBJECT:** **MINOR SUBDIVISION MS24-0013**  
**STAFF REPORT & CONDITIONS OF APPROVAL - REVISED**  
(Alexander Mehran/Alameda Diablo/Diablo/APN 195-151-007)  
**FILE:** **MS24-0013**

Our memo dated February 6, 2025, was based on the tentative map dated August 24, 2024, and related documents that accompanied that submittal. Subsequent to said February 2025 memo, the applicant's engineer, on behalf of the applicant, submitted an exception requires to the Country Subdivision Ordinance for consideration by the "advisory agency" in accordance with the procedures outlined in Chapter 92-6 of said Code. This memo is in response to this exception request and supersedes our prior memo.

## Background

The applicant requests approval of a tentative parcel map for the subdivision of a 5.89-acre parcel into two lots resulting in a 2.59-acre "Parcel A" and a 3.30-acre "Parcel B". No development is requested at this time.

The property is in Diablo under R-20 zoning. The East Branch of Green Valley Creek bisects Parcel B of the property. The property is bounded to the north by the Diablo Country Club golf course, to the south by both Alameda Diablo and Diablo Road, to the west by Calle Arroyo, and to the east by other R-20 zoned parcels. Part of the southern property line directly abuts the Town of Danville. Proposed Parcel A is an undeveloped pasture. Parcel B is occupied by an existing residence and amenities.

An exception request from Section 914-2.002 – "onsite collect and convey requirements" of the County Ordinance Code was submitted dated April 1, 2025, along with the requisite supporting arguments relative to the findings that need to be made to grant the exception request. These will be further discussed below.

## Traffic and Circulation

Proposed Parcel B fronts and gains access from Alameda Diablo, a private road. Parcel A fronts both Diablo Road, maintained by the Town of Danville and the private Calle Arroyo. It is not clear which road Parcel A will gain access from. At this location, Alameda Diablo is a 20-foot road within a 60-foot right-of-way, Diablo Road is a 28-foot road within a 115-foot right-of-way,

and Calle Arroyo is an 18-foot road within a 20-foot right-of-way. Public Works would defer to the Town of Danville to determine if additional right-of-way for Diablo Road is necessary.

Access rights to Alameda Diablo and Calle Arroyo appear to have been established as part of the formation of the Diablo Community Services District in 1969. As those two roads are private and meet County Ordinance Code minimum standards for private roads, no additional easement width or improvements are required. No frontage improvements along Diablo Road are proposed as part of this project either, unless the Town of Danville identifies a need or nexus for improvements. Since access is available to Parcel A from Calle Arroyo, we will request the applicant relinquish abutter's rights along its frontage of Diablo Road in accordance with County General Plan policies.

### **Underground Utilities**

Chapter 96-10 of the County Ordinance Code requires all new and existing utility distribution facilities to be installed underground. Since the fronting streets are either private or within the corporate limits of the Town of Danville, relocation of existing overhead utilities will not be applicable.

### **Drainage**

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

Based on County elevation data, surface runoff of the property flows westerly. The East Branch of Green Valley Creek intercepts the runoff from the eastern portion of Parcel B. The remainder of the site gently slopes towards Calle Arroyo but being pasture, the stormwater falling on the property is generally retained. That may not be the case if the site is further developed. There is no apparent infrastructure in the vicinity of the property to collect the runoff and convey it to Green Valley Creek, the ultimate receiving waters for excess runoff in this area.

Given the cost and logistical constraints of designing and constructing off-site drainage infrastructure to accommodate development that is not even envisioned on Parcel A, the applicant has requested an exception from this Ordinance Code requirement. Considering the current zoning and size of the property, any future development of the site will be subject to either entitlement or ministerial regulations that will require County review over drainage facilities and compliance with drainage standards and infrastructure to serve said development and mitigate any impacts related thereto. With this consideration, Public Works will not be averse to the granting of this exception request, with the inclusion of a deed disclosure to any future property owner that future development is subject to the drainage requirements of said Code or adequately mitigate storm waters so as not to increase peak runoff flow rates or concentrate runoff in excess of the existing undeveloped conditions.

### **Creek Structure Setback**

The applicant should be aware of the Creek Structure Setback requirements of the County Ordinance Code. The structure setback line from the East Branch of Green Valley Creek is indicated on the tentative map to determine development restrictions applicable to Parcel B.

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

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface areas in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. Since Parcel B is fully developed, a single-family residence on Parcel A would be allowed up to 10,000 square feet of impervious surfaces before a SWCP would be required. This would be evaluated as part of the building permit review process for future development of parcel A.

### **Floodplain Management**

Excluding the portion of the property within the banks of the East Branch of Green Valley Creek, the property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

### **Lighting District Annexation**

The subject property is not annexed into the lighting district. The property owner will be required, as a condition of approval, to annex into the County Facilities District 2010-1 formed for the Countywide Street Light Financing.

### **Area of Benefit Fee**

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County, Southern Contra Costa Regional, and Tri-Valley Transportation Areas of Benefit, as adopted by the Board of Supervisors. This fee shall be paid prior to issuance of building permits.

### **Drainage Area Fee and Creek Mitigation**

The property is located within unformed Drainage Area 36. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact me at (925) 313-2016 or [larry.gossett@pw.cccounty.us](mailto:larry.gossett@pw.cccounty.us).

LG:ss  
G:\engsvc\Land Dev\MS\MS 24-0013\Staff Report & COAs MS24-0013 Revised 4-22-25.docx

cc: J. LaRocque, Engineering Services  
A. Vazquez, Engineering Services  
Alexander R. Mehran, *owner/applicant*  
2600 Camino Ramon  
San Ramon, CA 94583



**PUBLIC WORKS RECOMMENDED  
CONDITIONS OF APPROVAL FOR PERMIT MS24-0013**

**COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.**

**General Requirements:**

- In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the vesting tentative map received by the Department of Conservation and Development, Community Development Division, on August 27, 2024.
- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

**Access to Adjoining Property:**

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Town of Danville, if necessary, for construction of utility or other improvements within the right-of-way of Diablo Road.

**Abutter's Rights:**

- Applicant shall relinquish abutter's rights of access along Diablo Road.

**Road Intersection Design/Sight Distance:**

- Applicant shall provide sight distance at the intersection of the private driveways with the fronting roadways in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions.

**Countywide Street Light Financing:**

- Property owner(s) shall annex to the County Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

**Utilities/Undergrounding:**

- Applicant shall underground all new utility distribution facilities.

## **Drainage Improvements:**

### Collect and Convey

- Applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to *an adequate* natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to *an adequate* natural watercourse, in accordance with Division 914 of the Ordinance Code.

### Exception, Subject to granting thereof by the "Advisory Agency"

As exception from this requirement is hereby granted, provided the Owner records a deed disclosure over Parcel A stating that future development of said Parcel is subject to the drainage requirements of the County Ordinance Code, or successor regulations, or to mitigate storm water runoff so as not to concentrate runoff or increase peak flow rates for the Code's "design storm" in excess of the un-developed conditions that exist at the time of the document's recordation..

## **Miscellaneous Drainage Requirements:**

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.

## **Creek Banks and Creek Structure Setbacks:**

- Property owner shall relinquish "development rights" over that portion of the site that is within the structure setback area of the East Branch of Green Valley Creek. The structure setback area shall be determined by using the criteria outlined in Chapter 914-14, "Rights of Way and Setbacks," of the Subdivision Ordinance. "Development rights" shall be conveyed to the County by grant deed.

## **National Pollutant Discharge Elimination System (NPDES):**

- The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards San Francisco Bay - Region II.

Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

- Minimize the amount of directly connected impervious surface area.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Offer pavers for household driveways and/or walkways as an option to buyers.

- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Other alternatives comparable to the above as approved by the Public Works Department.

### **Stormwater Management and Discharge Control Ordinance:**

- Based on the tentative map, this project does not require submittal of a Stormwater Control Plan. This project shall be subject to all other provisions of the County Stormwater Management and Discharge Control Ordinance (§1014, Ordinance No. 2005-01).

Future development applications or building permits on the subject parcels may be required to comply with Provision C.3 of the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and the Stormwater Management and Discharge Control Ordinance. A deed disclosure shall be recorded on each parcel informing all future property owners of the requirement to comply with Provision C.3 as a condition of any building or development permit application. This compliance may require a Stormwater Control Plan, and an Operations and Maintenance Plan prepared in accordance with the latest edition of the *Stormwater C.3 Guidebook*. Compliance may also require annexation of the subject property into the Community Facilities District 2007-1 (Stormwater Management Facilities) and entering into a standard Stormwater Management Facilities Operation and Maintenance Agreement with Contra Costa County.

### **ADVISORY NOTES**

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County, Southern Contra Costa Regional, and Tri-Valley Transportation Areas of Benefit of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.