



Contra Costa County
**Public Works
Department**

Warren Lai, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Sarah Price
Carrie Ricci
Joe Yee

Memo

December 31, 2025

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

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

Background

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

Frontage - Setback

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

Drainage

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

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

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

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

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

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

(3) That the granting of the exception will not be materially detrimental to the public welfare or injurious to other property in the territory in which the property is situated:

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

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

Stormwater Management and Discharge Control

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

Area of Benefit Fee

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

Streetlights (General Benefit)

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

Drainage Area Fee

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

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

LT:

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

cc: J. LaRocque Engineering Services

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

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

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

General Requirements:

- In accordance with Section 92-2.006 of the Ordinance Code, this development plan shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the site plan prepared by Elevation Design + Consulting dated November 14, 2025.
- Applicant shall submit improvement plans prepared by a registered civil engineer to the Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The conditions of approval below are subject to the review and approval of the Public Works Department.

Frontage - Setback:

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

Street Lights:

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

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

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

Stormwater Management and Discharge Control:

- Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).
- Applicant shall submit final site improvement plans which provide a breakdown of the total proposed impervious surface areas (roof tops, patios, porch, pool area) and verify this total does not exceed 10,000 SF.

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

ADVISORY NOTES

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



August 13, 2025

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

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

Dear Adrian,

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

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

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

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

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

Sincerely,

Heidi Budge

Heidi Budge

Vector Control Planner

925-771-6126

hbudge@contracostamosquito.com



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

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

Tuesday, August 26, 2025

Hello Adrian Veliz,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

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

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

PLANNING

General Issues

1. Access

Roy Wendel 8/26/25 5:09 AM	Current requirements for water supply and Fire Department access will be applied at time of submittal for construction permits. Visit www.firedepartment.org/submitplans for the current Ordinance, Standards and Submittal Requirements.
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2. Access

Roy Wendel 8/26/25 5:09 AM	Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Fire Department Ordinance.
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3. SRA

Roy Wendel 8/26/25 5:09 AM	Project is located in a High Fire Severity Zone within the State Responsibility Area. The provisions of CBC Chapter 7A and CFC Chapter 49 will apply.
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4. Rural Water Supply

Roy Wendel 8/26/25 5:11 AM	A rural water supply will be required per District Standards. Water supply permit to be completed prior to combustible construction.
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5. Submit Plans

Roy Wendel 8/26/25 5:11 AM	Plan submittal required to the Fire District. Visit www.firedepartment.org/submitplans for information on submittal requirements.
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FIRE PREVENTION STANDARD

RURAL WATER SUPPLY

SCOPE

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

INSTALLATION STANDARDS

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

Tank Requirements

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

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

Pumper Connection Requirements

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

Piping Requirements

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

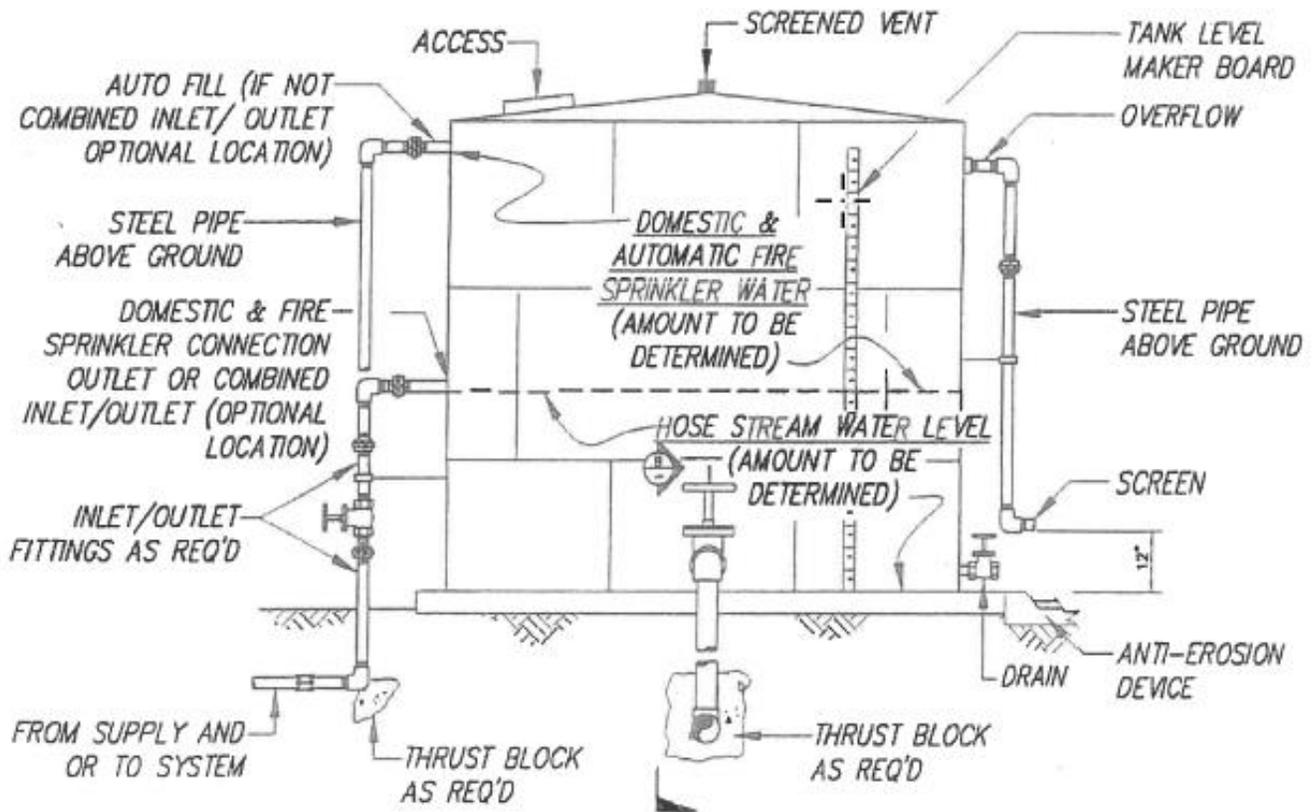
Plan Submittal Requirements

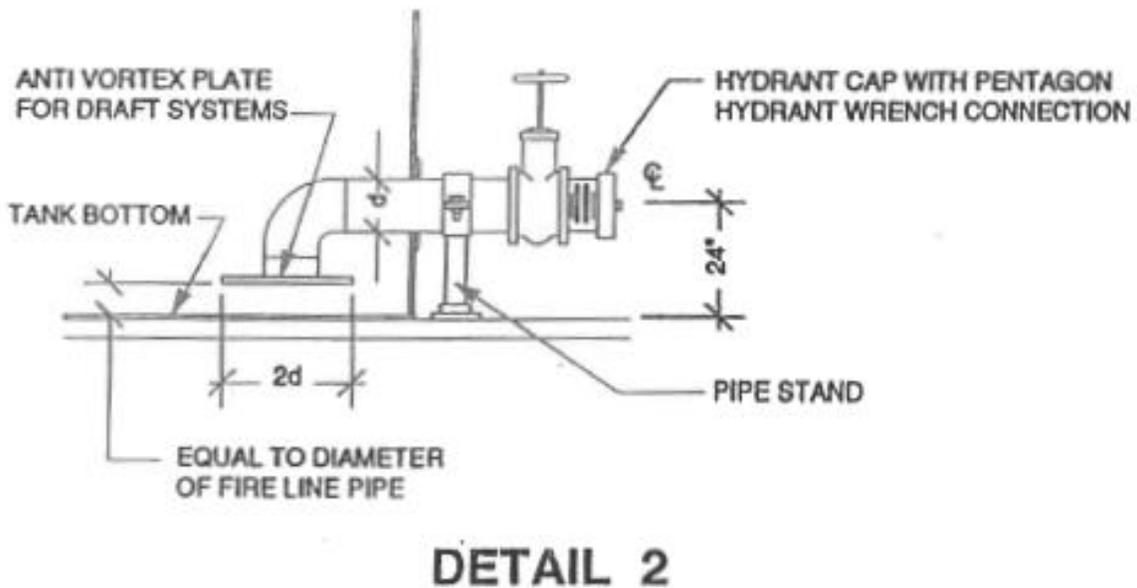
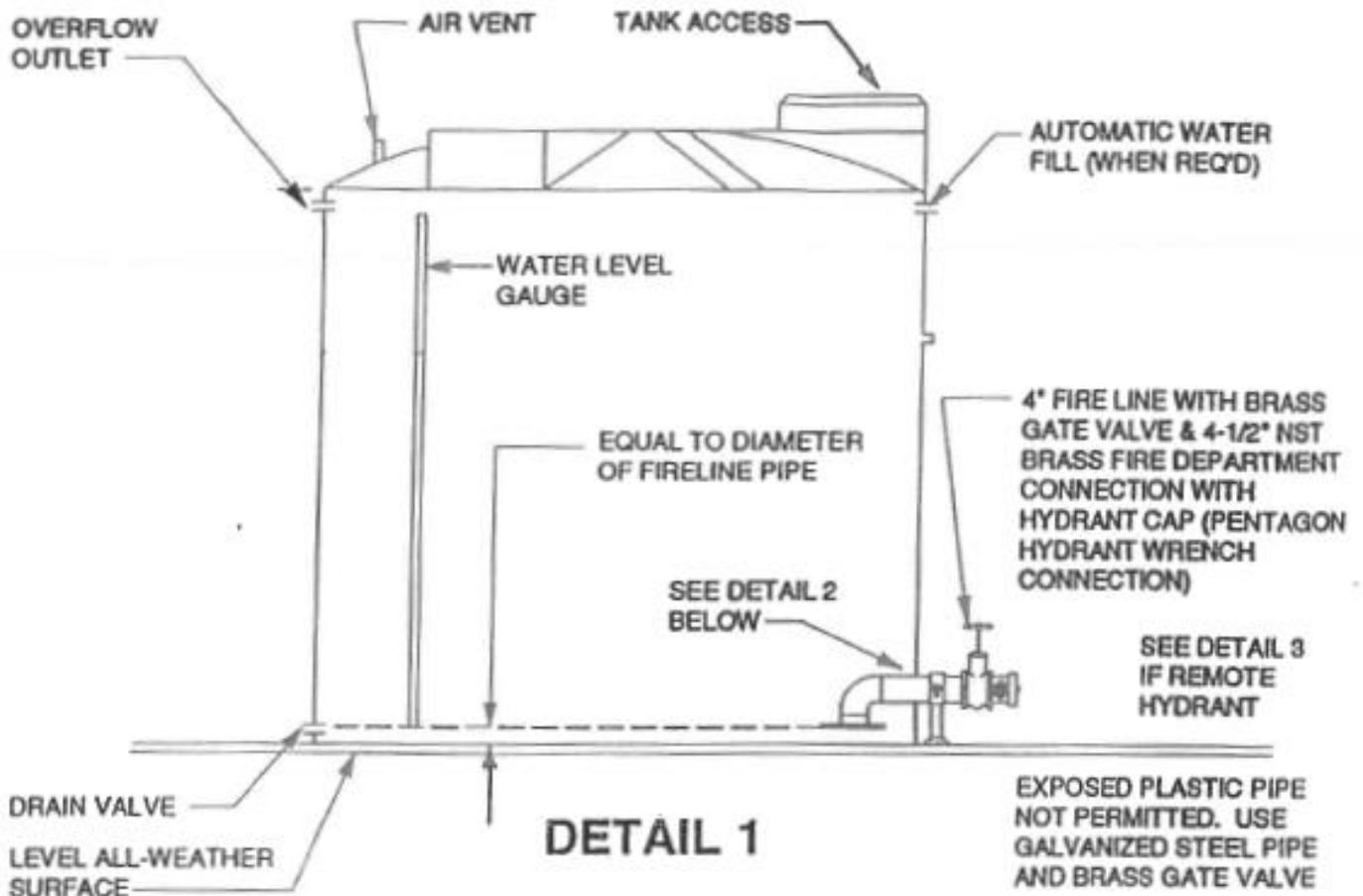
1. The owner contractor shall submit tank specification and piping plans to the Fire District for review and approval prior to installation. Complete information regarding the piping from the tank to the pumper connection shall be provided. The plans must be scaled and shall include the following information: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

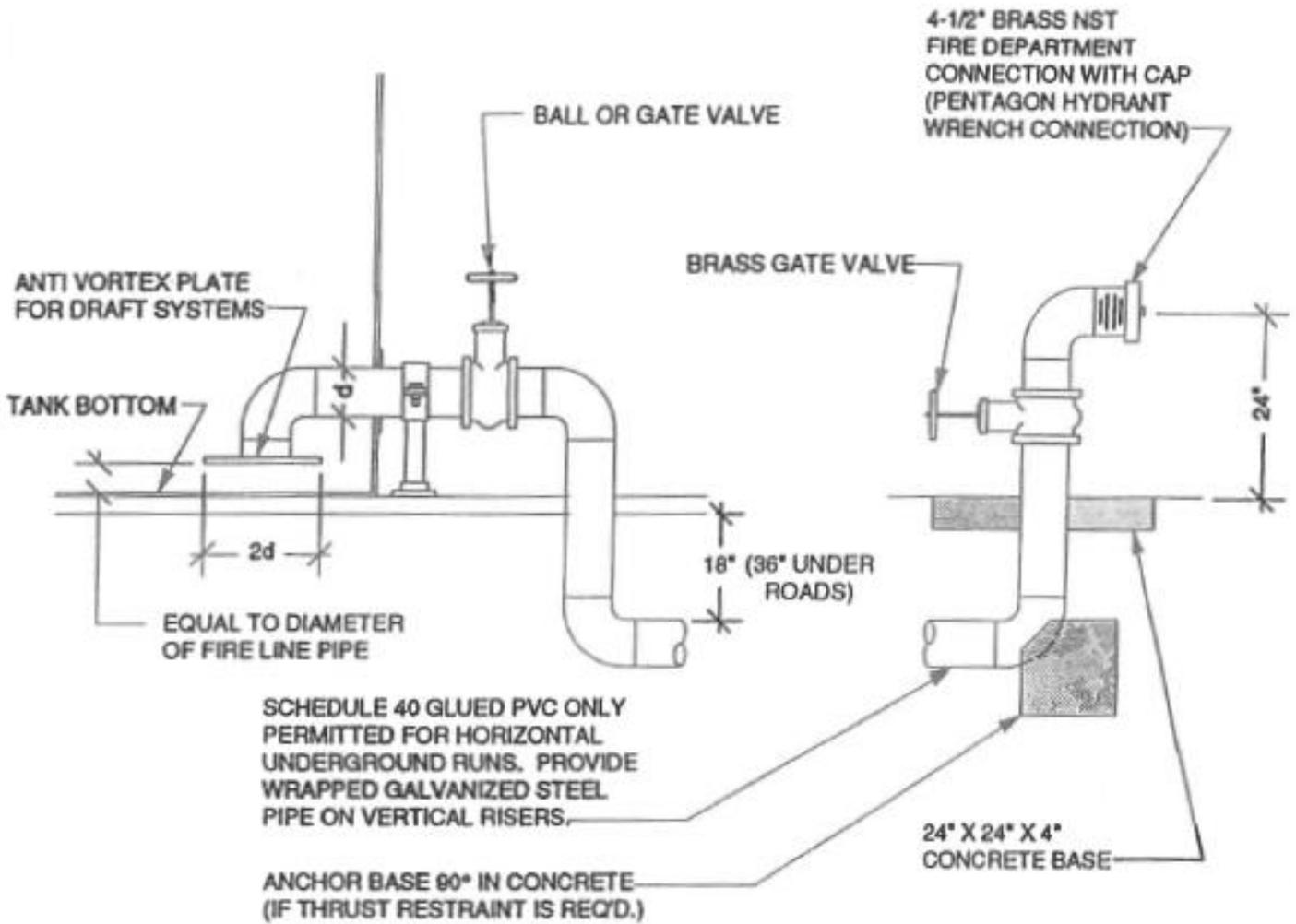
Inspection Requirements

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

Residential Water Supply Tank



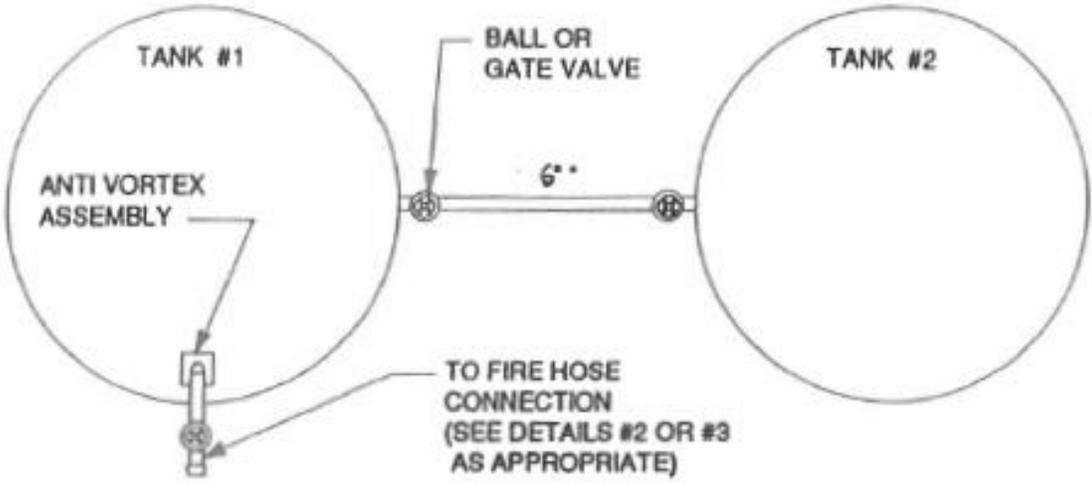




NOTE: PIPE SIZE AND THE MAXIMUM HYDRANT DISTANCE FROM THE WATER TANK IS BASED ON HYDRAULIC CALCULATIONS.

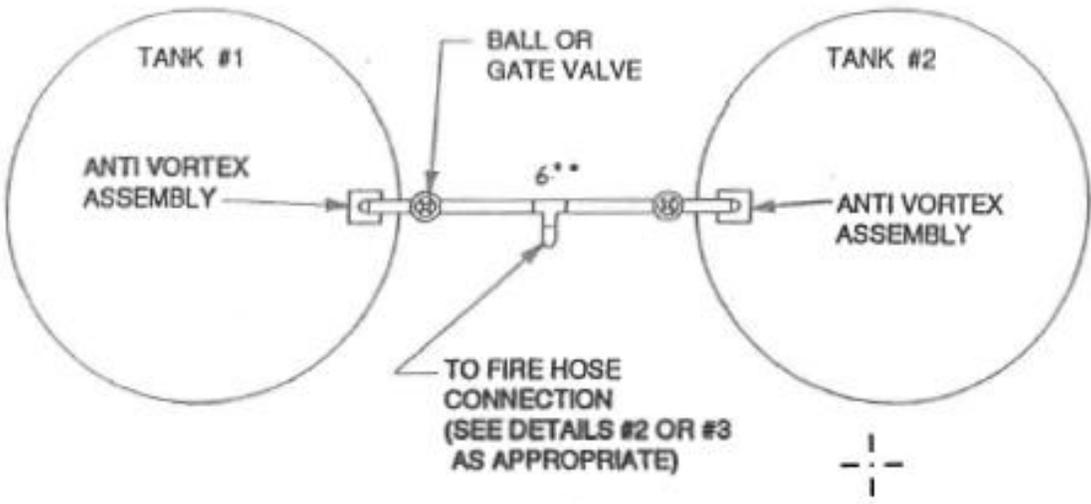
DETAIL 3

LOCATE BOTH TANKS AT THE SAME LEVEL



DETAIL 4

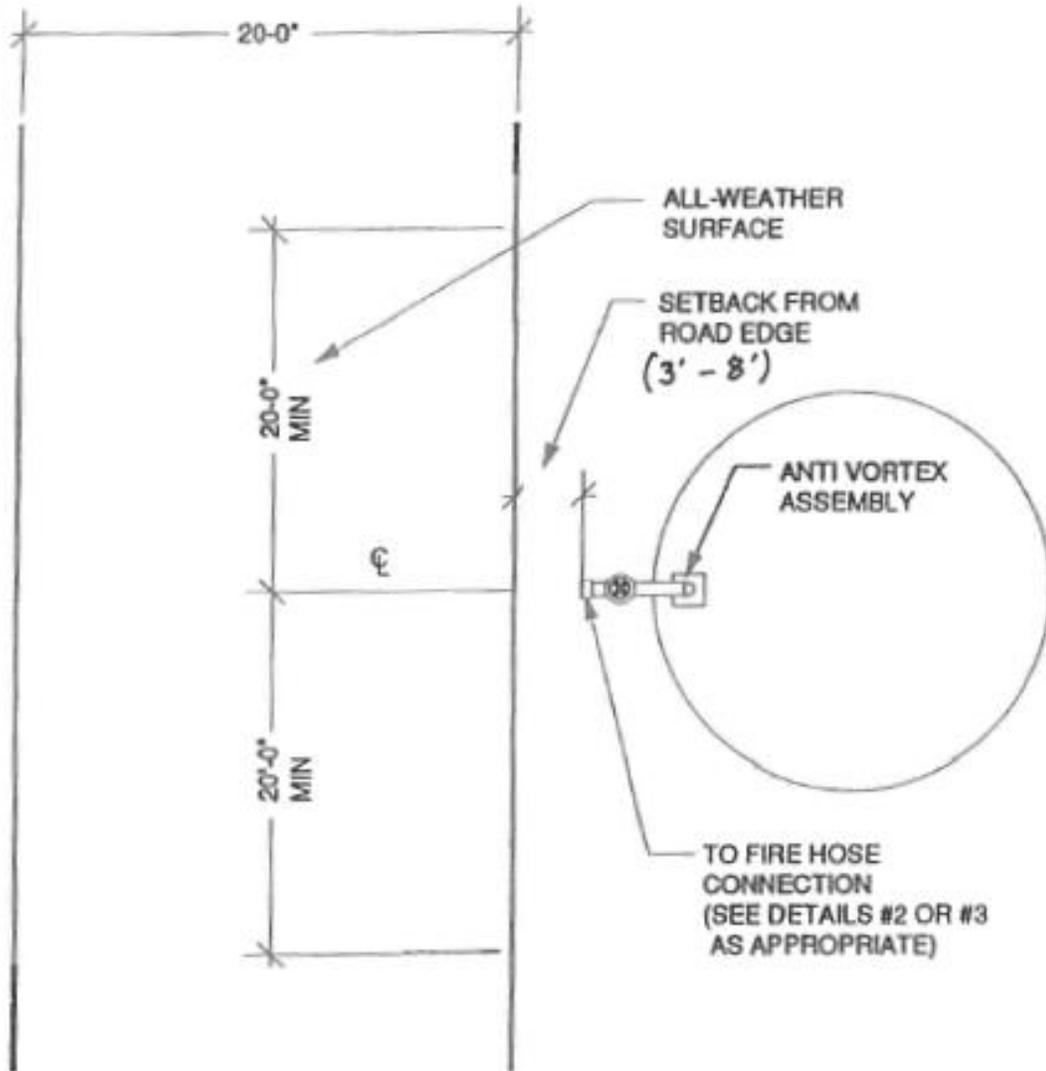
LOCATE BOTH TANKS AT THE SAME LEVEL



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

DETAIL 5

FIRE ACCESS TO DRAFT HOSE CONNECTION



FIRE HOSE CONNECTION ACCESS ROAD AND
FIRE OPERATION AREA

DETAIL 7