



AGENCY COMMENT REQUEST

Date 06/20/2023

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

- DISTRIBUTION**
- INTERNAL**
- ☒ Building Inspection
 - ☒ Advance Planning
 - ☒ Trans. Planning
 - ALUC Staff
 - APC PW Staff
 - ☒ Grading Inspection
 - Housing Programs
 - Telecom Planner
 - HCP/NCCP 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
 - Consolidated – (email) fire@cccfd.org
 - East CCC – (email) brodriguez@cccfd.org

- ☒ Sanitary District **CENTRAL SANITARY**

- ☒ 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 Syd Sotoodeh

Phone # 925-655-2877

E-mail syd.sotoodeh@dcd.cccounty.us

County File # CDMS23-00005 & CDRZ23-03271

Prior to July 20, 2023

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 R. WENDEL

7.10.2023

Signature

DATE

Agency phone # 925.838.6600



San Ramon Valley Fire Protection District
Community Risk Reduction Division
1500 Bollinger Canyon Road
San Ramon, CA 94583

phone: 925.838.6600

web: www.firedepartment.org

Monday, July 10, 2023

Hello Syd Sotoodeh,

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: CDMS23-00005 CDRZ23-03271
ADDRESS: 1921 GREEN VALLEY RD (194070015)
APPLICATION TITLE: Planning and Site Development Review
PROJECT NUMBER: 1056743

Roy Wendel

Interim Fire Marshal

San Ramon Valley Fire District
1500 Bollinger Canyon Road, San Ramon, CA 94583
rwendel@srvfire.ca.gov
9258386603

Planning Comments

Open Issues: 2

PLANNING

General Issues

1. Submit Plans

Roy Wendel
7/10/23 11:05 AM

Plan submittal required to the Fire District. Visit www.firedepartment.org/submitplans for information on submittal requirements.

2. Access

Roy Wendel
7/10/23 11:05 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.

Syd Sotoodeh

From: Roy Wendel <rwendel@srvfire.ca.gov>
Sent: Monday, August 26, 2024 10:20 AM
To: Syd Sotoodeh
Subject: RE: FW: CDMS23-00005, 1921 Green Valley Road: revised submittal

Syd –

The applicant has not formally submitted anything and doesn't have anything approved from the Fire District. There have been conversations I recall (I only recall them due to the unique driveway access issue off Green Valley) and we've give them direction on their requirements.

The biggest issue was the approach, coming from the South and needing to be able to make the hairpin turn to access the driveway up to the house.

It looks like we can get the required hose pull distance of 200' from the top of the driveway which is 150' from the street so a turnaround is not required.

They are keeping the grade under 16 so it is not triggering a grooved concrete application on the driveway.

Let me know if you need additional information.

Please note that our Administrative Office has relocated to 2401 Crow Canyon Road, Suite A, San Ramon, CA 94583.



Roy Wendel

Fire Marshal

Email: rwendel@srvfire.ca.gov

Phone: (925) 838-6687

San Ramon Valley Fire Protection District

2401 Crow Canyon Road, Suite A

San Ramon, CA 94583

www.firedepartment.org

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From: Syd Sotoodeh <Syd.Sotoodeh@dcd.cccounty.us>

Sent: Wednesday, August 21, 2024 7:55 AM

To: Darwin Myers <dmyersassoc@gmail.com>

Cc: Simone Saleh <Simone.Saleh@pw.cccounty.us>; Kellen O'Connor <kellen.oconnor@pw.cccounty.us>; Larry Gossett <larry.gossett@pw.cccounty.us>; Anthony DiSilvestre <anthony.disilvestre@pw.cccounty.us>; Roy Wendel <rwendel@srvfire.ca.gov>

Subject: RE: FW: CDMS23-00005, 1921 Green Valley Road: revised submittal

Roy: I'm also including a copy of their variance request as the applicant indicates that they received comments or information directly from the Fire District on the proposed access road/driveway configuration and is basing their variance on this information about fire vehicle access. I primarily would like to know if their driveway configuration satisfies Fire's requirements. But, it appears that this parcel is located in a State Responsibility Area and High Fire Hazard Severity Zone. Due to the requests for variance and the slope of the lot, the project is not exempt from CEQA environmental review. Mitigations may be required to reduce any impacts due to wildfire and fire hazards to less than significant levels, but the project is small enough that I don't think a separate study from the applicant is warranted. We appreciate any additional comments or concerns you may have.

Thanks!



Syd Sotoodeh, Senior Planner

Contra Costa County

Department of Conservation and Development

30 Muir Road

Martinez, CA 94553

Direct Line: 925-655-2877

Email: syd.sotoodeh@dcd.cccounty.us

DCD Web: [Conservation and Development | Contra Costa County, CA Official Website](#)

Permits: [Accela Citizen Access \(cccounty.us\)](#)



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: 07/10/2023 | EBMUD MAP(S): 1572B494 | EBMUD FILE:S-11419 | | | | | | |
| AGENCY: Department of Conservation and Development Attn: Syd Sotoodeh 30 Muir Road MARTINEZ, CA 94553 | AGENCY FILE: CDMS23-00005 & CDRZ23-03271 | FILE TYPE: Development Plan | | | | | | |
| APPLICANT: Benoit McVeigh dk Engineering 1931 San Miguel Drive Walnut Creek, CA 94596 | | OWNER: George M Moore 101 Montair Drive Danville, CA 94526-2721 | | | | | | |
| DEVELOPMENT DATA | | | | | | | | |
| ADDRESS/LOCATION: 1921 Green Valley Road City:ALAMO Zip Code: 94507-2721 | | | | | | | | |
| ZONING:A-2 PREVIOUS LAND USE: Residential | | | | | | | | |
| DESCRIPTION: Two-lot residential subdivision | | TOTAL ACREAGE:2 ac. | | | | | | |
| TYPE OF DEVELOPMENT: Single Family Residential:2 Units | | | | | | | | |
| WATER SERVICES DATA | | | | | | | | |
| PROPERTY: in EBMUD | ELEVATION RANGES OF STREETS: 514-532 | ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 522-674 | | | | | | |
| All of development may be served from existing main(s) Location of Main(s):Green Valley Road | | | | | | | | |
| <table border="1"><thead><tr><th>PRESSURE ZONE</th><th>SERVICE ELEVATION RANGE</th></tr></thead><tbody><tr><td>F5B</td><td>450-650</td></tr></tbody></table> | | PRESSURE ZONE | SERVICE ELEVATION RANGE | F5B | 450-650 | <table border="1"><thead><tr><th>PRESSURE ZONE</th><th>SERVICE ELEVATION RANGE</th></tr></thead><tbody></tbody></table> | PRESSURE ZONE | SERVICE ELEVATION RANGE |
| PRESSURE ZONE | SERVICE ELEVATION RANGE | | | | | | | |
| F5B | 450-650 | | | | | | | |
| PRESSURE ZONE | SERVICE ELEVATION RANGE | | | | | | | |
| None from main extension(s) Location of Existing Main(s): | | | | | | | | |
| <table border="1"><thead><tr><th>PRESSURE ZONE</th><th>SERVICE ELEVATION RANGE</th></tr></thead><tbody></tbody></table> | | | PRESSURE ZONE | SERVICE ELEVATION RANGE | | | | |
| PRESSURE ZONE | SERVICE ELEVATION RANGE | | | | | | | |
| COMMENTS | | | | | | | | |
| <p>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>KTL</p> | | | | | | | | |
| CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008. | | | | | | | | |
| <div style="text-align: center;"> Jennifer L. McGregor, Senior Civil Engineer; WATER SERVICE PLANNING SECTION</div> <div style="text-align: right;">07/10/2023 DATE</div> | | | | | | | | |

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



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SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

July 12, 2023

File No.: 22-1982

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

re: CDMS23-00005 & CDRZ23-03271 / APNs 194070015 & 194070018 / Benoit McVeigh

Dear Syd Sotoodeh,

Records at this office were reviewed to determine if this project could adversely affect cultural resources.

Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description:

Applicant requests approval of a minor subdivision to allow a two-lot subdivision of a 2-acre lot. Parcel "A" is to be 0.96 acres and Parcel "B" is to be 1.04 acres. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and a tree permit to remove 3 code-protected trees & work within the driplines of code-protected trees for site improvements and construction of one new single-family residence on Parcel "B".

Previous Studies:

XX This office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX Although the general vicinity has sensitivity for archaeological resources, the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

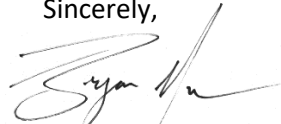
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Much", with a stylized flourish extending to the right.

Bryan Much
Coordinator



DARWIN MYERS ASSOCIATES

ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY

March 28, 2024

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: **Geologic Peer Review / 30-Day Comments**
CDMS23-00005 & CDRZ23-03271
dk Engineering (applicant)/ G. Moore (owner)
APN 194-070-018 / 1921 Green Valley Road
Alamo Area, Contra Costa County
DMA Project #3006.24

Dear Syd,

On July 20, 2023 we issued a peer review letter on the captioned project.¹ For that peer review, we were providing 30-day comments on the captioned minor subdivision. Our letter provided an overview of the geologic and seismic setting of the project site and a preliminary assessment of potential geologic/ seismic hazard and recommended mitigation measures. In response to the 30-day comment letter from the County the applicant has provided a response, which included submittal of a geotechnical report.² A revised Tentative Parcel Map,³ and a Stormwater Control Plan.⁴

It should also be noted that the California Geological Survey (CGS) has issued an official Seismic Hazard (SHZ) map of the Diablo 7.5-Minute Quadrangle.⁵ The provisions of the Seismic Hazard Zone Mapping Act are applicable to all minor and major subdivisions, and most other types of construction that involve the eventual construction of structures for human occupancy.

Purpose

The purpose of the peer review letter presented herein that is to review the supplemental information submitted by the applicant, provide peer review comments on the geotechnical report and update our previous evaluation and recommendations (i.e., the evaluation and recommendations presented herein supersede those presented in our previous peer review letter.) We will not repeat the background

¹ Darwin Myers Associates, 2023, *Geologic Peer Review 30-Day Comments*, CDMS23-00005 & CDRZ23-03271/ ac., dk Engineering (applicant) / G. Moore (owner), APN 194-070-018 / 1921 Green Valley Rd., Alamo Area, Contra Costa County, DMA Project 3028.23.

² GFK & Associates, Inc., 2024, *Geotechnical Investigation Proposed Minor Subdivision*, APNs 194-070-015 & -018, 1921 Green Valley Road, Alamo, California, GFK Job #2026 (report dated January 4, 2024).

³ dk Engineering, 2024, *Rezoning and Tentative Parcel Map, 1921 Green Valley Road, Minor Subdivision CDMS23-00005, Alamo, Contra Costa County CA*, dk Job # 20-1049 (16 Sheets, dated January 15, 2024).

⁴ dk Engineering, 2023, *1921 Green Valley Road, Stormwater Control Plan*, dk Job #20-1049 (12 Sheets dated October 13, 2023).

⁵ California Geological Survey, 2024, *Earthquake Zones of Required Investigation, Diablo Quadrangle*, Official SHZ map released February 22, 2024.

information presented in our previous peer review letter but have attached copies of the four maps that were presented at that time. However, we shall provide pertinent information on the SHZ mapping of the CGS.

Seismic Hazard Mapping Act

The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by Contra Costa County for the past 50+ years. However, Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. The procedure for issuance of official SHZ maps is to distribute preliminary review copies of the SHZ maps and invite local jurisdictions, public agencies and property owner/ general public to provide comment, particularly technical data. Based on CGS review of the comments the preliminary map(s) may be modified on the basis of the technical input provided. Finally, a public hearing is held before the State Mining and Geology Board with a recommendation from the CGS that the map(s) be approved. When SHZ maps are accepted as adequate by the Mining and Geology Board, they are distributed to local jurisdictions and public agencies. Nearly all land development projects that are located within areas at-risk of earthquake-triggered landslides or liquefaction (or both) and which will eventually lead to construction of structures for human occupancy (including all major and minor subdivisions), comprehensive geological/ geotechnical investigations are required. There are standards for the required reports. To ensure that the required reports comply with the standards of the CGS, the state law requires that all reports are subject to peer review by a California licensed registered geologist or geotechnical engineer. The consultant-prepared report, along with evidence of peer review, is required to be provided to the CGS within 30 days of completion of the peer review.

Accompanying each SHZ map is a Seismic Hazard Zone Report.⁶ Those reports explain the methodology used by the CGS analysis and present technical data on a) geology, b) groundwater, c) geologic probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) references and f) zoning techniques. In the Seismic Hazard Zone Reports, ground-shaking levels are estimated for a 10 percent probability of being exceeded in a 50-year period for rock, soft rock and alluvium conditions.

The project site is located within the Diablo Quadrangle. The Diablo Quad SHZ Map, issued on February 22, 2024.⁷ An enlargement of a portion of the SHZ map is presented in Figure 5 at a scale of 1 in.=250 ft. The boundary of the project site is outlined in green. and the base map is an aerial photograph that shows the local road network, parcels, creeks (with a blue line) and topographic contours (10 ft. contour interval), as well as identifying the areas considered to be in a landslide zone and lands within a liquefaction zone. As shown, the project site is within an *Earthquake-Induced Landslide Zone*. In making its determination the CEG considers slope gradient and height, local geological, geotechnical subsurface water conditions and local seismic conditions. The SHZ Report 137 (Plate 2.3) considers the Project Site to have a Probabilistic PGA of 0.59-0.61 (i.e. 10% risk of exceedance in 50 years). For lands rated at-risk of landslide displacement, there is a potential for permanent ground displacements such that mitigation as defined in Public Resource Code Section 2693c is required. Disclaimer #8 on the SHZ map acknowledges that some sites within the designated hazard areas may have already been mitigated to city or county standards. (The CGS has not performed exhaustive studies of previous geotechnical and engineering geologic reports in County project files.)

⁶ CGS, 2024, *Seismic Hazard Zone Report for the Diablo Quadrangle, Contra Costa County, California*, SHZ Report 137.

⁷ CGS, 2024, *Seismic Hazard Zone Map for the Diablo Quadrangle, Contra Costa County, California*, SHZ Map, (map released February 22, 2024).

GFK Investigation

1. Purpose and Scope

The purpose of the investigation was to evaluate the geotechnical feasibility of the proposed minor subdivision, and provide geotechnical recommendations needed for the construction of the new residence and associated improvements. At the time of the investigation, GFK was provided with preliminary plans for the project. Their scope of work included: (i) site reconnaissance; (ii) review of pertinent geologic maps and reports; (iii) limited subsurface exploration of the project site; (iv) laboratory testing of samples retrieved from the borings (v) evaluation of the data gathered; and (vi) preparation of a report intended document the investigation and presenting GFK's conclusions and recommendations.

2. Subsurface Exploration

Field exploration was performed on December 4, 2023, and included the logging of five (5) auger borings (locations shown on Figure 4 of the GFK report). The borings ranged from 11½ to 26½ ft. in depth. The logs are presented in Figures 6 through 10 and show the details of the units penetrated. The logs present the classify the materials penetrated using the Unified Soil Classification System; provide SPT adjusted blow counts, as well as presenting the results of laboratory testing of soil samples retrieved from the borings.

3. Hazards Evaluation

The GFK Hazards analysis is focused on literature review. GFK provides an overview of bedrock geology based on the mapping of Dibblee (2005) and Crane (1995), as well as a mapping of landslides by a U.S. Geological Survey geologist (photointerpretative landslide mapping of Nilsen, 1977). Additionally, the evaluation of the hazard posed by earthquake ground shaking includes a table listing the known active faults in proximity to the site indicating to the site and anticipated peak earthquake ground shaking accelerations (using a deterministic analysis of peak accelerations), and on page 9 GFK provides California Building Code seismic design parameters for the site, which is rated Class D. The following is intended to highlight and summarize (not supersede) GFK's hazards discussion:

Table 1
GFK Evaluation of Potential Hazards

| |
|---|
| <p>Ground Rupture. The site is not within an Alquist-Priolo Earthquake Fault Zone. On that basis the risk of surface fault rupture within the site is negligible.</p> <p>Ground Shaking. The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of damage from ground shaking is controlled by using sound engineering judgement and compliance with the latest provisions of the California Building Code (CBC), as a minimum. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to (i) resist minor earthquakes without damage, (ii) resist moderate earthquakes without structural damage but with some non-structural damage, and (iii) resist major earthquakes without collapse but with some structural as well as non-structural damage.</p> <p>Liquefaction. This hazard is primarily limited to relatively loose, cohesionless soil that is saturated. Considering that that bedrock on the project site is relatively near the ground surface and the surface soils on the site are expansive, and the ground surface is sloping/ relatively steep, which results in rapid runoff. During the investigation no free water was identified in the exploratory borings, all of which penetrated bedrock. Consequently, GFK considers the liquefaction potential low.</p> |
|---|

Existing Undocumented Fill. Based on their review of site conditions, GFK indicates the presence of undocumented fills on the site

Expansion and Corrosion Potential Hazard. Laboratory testing performed by GFK indicates that surface soils on the site are moderately to highly expansive. Corrosion potential testing of soils was not included in GFK's scope of work. GFK's recommendations address expansive soils. Depending on the outcome of future corrosion potential testing, recommendations could be provided to protect concrete and/ or steel that is in contact with the ground.

4. Landslide Hazard

Based chiefly on the photointerpretative mapping of the U.S. Geological Survey,⁸ GFK did not regard landslide displacement / ground failure to be a significant hazard for the proposed project. However, Although no landslide deposits have been identified on the hillside overlooking the project site, the methodology used by the CEG geologists for the preparation of the SHZ maps has identified a potential risk of earthquake-triggered ground failure.

The Safety Element ground failure policies most applicable to the project site are presented in Table 2. Policy 10-22 states that "slope stability shall be a primary consideration on the ability of land to be developed or designated for urban uses." Although there are no mapped landslides on or near the project site, the SSZ map indicates that during a high magnitude earthquake the stability of all slopes will be reduced. Furthermore, a) slopes on the site are steep, b) the project site is in the outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. It should also be recognized that the hazard posed by ground failure is strongly influenced by the type of landslide (e.g., fast moving debris flow, cohesive/ slow moving earthflow, depth of the slide plane, etc.).

Table 2
General Plan Ground Failure and Landslide Hazard Policies

Policy 10-22. Slope stability shall be a primary consideration in the ability of land to be developed or designated for urban uses.

Policy 10-23. Slope stability shall be given careful scrutiny in the design of developments and structures, and in the adoption of conditions of approval and required mitigation measures.

Policy 10-25. Development on open hillsides and significant ridgelines throughout the County shall be restricted, and hillsides with a grade of 26 percent or greater shall be protected through implementing zoning measures and other appropriate actions

Policy 10-26. Approvals of public and private development projects in areas subject to slope failures shall be contingent on geologic and engineering studies which define and delineate potentially hazardous conditions and recommend adequate mitigation.

Policy 10-27. Soil and geological reports shall be subject to the review and approval of the County Planning Geologist.

Policy 10-28. Generally, residential density shall decrease as slope increases, especially above a 15 percent slope.

Policy 10-29. Significant hillsides shall be considered unsuitable for types of development which require extensive grading or other land disturbance.

Policy 10-32. The County shall not accept dedication of public roads in unstable hillside areas, or allow construction of private roads there which would require an excessive degree of maintenance and repair costs.

⁸ Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits of the Diablo 7.5-Minute Quadrangle, Contra Costa County.* U.S. Geological Survey, Open File Map 75-277-14.

5. GFK's Discussion & Conclusions

The primary finding is that the site is suitable for the proposed minor subdivision and associated construction of a new residence on Parcel B, provided GFK's conclusions and recommendations are incorporated into the design and construction of improvements. Specific comments are as follows:

- Existing fill within specific areas of the project site are recommended to be over-excavated and graded in accordance with GFK's grading recommendations.
- The site is underlain by weakly cemented bedrock. Although GFK did not identify landslides on the site. Nevertheless, GFK has recommended conservative measures be implemented in the project design (drainage, grading, erosion control and foundations) to avoid creation of instabilities. GFK outlines the measures needed to protect improvements from manmade instability/ erosion. Key among these is the recommendation that the foundations of the proposed residence and specified driveway retaining walls be supported by piers that are extended sufficiently into bedrock. Recommendations are provided for the design details of the piers, and recommendations are provided for control of runoff.
- The surficial soil is the Alo clay, which is considered highly expansive by the Soil Survey of Contra Costa County, and laboratory testing of on-site soils confirms they range from moderately to highly expansive, depending on the clay content. The Soil Survey of Contra Costa County considers this soil series to be highly corrosive to uncoated steel. The scope of the GFK investigation did not include corrosion potential testing. However, GFK indicates structures require appropriate design measures to control damage from expansive soils. Similarly, there are practical measures to prevent/ control soil corrosion from damaging/ weakening concrete and/ or steel from damage.

6. GFK Recommendations

GFK provides recommendations that are based on review of the Vesting Tentative Parcel Map (VTPM, dated May 2023). That VTPM has subsequently been revised, and there may be further revisions during the processing of the application by the County (assuming the project is approved) and during review of the building permit plans by the Building Inspection Division of DCD. Additionally, GFK's geotechnical recommendations may be affected by compliance with the provisions of the Seismic Hazard Zone (SHZ) Mapping Act. For those reasons we consider the recommendations in the GFK's January 2024 report to be preliminary recommendations suitable for initial land planning and preliminary estimating purposes, but in need of review and possible updating prior to issuance of construction permits.

The recommendations provided are comprehensive and prudent. They address (i) earthwork (including clearing, demolition, removal of existing fill and fill compaction, compaction testing and allowable gradients for engineered slopes), (ii) surface and subsurface drainage (including measures to mitigate the hazard posed by hillside bio-retention basins (iii) foundation design, (iv) non-structural concrete slabs-on-grade (including consideration of issues associated with expansive soil conditions (v) retaining walls (including design specifications and a recommendations for structural walls and walls over 3 ft. in height at any point to be pier supported, (vi) specifications for backfilling of utility trenches, (vii) pavement design, and (viii) additional recommended geotechnical services, along with (ix) a limitations statement that includes the proper use of the report by the project proponent, and the limitations of the investigation methods, and the need for updating of the report after a period of three years (January 2027). The Limitations statement is followed of a list of selected reference and by an Appendix that includes 5 maps, along with the logs of the five exploratory borings, two typical sections that pertain to the design of the recommended subdrainage facilities and a table presenting the results of laboratory testing of samples retrieved from the borings.

Grading and Drainage Plans

1. Grading

The civil engineers for the project are dK Engineering, who have prepared preliminary grading and plans and grading cross-sections drainage plans (Sheets 6, 7 & 8) along with other civil engineering drawings. Sheet 2 (typical sections for the bio-retention filter and for driveway construction); Sheet 3 (topographic survey); Sheet 4 (VTPM); Sheet 5 (Site Plan for the Parcel B planned improvements); Sheet 6 (Grading and Drainage Plans for Parcel B improvements); Sheets 7 & 8 (Site Cross-Sections) and Sheet 9 (Utility Plan).

Sheet 6 indicates the earthwork volume being proposed is 300 cu. yds. of cut and 550 cu. yds of fill. These are very low earthwork volumes. As the Grading Sections presented on Sheets 7 & 8 indicate, the civil engineering estimates for the volumes cut and fill are made possible by use of the proposed engineered retaining walls for some of the foundation walls of the Parcel B residence as well as for driveway construction. Note that a) earthwork volumes will be affected by shrinkage, swelling or foundation elements, and b) GFK may determine that some of the over-excavated undocumented fill may be unsuitable for use in engineered fill. Both of these factors could modify earthwork volumes.

The Grading Cross-Sections indicate that the finished floor elevations for proposed Parcel B residence; Sections A-A and C-C show the location of the existing barn with respect to the proposed residence; the sections also show the proposed height of retaining walls. Generally, the walls are 5 ft. or less in height. However, Section F-F, indicates a segment of driveway retaining wall that is 8.13 ft. in height, and in Section E-E low tiered walls are shown that are between the driveway and a bioretention facility. The segment of common driveway near the Green Valley Road intersection is designed to have a width of 20 ft. (see Sheet 6) and a maximum gradient of 15.84 percent. Southeast of the common driveway, the existing Parcel A driveway will be retained; the proposed Parcel B driveway is to have a paved width of 16 ft., with a hammerhead turnaround provided just outside of the garage entrance.

2. Drainage

The Stormwater Control Plan was prepared by the project civil engineers. Page 1 of this report provides a quick summary of project data. The information provided is quite detailed. The total pre-project impervious surface area is 11,098 sq. ft. The total post-project impervious area is 15,510 sq. ft. (an increase of 4,805 sq. ft.). The proposed new and replaced impervious area is too large for dispersal to pervious areas so treatment is required (i.e., a bioretention filter has been designed by the project civil engineers, with a design complying with standards presented in the 8th Edition of the Stormwater C.3 Guidebook). For the project, eleven (11) Drainage Management Areas (DMA) are identified and described on pages 6, 7 & 8 of the Stormwater Control Plan along with details for each of the DMA's, along with presenting the approach to treatment, including the DMAs which a series of small bioretention facilities that are distributed throughout the project. The intent of the plan is to direct roof gutter water to culverts that will outfall into bioretention facilities for treatment prior to exiting the site. The sizing of these facilities must satisfy the C.3 requirements of the Regional Water Quality Control Board. Review of the Stormwater Control Plan is performed by the professional staff of the Public Works Department. Our comments are limited to the engineering geologic aspects of the basins: (i) siting/ design of the bioretention facilities and (ii) importance of requiring long-term commitment to inspection and maintenance of these facilities by competent authority.

DMA Evaluation

The immediate need of the Department of Conservation & Development is to determine if there is sufficient data to allow the processing of the pending applications, including preparation of the California Environmental Quality Act (CEQA) document. The provisions of CEQA and associated case law acknowledge that final design studies are not needed for the purposes of CEQA compliance. However, there must be sufficient information on the extent of potential geologic and geotechnical hazards, and guidance must be provided to the project designers pertaining to the layout of the planned improvements. Therefore, the type of data needed at this stage of the land development process is limited to the following:

- A. GFK reviewed project plans to ensure the *layout* is sensitive to geologic and geotechnical constraints. In our opinion the report of GFK is generally adequate. Note that the GFK investigation included input from an engineering geologist, and no landslide-related geomorphic features were confirmed to be present on the site. Nevertheless, the SHZ map indicates a possibility that a high magnitude earthquake could trigger a landslide. Consequently, it is our opinion that slope stability analysis is necessary, with particular attention to pseudo-static slope stability analysis that is fully compliant with the standards for projects located within the SHZ. On page 2 of this peer review letter, it was noted that the Seismic Hazard Zone Report for the Diablo Quadrangle characterized the seismicity of the site as follows: for a seismic event with a 10% chance of exceedance in 50 years, the Probabilistic GPA for the project site was estimated to be 0.59 to 0.61. For the purposes of the slope stability analysis, the following additional data is needed a) orientation of bedding is needed from the site and/or its immediate vicinity to determine if bedding *daylights* on the slope, and b) the update report should include an original geologic map of the site. We anticipate that if the slope stability analysis indicates a risk of a landslide the report will identify a) the type of landslide, b) depth of slide plane and its location on the hillside, and c) identify the mitigation measure(s)
- B. The Seismic Hazard Mapping Act does not specify where in the planning process is that compliance with SHZ standards must be achieved. In this case, it may be possible to defer the requirement for the SHZ compliant landslide hazard investigation to a Condition of Approval. There is justification for deferring the slope stability analysis: a) there are no mapped landslides on the site shown on any geologic map, and none were identified by the project engineering geologist, b) an update geotechnical report is needed because the VTPM has been revised since the GFK report was issued and the project may evolve again during the processing of the application. If a landslide hazard is confirmed to exist under earthquake conditions, we anticipate that the mitigation would likely involve construction of a debris bench and possibly require drainage improvements. Such mitigations are not a feasibility issue.

DMA Recommendations

Our recommendation is that the Conditions of Approval require an updated geotechnical report that responds to the potential landslide hazard indicated by the official SHZ map. The County Peer Review Geologist be provided the opportunity to comment on compliance of that geotechnical report with all provisions of the COA and with the peer review required by the Seismic Hazard Zone Mapping Act. The following is suggested language of the COAs for your consideration.

GEO-1

Prior to requesting issuance of construction permits, the project proponent shall submit a geotechnical report that is compliant with the standards required for project within the SHZ of adequate scope to delineate/evaluate potentially hazardous geologic, seismic, and geotechnical hazards. This report to provide the following: (i) original geologic map showing the consultant's interpretation of site conditions, with delineation of any potentially hazardous soil conditions, and providing measurements of the orientation of bedding and dominant; (ii) slope stability analysis that is compliant with standards of the SHZ Mapping Act, and provide standards for an acceptable safety factor and provide justification for the computer program utilized in the analysis; (iv) review improvement plans and provide any updated recommendations and specifications that are needed for the project, including any mitigation measure needed to respond to the results of slope stability analysis; (v) provide recommendations for geotechnical monitoring and testing during the construction period; (vi) laboratory test data to evaluate the corrosion potential of soils and bedrock; and (vii) prepare a final report for the Building Inspection Division summarizing the monitoring work performed, including presenting a map showing location and depth of subdrains and their cleanouts, compaction test result and description of the bedrock exposures (i.e., lithology, degree of weathering, and orientation of bedding, etc.) Additionally, the final geotechnical report shall present the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

GEO-2

The geotechnical report required by GEO-1 is subject to review by the peer review geologist, and review and approval of the Zoning Administrator prior to issuance of construction permits. An investigation that does not adequately respond to each provision of GEO-1 shall require submittal of supplemental data.

Limitations

This review has been performed to provide technical advice to assist the Department of Conservation & Development with discretionary permit decisions. Our services have been limited to review of the documents identified in this peer review letter. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession.

We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

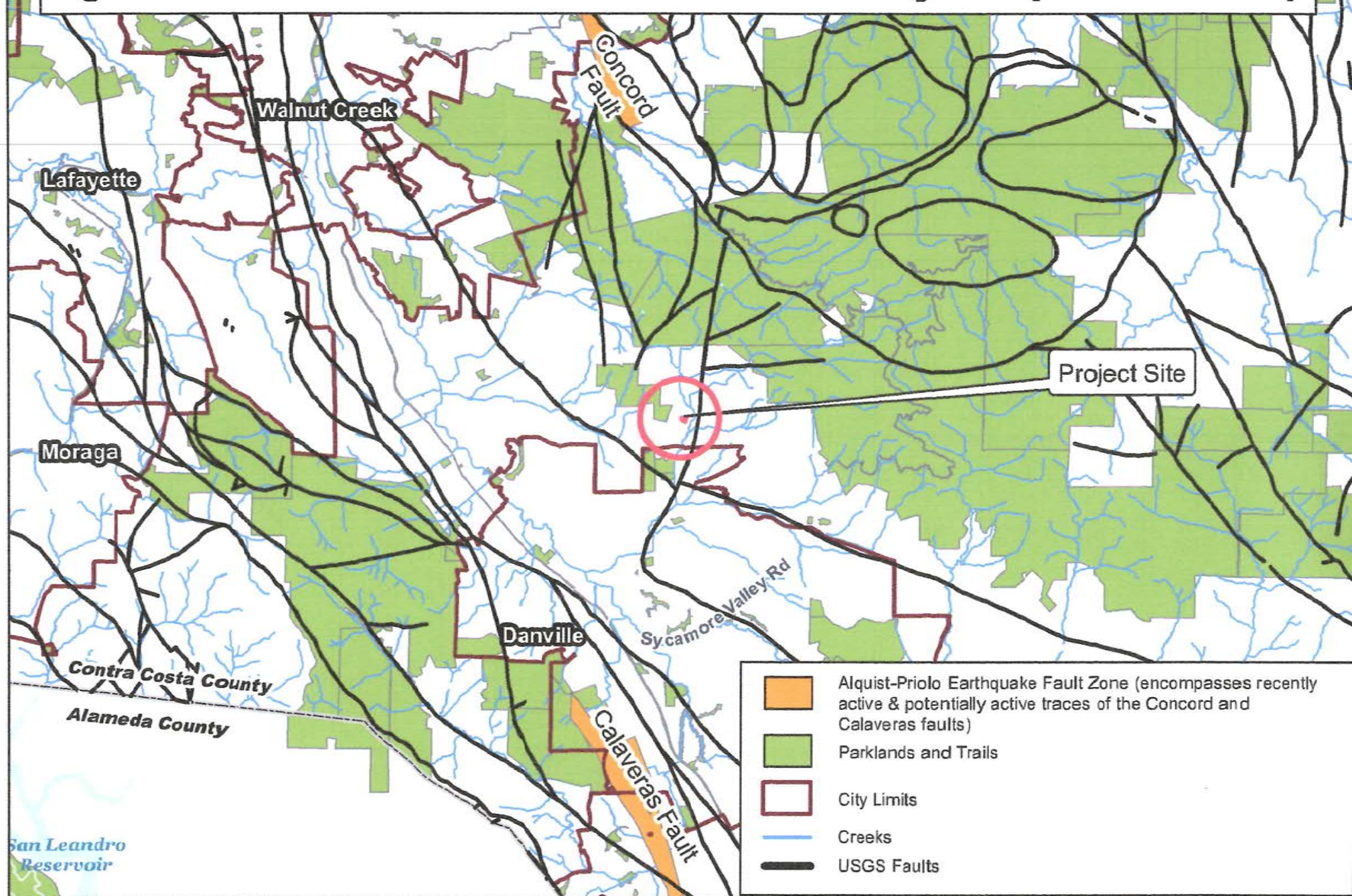
Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal



Figure 1: CDMS23-00005 & CDRZ23-03271 Vicinity & Alquist-Priolo Map



0 1.5 3 6 Miles

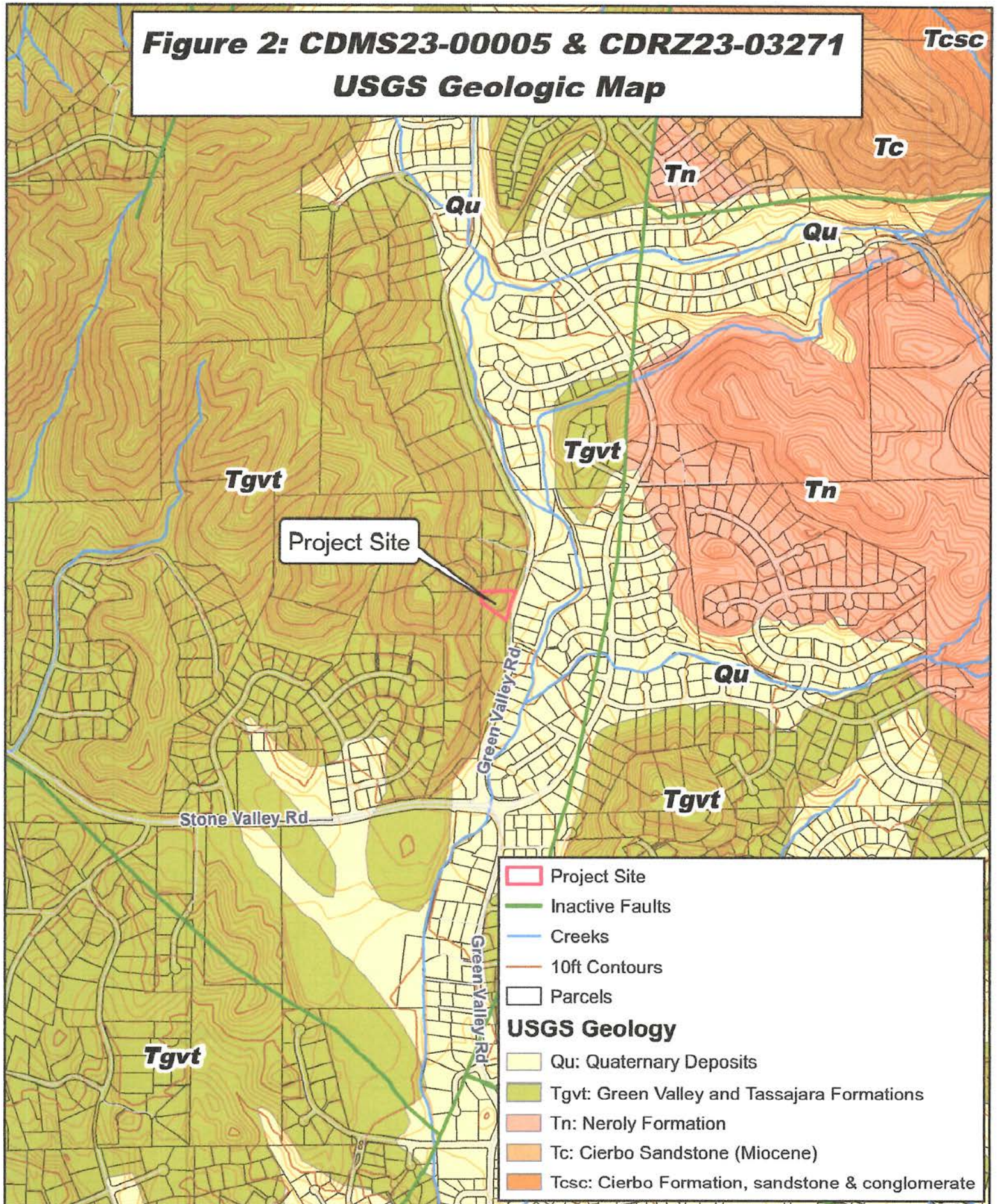
source CGS, Special Publication 42 (revised in 2018)

Map Created 7/5/2023
by Contra Costa County Department of
Conservation and Development, GIS Group
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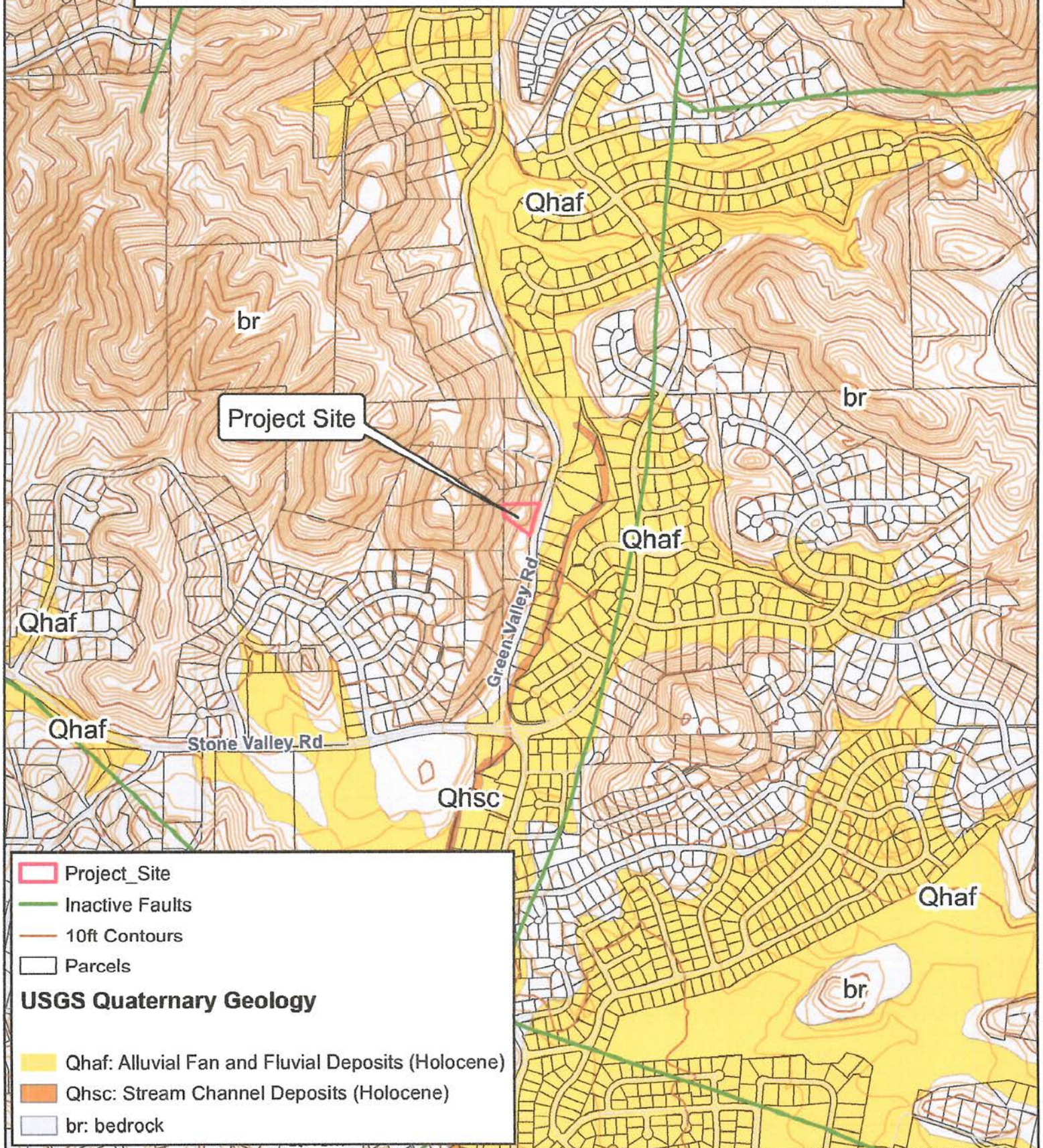
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**Figure 2: CDMS23-00005 & CDRZ23-03271
USGS Geologic Map**



**Figure 3: CDMS23-00005 & CDRZ23-03271
USGS Quaternary Geologic Map**



0 450 900 1,800 Feet

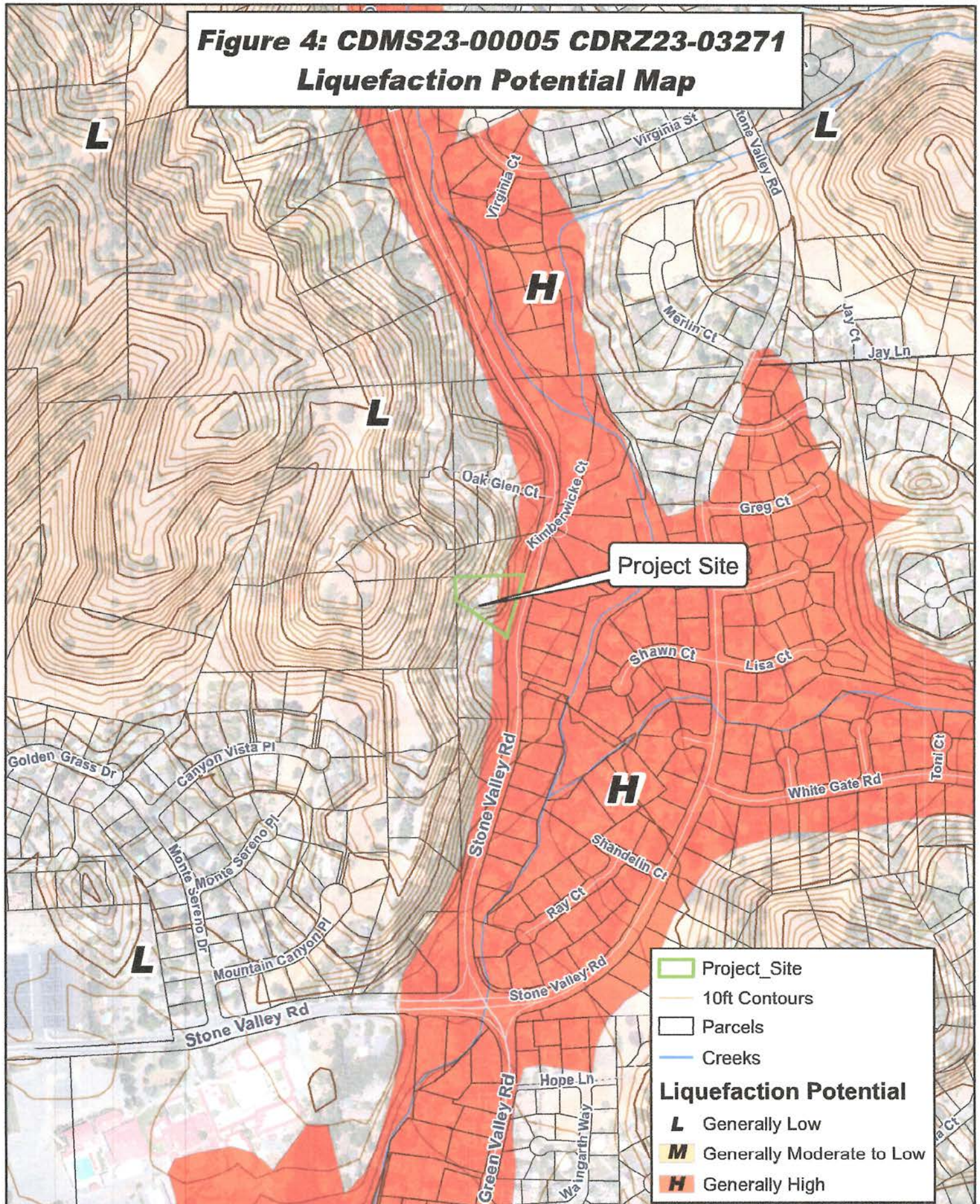
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Source: USGS Open File Report 97-98

**Figure 4: CDMS23-00005 CDRZ23-03271
Liquefaction Potential Map**



Source : Safety Element, pg. 10-24 &
USGS Open File Map 75-277-???

Map Created 6/28/2023
by Contra Costa County Department of
Conservation and Development, GIS Group
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**Figure 5: CDMS23-00005 CDRZ23-03271
CGS Seismic Hazard Zone**



0 125 250 500 Feet

Source : CGS Diablo SHZ Map 2024

Map Created 3/26/2024
by Contra Costa County Department of
Conservation and Development, GIS Group
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September 13, 2024

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: Geologic Peer Review / Revised TPM
CDMS23-00005 & CDRZ23-03271
dk Engineering (applicant)/ G. Moore (owner)
APN 194-070-018 / 1921 Green Valley Road
Alamo Area, Contra Costa County
DMA Project #3025.24

Dear Syd,

On March 28, 2024, we issued a peer review letter on the captioned project.¹ At that time the documents submitted by the project proponent included the following: a geotechnical report,² a revised Tentative Parcel Map (VTM),³ and a Stormwater Control Plan.⁴ That peer review letter provided an overview of the geologic and seismic setting of the project site and peer review comments on the geotechnical report issued by GFK & Associates.

County staff had numerous comments on the project which resulted in the project proponent submitted the following document: (i) a revised TPM⁵ and (ii) a revised Stormwater Control Plan.⁶ Therefore, the purpose of the peer review letter presented herein is to update our previous recommendation. Note that no new geotechnical data has been provided. The recommendations in the report of GFK & Associates (dated January 4, 2024) remain operative. It should also be noted that the California Geological Survey (CGS) has issued an official Seismic Hazard (SHZ) map of the Diablo 7.5-Minute Quadrangle.⁷ The provisions of the Seismic Hazard Zone Mapping Act are applicable to all minor and major subdivisions, and most other types of construction that would lead to the eventual construction of structures for human occupancy.

¹ Darwin Myers Associates, 2023, *Geologic Peer Review 30-Day Comments*, CDMS23-00005 & CDRZ23-03271, dk Engineering (applicant) / G. Moore (owner), APN 194-070-018 / 1921 Green Valley Rd., Alamo Area, Contra Costa County, DMA Project 3006.24.

² GFK & Associates, Inc., 2024, *Geotechnical Investigation Proposed Minor Subdivision*, APNs 194-070-015 & -018, 1921 Green Valley Road, Alamo, California, GFK Job #2026 (report dated January 4, 2024).

³ dk Engineering, 2024, *Rezoning and Tentative Parcel Map*, 1921 Green Valley Road, Minor Subdivision CDMS23-00005, Alamo, Contra Costa County CA, dk Job # 20-1049 (16 Sheets, dated January 15, 2024).

⁴ dk Engineering, 2023, *1921 Green Valley Road, Stormwater Control Plan*, dk Job #20-1049 (12 Sheets dated October 13, 2023).

⁵ dk Engineering, 2024, *Rezoning and Tentative Parcel Map*, 1921 Green Valley Road, Minor Subdivision CDMS23-00005, Alamo, Contra Costa County CA, dk Job # 20-1049 (16 Sheets, dated January 15, 2024).

⁶ dk Engineering, 2024, *Stormwater Control Plan for 1921 Green Valley Road*, dk Job #20-1049 (13 Sheets plus 4 Attachments; dated August 15, 2024).

⁷ California Geological Survey, 2024, *Earthquake Zones of Required Investigation, Diablo Quadrangle*, Official SHZ map released February 22, 2024, and *Seismic Hazard Zone (SHZ) Report for the Diablo Quadrangle* (SHZ Report 137).

Purpose

The purpose of the peer review letter presented herein that is to review the supplemental information submitted by the applicant, and update our previous evaluation and recommendations (i.e., the evaluation and recommendations presented herein supersede those presented in our previous peer review letter.) We will not repeat the background information presented in our previous peer review letter, but we have attached copies of the five (5) maps from that peer review, and Table 1 provides a brief overview of the SHZ Mapping Act and of the 2024 geotechnical report of GFK & Associates as those are key factors influencing our evaluation of the project.

Table 1
Background Information from Previous Peer Review

Seismic Hazard Mapping Act The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by Contra Costa County for the past 50+ years. However, Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. There are standards for the required reports. To ensure that SHZ reports comply with those standards, the state law requires that all reports are subject to peer review by a California licensed registered geologist or geotechnical engineer. The consultant-prepared report, along with evidence of peer review, is required to be provided to the CGS within 30 days of completion of the peer review. Accompanying each SHZ map is a Seismic Hazard Zone Report that explains the methodology used by the CGS. The report presents technical data on a) geology, b) groundwater, c) geologic probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) lists key references and f) describes the zoning techniques. The SHZ seismicity analysis on a peak ground acceleration having a 10% probability of being exceeded in a 50-year period. The project site is located within the Diablo Quadrangle. The Diablo Quad SHZ Map, issued on February 22, 2024.⁸ An enlargement of a portion of the SHZ map is presented in Figure 5 at a scale of 1 in.=250 ft. The boundary of the project site is outlined in green. and the base map is an aerial photograph that shows the local road network, parcels, creeks (with a blue line) and topographic contours (10 ft. contour interval), as well as identifying the areas considered to be in a landslide zone and lands within a liquefaction zone. As shown, the project site is within an *Earthquake-Induced Landslide Zone*

GFK Investigation The purpose of the investigation was to evaluate the geotechnical feasibility of the proposed minor subdivision, and provide geotechnical recommendations needed for the construction of the new residence and associated improvements. At the time of the investigation, GFK was provided with preliminary plans for the project. Their scope of work included: (i) site reconnaissance; (ii) review of pertinent geologic maps and reports; (iii) limited subsurface exploration of the project site; (iv) laboratory testing of samples retrieved from the borings (v) evaluation of the data gathered; and (vi) preparation of a report intended document the investigation and presenting GFK's conclusions and recommendations. Field exploration included the logging of five (5) auger borings (locations shown on Figure 4 of the GFK report). The borings ranged from 11½ to 26½ ft. in depth. The logs are presented in Figures 6 through 10 and show the details of the units penetrated. The logs present the classify the materials penetrated using the Unified Soil Classification System; provide SPT adjusted blow counts, as well as presenting the results of laboratory testing of soil samples retrieved from the borings. Based chiefly on the photointerpretative mapping of the USGS,⁹ GFK did not regard landslide displacement / ground failure to be a significant hazard for the proposed project. Although no landslide deposits are present on the hillside overlooking the project site, the methodology used by the CEG geologists has identified a potential risk of earthquake-triggered ground failure.

⁸ CGS, 2024, *Seismic Hazard Zone Map for the Diablo 7½-Minute Quadrangle, Contra Costa County, California*, (map released February 22, 2024).

⁹ Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits of the Diablo 7.5-Minute Quadrangle, Contra Costa County*. U.S. Geological Survey, Open File Map 75-277-14.

1. Hazards Evaluation

The GFK Hazards analysis is focused on literature review. GFK provides an overview of bedrock geology based on the mapping of Dibblee (2005) and Crane (1995), as well as a mapping of landslides by a U.S. Geological Survey geologist (photointerpretative landslide mapping of Nilsen, 1977). Additionally, the evaluation of the hazard posed by earthquake ground shaking includes a table listing the known active faults in proximity to the site indicating to the site and anticipated peak earthquake ground shaking accelerations. On page 9 GFK provides California Building Code seismic design parameters for the site, which is rated Class D. Table 2 is intended to highlight and summarize (not supersede) GFK's hazards discussion:

Table 2
GFK Evaluation of Potential Hazards

Ground Rupture. The site is not within an Alquist-Priolo Earthquake Fault Zone. On that basis the risk of surface fault rupture within the site is negligible.

Ground Shaking. The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of damage from ground shaking is controlled by using sound engineering judgement and compliance with the latest provisions of the California Building Code (CBC), as a minimum. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to (i) resist minor earthquakes without damage, (ii) resist moderate earthquakes without structural damage but with some non-structural damage, and (iii) resist major earthquakes without collapse but with some structural as well as non-structural damage.

Liquefaction. This hazard is primarily limited to relatively loose, cohesionless soil that is saturated. Considering that that bedrock on the project site is relatively near the ground surface and the surface soils on the site are expansive, and the ground surface is sloping/ relatively steep, which results in rapid runoff. During the investigation no free water was identified in the exploratory borings, all of which penetrated bedrock. Consequently, GFK considers the liquefaction potential low.

Existing Undocumented Fill. Based on their review of site conditions, GFK indicates the presence of undocumented fills on the site

Expansion and Corrosion Potential Hazard. Laboratory testing performed by GFK indicates that surface soils on the site are moderately to highly expansive. Corrosion potential testing of soils was not included in GFK's scope of work. GFK's recommendations address expansive soils. Depending on the outcome of future corrosion potential testing, recommendations could be provided to protect concrete and/ or steel that is in contact with the ground.

2. General Plan Landslide Hazard Policies

The Safety Element ground failure policies most applicable to the project site are presented in Table 3. Policy 10-22 states that "slope stability shall be a primary consideration on the ability of land to be developed or designated for urban uses." Although there are no mapped landslides on or near the project site, the SSZ map indicates that during a high magnitude earthquake the stability of all slopes will be reduced. Furthermore, a) slopes on the site are steep, b) the project site is in the outcrop belt of expansive and weakly consolidated bedrock. The risks of slope failure will be greatest if an earthquake occurs during the winter rainy season, when surface soils are saturated. It should also be recognized that the hazard posed by ground failure is strongly influenced by the type of landslide (e.g., fast moving debris flow, cohesive/ slow moving earthflow, depth of the slide plane, etc.).

Table 3
General Plan Ground Failure and Landslide Hazard Policies

| | |
|----------------------|--|
| Policy 10-22. | Slope stability shall be a primary consideration in the ability of land to be developed or designated for urban uses. |
| Policy 10-23. | Slope stability shall be given careful scrutiny in the design of developments and structures, and in the adoption of conditions of approval and required mitigation measures. |
| Policy 10-25. | Development on open hillsides and significant ridgelines throughout the County shall be restricted, and hillsides with a grade of 26 percent or greater shall be protected through implementing zoning measures and other appropriate actions |
| Policy 10-26. | Approvals of public and private development projects in areas subject to slope failures shall be contingent on geologic and engineering studies which define and delineate potentially hazardous conditions and recommend adequate mitigation. |
| Policy 10-27. | Soil and geological reports shall be subject to the review and approval of the County Planning Geologist. |
| Policy 10-28. | Generally, residential density shall decrease as slope increases, especially above a 15 percent slope. |
| Policy 10-29. | Significant hillsides shall be considered unsuitable for types of development which require extensive grading or other land disturbance. |
| Policy 10-32. | The County shall not accept dedication of public roads in unstable hillside areas, or allow construction of private roads there which would require an excessive degree of maintenance and repair costs. |

Revised VTM

Our comments of the proposed grading characteristics of the Revised VTM are as follows:

- Sheet 2 provides typical sections for the Bioretention Basin and Driveway. The slope gradients shown are designed with a 3:1 (h:v) gradient, which is conservative on the side of safety. The only exception is a very low 2:1 (h:v) cut slope on the upslope flank of the concrete-lined drainage ditch. This ditch is intended to intercept overland flow before it can reach the driveway.
- Sheet 6 provides a Site Plan for the proposed Parcel B residence. This sheet shows retaining walls, some of which bound the perimeter of the Bioretention Basin, on the flanks of the driveways to Parcels A and B, and some proposed retaining walls are foundation walls of the Parcel B residence and its patio. Also shown are the concrete-lined drainage ditches. All retaining walls are to me of permanent construction and will require building permits.
- Sheet 7 provides additional details on location of drainage inlets, storm drainage lines with diameters, existing storm drainage improvements in the Green Valley Road right-of-way. Additionally, the trunks of six trees that are to be removed is shown. The civil engineer's estimate of earthwork quantities is 330 cu. yds. of cut and 540 cu. yds. of fill.
- Sheets 8 & 9 present (6) Site Cross-Sections that show existing grades as well as the grades of the planned improvements.
- Sheet 10 presents four (4) Retaining Wall Profiles for six (6) different walls

DMA Evaluation

1. General

The grading for the project is very limited. In lieu of high graded slopes the project proposes use of engineered retaining walls with only very low / localized graded slopes, and nearly all of those slopes have

3:1 or flatter gradients. The project is designed to avoid any adverse effects to the stability of the project site.

2. Findings

The immediate need of the Department of Conservation & Development is to determine if there is sufficient data to allow the processing of the pending applications, including preparation of the California Environmental Quality Act (CEQA) document. The provisions of CEQA and associated case law acknowledge that final design studies are not needed for the purposes of CEQA compliance. However, there must be sufficient information on the extent of potential geologic and geotechnical hazards, and guidance must be provided to the project designers pertaining to the layout of the planned improvements. In our opinion there is sufficient data on the geology seismicity to deem the application complete. However, additional geotechnical input will be required (i) prior to recording the Parcel Map, (ii) prior to the issuance of construction permits, and (iii) construction monitoring during grading and instillation of improvements. The intent of monitoring is to ensure that the intent of geotechnical and geologic recommendations are properly interpreted by the client and contractor; and are properly implemented during the construction period. Monitoring also provides the representative of the geotechnical firm to observe exposed conditions during construction to ensure they match those that were the basis of the design recommendations in the approved report.

DMA Recommendations

Our recommendation is that the Conditions of Approval require an updated geotechnical report that responds to the potential landslide hazard indicated by the official SHZ map. The County Peer Review Geologist be provided the opportunity to comment on compliance of that geotechnical report with all provisions of the COA and with the peer review required by the Seismic Hazard Zone Mapping Act. The following is suggested language of these COAs:

GEO-1 Prior to recording the Parcel Map, the project proponent shall submit a *Landslide Hazard Assessment* report that is prepared by engineering geologist working in combination with the project geotechnical engineer. The report shall be compliant with the standards required for projects within the SHZ. The County expects that the scope of the report will include: (i) an original geologic map prepared by the engineering geologist. This map shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and providing measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity; (ii) slope stability analysis that is compliant with standards of the SHZ Mapping Act, and provide standards for an acceptable safety factor and provide justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made; (iv) review improvement plans and provide any updated recommendations and specifications that are needed for the project, including any mitigation measure needed to respond to the results of slope stability analysis; (v) provide recommendations for geotechnical monitoring and testing during the construction period; (vi) include laboratory test data to evaluate the corrosion potential of soils and bedrock; and (vii) at the conclusion of the construction issue a final report for the Building Inspection Division summarizing the monitoring work performed, including presenting a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.) Additionally, the final geotechnical report shall present the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

GEO-2 The geotechnical report required by GEO-1 is subject to review by the peer review geologist, and review and approval of the Zoning Administrator prior to issuance of construction permits. An investigation that does not adequately respond to each provision of GEO-1 shall require submittal of supplemental data.

Limitations

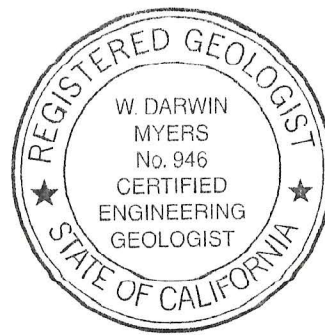
This review has been performed to provide technical advice to assist the Department of Conservation & Development with discretionary permit decisions. Our services have been limited to review of the documents identified in this peer review letter. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession.

We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal



July 23, 2023

By E-mail to “syd.sotoodeh@dcd.cccounty.us”

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

Attn: Syd Sotoodeh
Re: CDMS23-0005 & CDRZ23-03271
Site: 1921 Green Valley Rd, Alamo, CA 94507-2721

Dear Syd:

This application is a request for approval of a two-lot minor subdivision of a 2-acre lot. Parcel "A" is to be 0.96 acres and Parcel "B" is to be 1.04 acres. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and a tree permit to remove 3 code-protected trees & work within the driplines of code-protected trees for site improvements and construction of one new single-family residence on Parcel "B". The application was reviewed at the AIA Planning Committee's July 20, 2023 meeting. The applicant and neighboring property owners were notified of the meeting and were present. Based upon the meeting discussions, the AIA recommends **APPROVAL** of the application, subject to the following conditions:

CONDITIONS

- All construction related activities and vehicles should be required to be kept onsite, not on Green Valley Road, Kimberwicke Court (a private street) and any nearby environmentally sensitive area.
- All new impervious onsite improvements (e.g., buildings, driveways, other hardscape, etc.) must have proper storm-water management by either onsite retention/treatment or proper discharge into the municipal stormwater drainage system. Stormwater shall not shed to Green Valley Road or to neighboring properties.
- The new retaining walls (presumably to be required subdivision improvements), especially those associated with the proposed driveway to the new residence, are a significant visual impact, uncharacteristic of other home development along that side of Green Valley Road. To help mitigate this impact, the applicant should be required to prepare and submit for approval by the Zoning Administrator planting

and irrigation plans (also to be required subdivision improvements) for evergreen plant material of species and initial size that will fully screen the retaining walls from offsite view within a reasonable time (e.g., 1 year).

- The applicant has indicated that the width of the new driveway will be reduced from the 20-foot width shown in the plans to a 16-foot width, apparently as allowed by recent changes to fire department requirements. The County should require that this be done in a way that reduces, to the greatest degree possible, the cumulative height of retaining walls and removal of otherwise healthy trees along the length of the proposed driveway.
- The County should require submittal of a report, prepared by a certified arborist, for all trees affected by the proposed subdivision improvements.

The reasons for our recommendations are as follows:

- While we believe this and other nearby properties' SL (Single Family Low Density) County General Plan Designation is inappropriate, given their steep terrain, R-40 is the least dense zoning district that is consistent with the SL designation. The existing A-2 zoning is not consistent with the SL General Plan designation.
- The proposed subdivision appears to meet all zoning requirements for lot size and shape. We presume the County will require the subdivision to meet all necessary engineering requirements. The approximately 1-acre size of the lots in the proposed subdivision is similar to other existing lot sizes along the west side of Green Valley Road.
- We are unable to make specific recommendations on tree removal or preservation due to the uncertainty of the ultimate driveway configuration and the absence of an arborist's report.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact Alex Meyer at alexcmeyer@gmail.com or me at (510) 759-9617 if you have questions.

Sincerely,

Michael A. Gibson

for Steve Meyers
Chair,
Planning Committee

Community Development Dept.
Attn: Syd Sotoodeh
July 23, 2023
Page 3

| | | |
|-----|--------------------------------|----------------------------------|
| cc: | Applicant | (by email: bmcveigh@dkengin.com) |
| | Owner | (by email: gmoore820@gmail.com) |
| | Supervisor Andersen | (by email) |
| | Alamo MAC Members | (by bcc email) |
| | Cameron Collins | (by email) |
| | AIA Board & Planning Committee | (“) |
| | AIA File | (“) |

April 21, 2024

By E-mail to “syd.sotoodeh@dcd.cccounty.us”

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

Attn: Syd Sotoodeh
Re: CDMS23-0005 & CDRZ23-03271
Site: 1921 Green Valley Rd, Alamo, CA 94507-2721

Dear Syd:

This letter is a revision and restatement of the AIA Planning Committee's recommendations for the subject applications which were originally communicated in our July 23, 2023, letter to you. This results from a reconsideration of these applications by the Committee held on April 18, 2024. The applicant and neighboring property owners were notified of the reconsideration meeting and were present. Based upon the meeting discussions and for the reasons set forth below, the AIA now recommends **DENIAL** of both the application for rezoning and the application for a minor subdivision, tree permit and setback variances.

These applications are requests for a rezoning of the subject property from A-2 to R-40 and a two-lot minor subdivision. Parcel "A" of the subdivision would be 0.96 acres and Parcel "B" would be 1.04 acres. The subdivision application includes requests for a tree permit for removal of five code-protected trees, and work within the driplines of others, as well as setback variances for the extensive improvements necessary to create and access a buildable area on Parcel "B" and construct a home in that area.

The variances are not described in the project summary provided to both AIA and the Alamo MAC but are apparent from the applicant's submittals only recently provided as part of the project exhibits for the Alamo MAC. The area of one corner of the proposed residence within the secondary frontage setback is 172 sq. ft. at a minimum setback of 9.25 ft where 20 ft. is required. The cumulative lengths and heights of the portions of the proposed retaining walls that are over 3 feet tall within required setbacks are as follows (some portions of the lineal footages listed are duplicative because some portions of a single wall encroach into multiple required setbacks):

- 220 lineal ft. varying in height from 3 to 8.52 ft within the 25 ft. front setback,
- 29 lineal ft. varying from 3 to 6.59 ft. in height in one 20 ft. side setback,
- 20 lineal ft. varying from 5.4 to 7.52 ft. tall within the other 20 ft. side setback,

- 131 lineal ft. varying in height from 3 to 8.52 ft. tall within the 20 ft. secondary frontage setback.

REASONS FOR OUR RECOMMENDATIONS:

- While the General Plan designates the R-40, R-20 and R-15 zoning districts as “consistent” with the property’s Single-Family Low (SL) land use designation, it also lists all A-districts as “could be consistent”. Accordingly, local circumstances should also guide a rezoning decision.
- This property is within a large contiguous area of A-2 zoning. Rezoning just one of the thirteen contiguous A-2-zoned parcels would create an anomaly and an undesirable precedent for the other twelve parcels.
- The property is extremely steep. Per the applicant, the average slope is approximately 50%, which is much greater than the 26% slope above which the General Plan deems substantial topographic modification inappropriate.
- But for the proposed rezoning, the proposed subdivision would not be permissible on its face.
- As evidenced by the very extensive retaining walls requiring setback variances that would be necessary to create a buildable new lot, the subdivision meets one and possibly two of the seven findings set forth in Section 66474 of the Subdivision Map Act, any one of which if made, requires denial of the subdivision. Those findings are:
 - (c) That the site is not physically suitable for the type of development.
 - (d) That the site is not physically suitable for the proposed density of development.
- The retaining walls necessary for the proposed subdivision, extending the entire width of the proposed parcel in relative proximity to Green Valley Road, would have a very substantial visual impact, uncharacteristic of other home development along that side of Green Valley Road. The landscape plans provided by the applicant demonstrated the difficulty of screening the tallest of the walls with planting, i.e., the walls at the rear edge of the proposed driveway. There is no planting space in front of those walls. There is also a continuous concrete drainage ditch along the back of them which prevents screening plants being located adjacent to the tops of the walls and acts as a barrier to screening plants reaching the walls.

Community Development Dept.
Attn: Syd Sotoodeh
April 21, 2024
Page 3

As a final observation, it is our understanding that a CEQA initial study for these applications has not been prepared as of this writing. We agree with public testimony on this matter at both the Alamo MAC's and our meetings that the AIA, the Alamo MAC, and the interested public should have the benefit of the County's completed CEQA determination, and any CEQA document prepared as a result, when making recommendations on land use applications referred for comment.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact me at (510) 759-9617 if you have questions.

Sincerely,

A handwritten signature in black ink that reads "Steve Meyers". The signature is written in a cursive, flowing style.

Steve Meyers
Chair,
Planning Committee

| | | |
|-----|--------------------------------|---|
| cc: | Applicant | (by email: bmcveigh@dkengin.com) |
| | Owner | (by email: gmoore820@gmail.com) |
| | Supervisor Andersen | (by email) |
| | Alamo MAC Members | (by bcc email) |
| | Cameron Collins | (by email) |
| | AIA Board & Planning Committee | (") |
| | AIA File | (") |



Contra Costa County
**Public Works
Department**

Warren Lai, Director

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

Memo

September 3, 2025

TO: Syd Sotoodeh, Planner, Department of Conservation and Development

FROM: Alex Vazquez, Associate Civil Engineer, Engineering Services Division *CV*
By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division

SUBJECT: **MINOR SUBDIVISION MS23-0005**
REVISED STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(George Moore/Green Valley Road/Alamo/APN 194-070-015 & -018)

FILE: **MS23-0005**

We have reviewed the revised vesting tentative map for **minor subdivision MS23-0005** received by your office on **July 21, 2025**. The attached recommended conditions of approval based on the site plan include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background

Applicant requests approval of a minor subdivision to divide a 2-acre lot into two parcels roughly equal in size. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and construction of one new single-family residence on Parcel "B".

The property is located in Alamo and is bounded to the east by Green Valley Road and elsewhere by residential parcels.

Traffic and Circulation

The project gains access from Green Valley Road, a County maintained road. The Green Valley Road frontage features a curb that has been partially buried in some locations along its length at places by the elevated earthen shoulder. At this location, Green Valley Road is 30 feet wide within a 60-foot right-of-way. This is the ultimate design planned for this road, meaning that no right-of-way dedication would be necessary for this project.

The site plan proposes to remove and replace the access driveway onto Green Valley Road, which is offset by several feet from being in line with the Kimberwicke Court intersection. This new and wider driveway will take a 90-degree turn, providing direct access to the proposed residence and branching onto the existing drive that is to remain. The applicant will be required as a condition of approval to relinquish abutter's rights of access along the frontage of Green Valley Road, with the exception of the new driveway access.

There is a car turnaround proposed at the front of the proposed residence on Parcel "B". This on-site turnaround should be adequately sized to ensure any passenger or delivery vehicles exiting the project onto Green Valley Road can do so only in a forward direction.

Underground Utilities

Chapter 96-10 of the County Ordinance Code requires all new and existing utility distribution facilities to be installed underground. This requirement applies to the existing overhead lines along the site's Green Valley Road frontage. The applicant has submitted an exception request from this Code requirement. Considering the character of the area and the scope of this project, Public Works would not be averse to the granting of this exception.

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, runoff flows eastward towards Green Valley Road. Submitted plans show that proposed modifications to grading and drainage infrastructure are confined to Parcel "B". Stormwater infrastructure proposed for Parcel "B" will tie into three separate curb inlets along Green Valley Road.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet 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. This project proposes approximately 11,000 square feet of impervious surface with the minor subdivision application, which is above the threshold for requiring submittal of a SWCP. A preliminary SWCP was submitted with the application and was considered adequate for that phase of development.

Floodplain Management

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 Alamo Area 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 59. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Anthony DiSilvestre at (925) 313-2262 or anthony.disilvestre@pw.cccounty.us or Alex Vazquez at (925) 313-2117 or alex.vazquez@pw.cccounty.us.

AV:AD:xx

G:\engsvc\Land Dev\MS\MS 23-0005 (x-ref RZ23-3271)\Staff Report & COAs MS23-0005_Revised COAs.docx

cc: J. LaRocque, Engineering Services
A. Vazquez, Engineering Services
A. DiSilvestre, Engineering Services
George Moore, *owner*
101 Montair Drive
Danville, CA 94526
Benoit McVeigh dk Engineering, *applicant*
1931 San Miguel Drive
Walnut Creek, CA 94596

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT MS23-0005**

**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 require the review and approval of the Public Works Department and are based on the revised vesting tentative map received by the Department of Conservation and Development, Community Development Division, on July 21, 2025.
- 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.

Roadway Improvements (Green Valley Road):

- Any cracked and displaced curb, gutter shall be removed and replaced along the project frontage of Green Valley Road. Concrete shall be saw-cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doveled into existing improvements.
- Applicant shall construct a street type connection with curb returns as shown on the referenced site plan in lieu of standard driveway depressions at the private drive onto Green Valley Road.

Access to Adjoining Property:

Proof of Access

- Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of Green Valley Road.

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along Green Valley Road with the exception of the proposed private road intersection.

Road Alignment/Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the intersection of the private driveway with Green Valley Road 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.

Private Roads:

- Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 16 feet within a minimum 25-foot access easement.
- Applicant shall construct a paved turnaround at the end of the proposed private road, and size said turnaround to ensure any passenger or delivery vehicles exiting the project onto Green Valley Road can do so only in a forward direction.
- Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.

Countywide Street Light Financing:

- Property owner(s) shall annex to the Community 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.

Parking:

- Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. "No Parking" signs shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

Utilities/Undergrounding:

- Applicant shall underground all new and existing utility distribution facilities. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

Exceptions (Subject to Advisory Agency findings and approval)

Applicant shall be granted an exception from the undergrounding requirements of the Ordinance Code because of the large parcels involved and the rural nature of the area.

Maintenance of Facilities:

- Property owner shall record a Statement of Obligation in the form of a deed notification, to inform all future property owners of their legal obligation to maintain the proposed retaining walls, including those constructed within the public right-of-way.

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.
- The nearest public drainage facility is a 15" CMP located along Green Valley Road. Applicant shall verify its adequacy prior to discharging runoff.

Miscellaneous Drainage Requirements:

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
- To reduce the impact of additional stormwater runoff from this development on Green Valley Creek, one cubic yard of channel excavation material will be removed from the inadequate portion of Green Valley Creek for each 50 square feet of new impervious surface area created by the development. All excavated material shall be disposed of offsite by the developer, at his cost. The site selection, land rights, and construction staking will be by the Flood Control and Water Conservation District.

OR

Upon written request, the applicant may make a cash payment in lieu of actual excavation and removal of material from the creek. The cash payment will be calculated at the rate of \$0.10 per square foot of new impervious surface area created by the development. The added impervious surface area created by the development will be based on the Flood Control District's standard impervious surface area ordinance. The Flood Control and Water Conservation District will use these funds to work on the creek annually.

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.
- 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:

- The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.
- 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).
- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
- Prior to filing the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

- Prior to filing the Parcel Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.
- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

Alamo Municipal Advisory Council

Heather Chaput, Chair
Michaela Straznicka, Vice Chair
Anne Struthers
Cecily Barclay
Robert Brannan
Robert Mowat
Sharon Burke
Michelle Parkinson, Alternate
Nicolas Angel-Ordonez, Youth Representative



Candace Andersen, Supervisor

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

supervisorandersen@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.

April 15, 2024

Department of Conservation & Development
Attention: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553

Re: CDMS23-00005 & CDRZ23-03271
1921 Green Valley Road
Alamo, CA

Dear Syd,

This application requests approval aminor subdivision to allow a two-lot subdivision of a 2-acre lot. Parcel "A" is to be 0.96 acres and Parcel "B" is to be 1.04 acres. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and a tree permit to remove 3 code-protected trees & work within the driplines of code-protected trees for site improvements and construction of one new single family residence on Parcel "B."

The application was considered by the Alamo Municipal Advisory Council (MAC) on Tuesday, April 9. The applicant and adjacent property owners were notified of MAC meeting. The property owner, applicant engineer and several neighbors were present at the meeting. The Alamo MAC **recommends approval** subject to the following conditions: applicant to provide full elevations for all site walls; applicant to install substantial screening of all retaining walls consisting of trees, shrubs and vines; and that the geotechnical report be prepared to address impacts of grading, cut and fill on the six adjoining properties. The motion passed 5-2 (Chair Chaput and Member Parkinson dissent)

Thank you for the opportunity to review this application. Please feel free to contact Alamo MAC Chair Heather Chaput with any questions.

Sincerely,

Heather Chaput

Heather Chaput
Alamo MAC Chair



CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

PHONE: (925) 228-9500

FAX: (925) 228-4624

www.centalsan.org

March 25, 2025

Syd Sotoodeh
Senior Planner
925-655-2877
Syd.sotoodeh@dcd.cccounty.us

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

SUBJECT: 1921 Green Valley Rd., Alamo
APN: 194-070-015 / 194-070-018, Central San Response

Dear Syd Sotoodeh,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and is currently receiving sewer service.

Development Information: (Based on the information provided)

- **Existing Use:** Single-Family Residential
- **Planned Project Description:** Applicant requests approval of a minor subdivision to allow a two-lot subdivision of a 2-acre lot. Parcel "A" is to be 0.96 acres and Parcel "B" is to be 1.04 acres. The project also includes a request to rezone the lots from the existing A-2 zoning to R-40 and a tree permit to remove 3 code-protected trees & work within the driplines of code-protected trees for site improvements and construction of one new single-family residence on Parcel "B".

Site-Specific Development Conditions:

- Per Central San District Code, each lot / parcel will need its own connection to Central San's public sewer main, and Central San permit(s) will be required for the side sewer work.
- The side sewer connection for the existing residence on Parcel A appears to traverse into the proposed Parcel B and connects into the existing public manhole on Green Valley Rd. Precise alignment land rights will need to be dedicated if the existing side sewer for Parcel A will remain on Parcel B. Alternatively, a relocation of the existing side sewer for Parcel A would be required for the proposed development. Any modifications to the existing exterior side sewer or the related appurtenances (cleanouts) will require a Central San Permit prior to alteration.
- A minimum of 1-foot vertical and 1-foot horizontal separation shall be maintained between the existing side sewer and any proposed utilities.
- The applicant should promptly submit full-size improvement plans for Central San Permit staff to review and pay all applicable fees prior to receiving a building permit. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant