

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

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

Attention: Planning Technician Mariela Zarco

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

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

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

My cell phone is: 510-406-3704

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



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

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

Attention: Planning Technician Mariela Zarco

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

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

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

Our contact information is:

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

Cell phone: 925-324-2321

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

Cell Phone 925-783-8813

Sincerely,

Brian and Jennifer Oas  
5800 Camino Tassajara  
Pleasanton, CA 94588

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

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

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

Dear Mr. Veliz,

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

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

The proposed residence exceeds 8,000 sq. ft. and is substantially out of scale with the existing development pattern along Camino Tassajara, where homes are predominantly single-story, ranch-style structures averaging roughly 2,000 sq. ft. The considerable height and massing of the proposed design will allow direct views into my neighboring yard and bedrooms.

Your conclusion that the project will not result in “adverse effects” is inconsistent with the stated intent of the Small Lot Design Review process under CCC Ord. §82-10.002(c), which specifically requires heightened scrutiny of:

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

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

2. Required Disclosures and Transparency in the Review Process

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

allow for meaningful review and participation.

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

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

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

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

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

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

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

To date, the County has not provided:

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

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

Accordingly, please clarify:

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

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

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

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

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

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

I look forward to your timely response.

Sincerely,

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

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

Good morning:

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

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

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

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

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

Best regards,

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



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

Adrian

Hope you are well.

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

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

Thank you

Brian Oas

*Owner*

*All-Star Swim School, LLC*

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

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**From:** Brian Oas

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

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

**Cc:** [chuck.baumann@gmail.com](mailto:chuck.baumann@gmail.com); [shermaninvestmentgrouppllc@gmail.com](mailto:shermaninvestmentgrouppllc@gmail.com); [shane@diablok9.com](mailto:shane@diablok9.com); [wevey1978@gmail.com](mailto:wevey1978@gmail.com); [avenuesofoakland@aol.com](mailto:avenuesofoakland@aol.com); [amy94588@aol.com](mailto:amy94588@aol.com); andrew koski <[koskia101@yahoo.com](mailto:koskia101@yahoo.com)>

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

Hello Adrian

Hope you are well.

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

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

Thank you

Brian Oas

*Owner*

*All-Star Swim School, LLC*

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

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**From:** Brian Oas

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

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

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

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**From:** Brian Oas

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

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

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

Good morning, Adrian,

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

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

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

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

Kind regards,

**Brian**

Brian Oas

*Owner*

*All-Star Swim School, LLC*

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

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

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

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

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

Good morning Mr. Oas:

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

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

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

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

Best,

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



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

Good Morning Adrian

Had some question.

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

Thank you

Brian Oas

*Owner*

*All-Star Swim School, LLC*

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

Arcplanning@dcd.cccounty.us

County file # CDSL25-00044

Tassajara Valley

6/26/2025

To Whom It May Concern,

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

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

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

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

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

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

Sincerely,

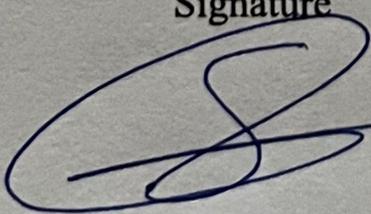
Concerned Residents of Tassajara Valley

Printed Name

Signature

Address

Shane Garrely



5990 Camino Tassajara Rd  
Pleasanton, CA 94588