

CONTRA COSTA COUNTY
 DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 30 Muir Road
 Martinez, CA 94553-4601
 Phone: 925-655-2700
 Fax: 925-655-2758



CONTRA COSTA
 CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 10/9/25

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

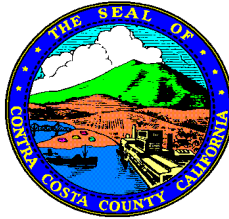
<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p><input checked="" type="checkbox"/> Building Inspection Grading Inspection</p> <p><input checked="" type="checkbox"/> Advance Planning Housing Programs</p> <p>Trans. Planning Telecom Planner</p> <p>ALUC Staff HCP/NCCP Staff</p> <p>County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input checked="" type="checkbox"/> Environmental Health Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p><input checked="" type="checkbox"/> Engineering Services Special Districts</p> <p>Traffic</p> <p>Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District _____</p> <p style="padding-left: 40px;">San Ramon Valley – (email) rwendel@srvfire.ca.gov</p> <p><input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org</p> <p><input checked="" type="checkbox"/> Sanitary District <u>MT VIEW SANITARY</u></p> <p><input checked="" type="checkbox"/> Water District <u>CONTRA COSTA WATER (CCWD)</u></p> <p>City of _____</p> <p>School District(s) _____</p> <p>LAFCO</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p>MAC/TAC _____</p> <p>Improvement/Community Association</p> <p>CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p>CHRIS (email only: nwic@sonoma.edu)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Grant Farrington</u></p> <p>Phone # <u>925-655-2868</u></p> <p>E-mail <u>grant.farrington@dcd.cccounty.us</u></p> <p>County File # <u>CDRZ25-03279</u></p> <p>Prior to <u>Nov. 7, 2025</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p style="padding-left: 40px;">Landslide Active Fault Zone (A-P)</p> <p><input checked="" type="checkbox"/> Liquefaction <input checked="" type="checkbox"/> Flood Hazard Area</p> <p><input checked="" type="checkbox"/> 60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p>High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p>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.</p> <p>Comments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>Print Name <u>Chris Elliott</u></p> <p style="text-align: center;"> <u>October 9, 2025</u></p> <p>Signature DATE</p> <p>Agency phone # <u>(925) 228-5635</u></p>
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**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Deputy Director

October 22, 2025

To: Grant Farrington, Project Planner, Current Planning Division
From: Daniel Barrios, Senior Planner, Advance Planning Section
Subject: **County File #CDRZ25-03279**
30-Day Comment Review

Thank you for providing Advance Planning with the opportunity to provide comments on this application. Provided below are Advancing Planning's initial considerations regarding the project in relation to compliance with the General Plan.

1. The General Plan land use designation for the subject property is Commercial and Office (CO), which allows for a full range of commercial and office uses. The application includes a request to rezone the property from Single-Family Residential District (R-7) to Commercial (C) to allow for a contractor's yard to operate on the subject property. This rezone would be consistent with the CO land use designation, as the C zoning district is a consistent zoning district with CO pursuant to Table LU-1 of the Land Use Element.
2. Figure HS-21 in the Health and Safety Element shows the subject property is adjacent to a 70-dB roadway noise contour. Policy HS-P14.3 states, "Require new nonresidential uses exposed to a DNL of 65 dB or greater to provide a detailed acoustical analysis describing how the project will provide an interior sound level of 50 Leq (1-hr).*" Although contractor's yards do not traditionally occur primarily indoors, the on-site office appears to necessitate a noise study.
3. The Vine Hill and Mountain View Community Profile Policy 3 states, "Encourage economic investment, especially commercial and mixed-use development, along

Pacheco Boulevard." Rezoning the subject property from R-7 to C in support of a commercial business (i.e. contractor's yard) would be consistent with this policy.

Please do not hesitate to reach out with any questions or concerns moving forward.

Sincerely,

Daniel Barrios

Daniel Barrios
Senior Planner, Advance Planning
daniel.barrios@dcd.cccounty.us
(925) 655-2901



AGENCY COMMENT REQUEST

Date 10/9/25

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 MT VIEW SANITARY
 Water District CONTRA COSTA WATER (CCWD)
 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 Grant Farrington
 Phone # 925-655-2868
 E-mail grant.farrington@dcd.cccounty.us
 County File # CDRZ25-03279
 Prior to Nov. 7, 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

The Fire District has no comments on the rezoning of the area.

However, any future developments will need to be submitted to the Fire District for official review.

Print Name Danielle Thomas
 Digitally signed by Danielle Thomas 11/17/2025
 Signature _____ DATE _____
 Agency phone # 925-941-3300 ext. 1531