Department of Conservation and Development

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

Contra Costa County

John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Deputy Director

July 13, 2026

RENOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

1. **Project Title:** Ariey Lane Minor Subdivision, Rezoning, and Development Plan

2. **County File Numbers:** CDMS20-00010, CDRZ22-03264, CDDP22-03002

3. **Lead Agency:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

4. **Lead Agency Contact Person:** Syd Sotoodeh, Senior Planner
(925) 655-2877
syd.sotoodeh@dcd.cccounty.us

5. **Project Location:** 6.18-acres located at 85 Ariey Lane in the unincorporated Lafayette area
(Assessor's Parcel Number: 167-010-017)

6. **Applicant:** MGJ Development LLC
c/o Inga Zalutskaia
3515 Mt. Diablo Blvd., Unit #111
Lafayette, CA 94549

7. Description of Project:

Background: An Initial Study and draft Mitigated Negative Declaration was circulated for public review on August 16, 2024, extending through September 16, 2024. Comments on the Initial Study were received from the California Department of Fish & Wildlife (CDFW) on September 16, 2024. The applicant also proposed changes to the drainage and stormwater control design. As such, the Initial Study and Draft Mitigated Negative Declaration for the project has been revised to address CDFW's comments and recommended mitigations, and the proposed design changes.

Project Description: The applicant is requesting approval of a vesting tentative map to subdivide a 6.18-acre parcel into three new parcels, resulting in an approximately 2.86-acre (gross) Parcel A, an approximately 2.48-acre Parcel B, and an approximately 0.84-acre Parcel C. Access to the minor subdivision would be from Ariey Lane, a private road, via an existing bridge that crosses Grayson Creek. Proposed site improvements include extending Ariey Lane from the bridge as a 20-foot-wide private road within a 25-foot private access easement, with slopes up to a 20% gradient. No improvements are proposed for the existing bridge. Water, electricity, telecommunication, and other utility extensions, as needed, would be attached beneath the bridge using an existing utility trapeze. Curbs, gutters, four bioretention basins and two energy dissipator outfalls (61 linear feet and 165 linear feet, respectively) would be installed for drainage and stormwater control. The dissipator outfalls will discharge treated water to the uplands north of the creek via overland sheet flow. In addition, approximately 15 retaining walls over three feet in height and up to eight feet in height would be constructed. Approximately ±3,500 cubic yards (CYS) of cut and ±3,100 CYS of fill for a net 400 CYS of grading is anticipated for the future road and residential foundation pads.

The development rights of approximately 3.32 acres of land within the subject property have been deeded to the County, including approximately 1.98 acres in the northern portion of the property where slopes exceed 26% grade (scenic easement, OR-303002, recorded 2002) and of approximately 1.34 acres of land along the southern boundary as a creek structure setback (CSS) easement (OR-303003, recorded 2002). As a result, development is limited to less than half of the property's gross acreage. The scenic easement area in the northern corner of the property will remain undeveloped and no changes are proposed that would reduce the size of either easement. The applicant is seeking approval to construct approximately 945 square feet of access road, curbs, and road-supporting retaining walls (if needed) within the CSS easement, and an exception to County Code Division 914 to construct the road within the creek structure setback.

The applicant also requests a rezone of the property from R-10, Single-Family Residential to P-1, Planned Unit District (P-1) and approval of a Final Development Plan for development of each parcel. Up to five dwelling units are proposed, including two attached accessory dwelling units (ADU). Future approval of any ADU will require

a separate ministerial application. The proposed development of each parcel is described as follows:

- Parcel A: 6,244-square-foot, two-story, single-family residence up to 26 feet in height, an 886-square-foot garage, driveway, pool, and seven retaining walls ranging between 1 foot and 6 feet in height.

- Parcel B: In addition to a driveway, and five retaining walls ranging between 1 foot and 6 feet in height, a single-family residence, garage, and attached ADU with an approximately 5,275 square-foot building footprint is shown on the final development site plan; however, the applicant has not submitted architectural drawings for the residence.

- Parcel C: 4,424-square-foot, two-story split-level, single-family residence stepping up the existing grade with a height up to 28 feet, an approximately 747-square-foot ADU within the residential structure, a 974-square-foot garage, driveway, and three retaining walls ranging between 2 feet and 8 feet in height.

The applicant also requests approval of a tree permit for project-related impacts to twenty-nine code-protected trees, including the removal of fourteen code-protected trees (one (1) Aleppo pine tree, three (3) incense cedar trees, three (3) Arizona cypress trees, and seven (7) coast live oak trees) and work within the driplines, including construction, trenching or grading, of fifteen code-protected trees (one (1) valley oak tree, two (2) California bay trees, and twelve (12) coast live oak trees) located on the subject property. Project impacts would primarily be due to the trees being located within the footprint of site improvements or new residential structures. The project arborist also recommended removal of several trees due to poor health or condition.

8. Surrounding Land Uses and Setting:

The subject property is bounded by a perennial creek (Grayson Creek) and single-family residences to the south, the Oakmont Memorial Park And Mortuary to the north and northeast, and the Queen of Heaven Catholic Cemetery & Mortuary to the west. Other nearby landmarks include Briones Regional Park, approximately 0.75 miles west of the property, and Briones Park trailheads located about 0.25 miles to the south and west of the project site. As designated by the U.S. Census Bureau urban area reference map, the subject property is located within the Concord-Walnut Creek urbanized area, however, there is an element of suburban/rural character along the small roads and lanes of the residential area in the vicinity.

Developments in the surrounding unincorporated area are located within a variety of single-family residential zoning districts (R-10, R-15, R-20, or R-65), Planned Unit (P-1) districts, and General Agriculture (A-2) districts. Reliez Valley Road located approximately 300 feet south of the subject property provides access to Taylor Boulevard approximately 0.75 miles to the east. Nearby town centers include

Pleasant Hill approximately 2 miles to the east, Lafayette approximately 3.5 miles to the south, and Walnut Creek approximately 3.5 miles to the southeast.

The subject property is an undeveloped, approximately 6.18-acre, triangular lot located at 85 Ariey Lane (a private road) within the R-10, Single-Family Residential zoning district. The lot was created as Lot 7 of Subdivision Tract 7410 (446M28, filed in August 2002). Located within a hilly area of unincorporated Lafayette, the subject property features steep topography, with an elevation change of approximately 206 feet, rising towards the north from an elevation of 228 feet at the southeastern property line to 434 feet at the northern property line. Where the project site is located at the approximate center of the property slopes range from approximately 15% to 26% in grade. The development rights of approximately 3.32 acres of the northern portion of the subject property where slopes exceed 26% grade have been granted to the County as a scenic easement. Development rights of approximately 1.34 acres along the southern boundary of the property have also been granted to the County as a CSS easement for Grayson Creek. Forty trees measuring between 6 inches and 42 inches in diameter, or with multiple stems ranging between 5 inches and 18 inches diameter per stem, on the subject property, including California bay laurel, coast live oak, valley oak, incense cedar, Aleppo pine, and Arizona cypress, were inventoried by the project arborist, and an additional three oak trees and two bay laurel trees are shown on the site plans. Of the forty-five trees, thirty-nine are considered to be code-protected due to their size and location on an undeveloped lot. Additional trees in the northern and eastern area of the property and located within a scenic easement were not inventoried in the project plans.

9. Determination:

The County has determined that the project may result in impacts to the environment, but those impacts will be less than significant with mitigations. Therefore, pursuant to California Code of Regulations Section 15070, an Initial Study and Draft Mitigated Negative Declaration has been prepared. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 30-day public comment period.

The *revised* initial study/draft mitigated negative declaration can be viewed online at the following link: contracosta.ca.gov/4841/CEQA-Notification. Any documents referenced in the reference index can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will **begin Monday, July 13, 2026, and extend to 5:00 P.M., Tuesday, August 11, 2026.** Any comments should be submitted in writing to the following:

Contra Costa County
Department of Conservation and Development
Attn: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553

or via email to syd.sotoodeh@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. The hearing date before the County Planning Commission has not yet been scheduled**.** Hearing notices will be mailed prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at syd.sotoodeh@dcd.cccounty.us or by telephone at (925) 655-2877.

Sincerely,

Syd Sotoodeh

Syd Sotoodeh
Project Planner
Department of Conservation & Development

attch: Project Vicinity Map
Vesting Tentative Map and Development Site Plan

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners
Notification List

Aerial View



Map Legend

- Assessment Parcels
- Unincorporated

Aerials 2019

RGB

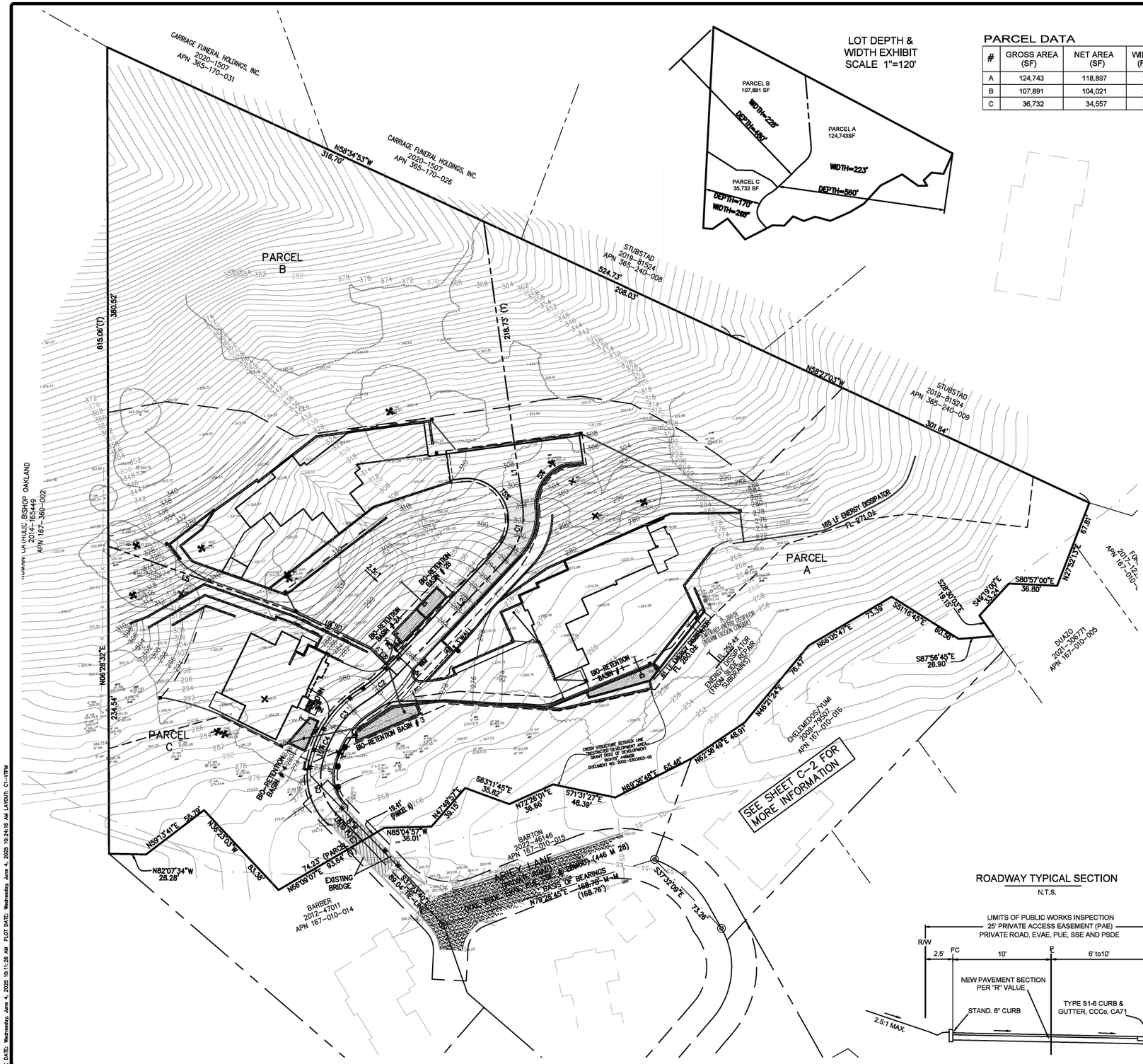
- Red: Band_1
- Green: Band_2
- Blue: Band_3

DOIT GIS
CONTRA COSTA COUNTY

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.

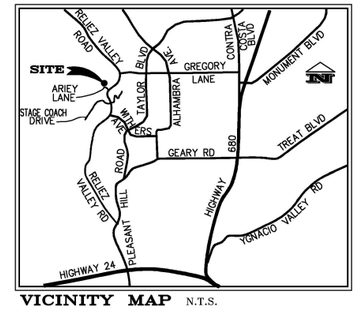
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Quantum Spatial, SFEI, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

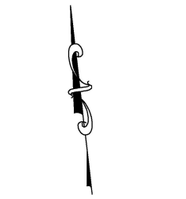


PARCEL DATA

#	GROSS AREA (SF)	NET AREA (SF)	WIDTH (FT)	DEPTH (FT)
A	124,743	118,897	223	560
B	107,891	104,021	225	480
C	36,732	34,557	216	170



VICINITY MAP N.T.S.



0 30 60 90

(IN FEET)
1 inch = 30 ft.

REVISED

RECEIVED on 06/11/2025 CDMS20-00010
By Contra Costa County
Department of Conservation and Development

LEGEND

- FOUND STANDARD STREET MONUMENT
- FOUND IRON PIPE, AS NOTED
- WM WATER METER
- E ELECTRIC BOX
- T TELEPHONE BOX
- JOINT POLE
- WV WATER VALVE
- FIRE HYDRANT
- SS SANITARY SEWER MANHOLE
- SANITARY SEWER
- CATCH BASIN
- EXISTING GRADE
- EXISTING TREE, SIZE, TYPE & TREE NO. AS NOTED
- REMOVE EX TREE
- RETAINING WALL
- STORM DRAIN PIPE
- DRAIN INLET (DI)
- AREA DRAIN
- EXISTING AC PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT

LINE DATA

#	BEARING	DISTANCE	DESC
L1	S01°13'16"E	49.39'	CL
L2	S49°45'17"W	120.66'	CL
L3	S38°52'06"E	28.70'	LOTLINE
L4	S57°33'36"E	64.32'	LOTLINE
L5	S63°52'05"E	150.73'	LOTLINE
L6	S37°23'40"E	29.57'	CL

CURVE DATA

#	RADIUS	DELTA	LENGTH	DESC
C1	50.00'	50°58'33"	44.48'	CL
C2	130.00'	14°26'05"	32.75'	CL
C3	70.00'	26°11'25"	32.00'	CL
C4	85.00'	18°13'14"	27.03'	CL
C5	40.00'	57°15'07"	39.97'	CL

ROADWAY TYPICAL SECTION

N.T.S.

ROADWAY NOTES:

PAVEMENT TYPE:
MAX SLOPE 20% AND CAPABLE OF SUPORTING 37 TONS.
ALL PROPOSED PAVEMENT GRADE EQUAL TO OR EXCEEDING 16% SHALL BE GROOVED PCC PER FIRE DEPARTMENT REQUIREMENT.
ALL PROPOSED PAVEMENT GRADE LESS THAN 16% SHALL BE 3"AC OVER 8"AB.

NO PARKING ALONG PRIVATE ROAD:
PAINT RED CURB WITH WORDS "NO PARKING- FIRE LANE" ON BOTH SIDES OF PRIVATE ROAD PER COUNTY AND FIRE DEPARTMENT REQUIREMENTS.

PROJECT INFORMATION

APN:	167-010-017
ADDRESS:	85 ARIEY LANE LAFAYETTE, CA 94549
EXISTING ZONING:	R-10
PROPOSED ZONING:	P-1
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
TOTAL AREA:	269,365 SF (6.18± AC)
NUMBER OF LOTS:	3 LOT SUBDIVISION
AVERAGE LOT AREA:	89,788 SF (2.06± AC)

UTILITIES:

POWER:	PG&E
WATER:	E.B.M.U.D.
SEWER:	C.C.C.S.D.
STORM DRAIN:	PUBLIC

OWNER/DEVELOPER:

MGJ DEVELOPMENT CORPORATION
155 ARBOR VIEW LANE
LAFAYETTE, CA 94549

CIVIL ENGINEER:

HUMANN COMPANY INC.
1021 BROWN AVE.
LAFAYETTE, CA 94549
PH. (925) 283-5000

NO.	DATE	BY	REVISIONS
	12/13/23	KMIN	REVISE LAYOUT
1	08/22/24	PE/IN	REVISE DRAINAGE OUTFALLS TO CREEK

SCALE	1" = 30'
DATE	12/13/24
DRAWN	PE
CHECKED	IN
JOB NO.	18171

REGISTERED PROFESSIONAL ENGINEER — IZZAT S. NASHASHIBI — No. 29528 — CIVIL — STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

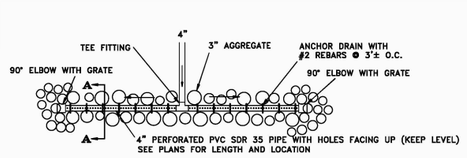
VESTING TENTATIVE PARCEL MAP MS20-0010
LOT 7 SUBDIVISION 7410 (446 M 28)
85 ARIEY LANE (APN 167-010-017)
LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING – SURVEYING
1021 BROWN AVE. LAFAYETTE, CA. 94549
PH (925)283-5000 FAX (925)283-3578

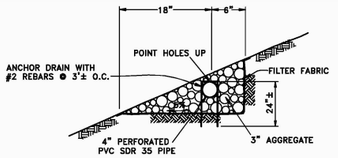
SHEET C1
OF 2 SHEET

JOB NO. 18171

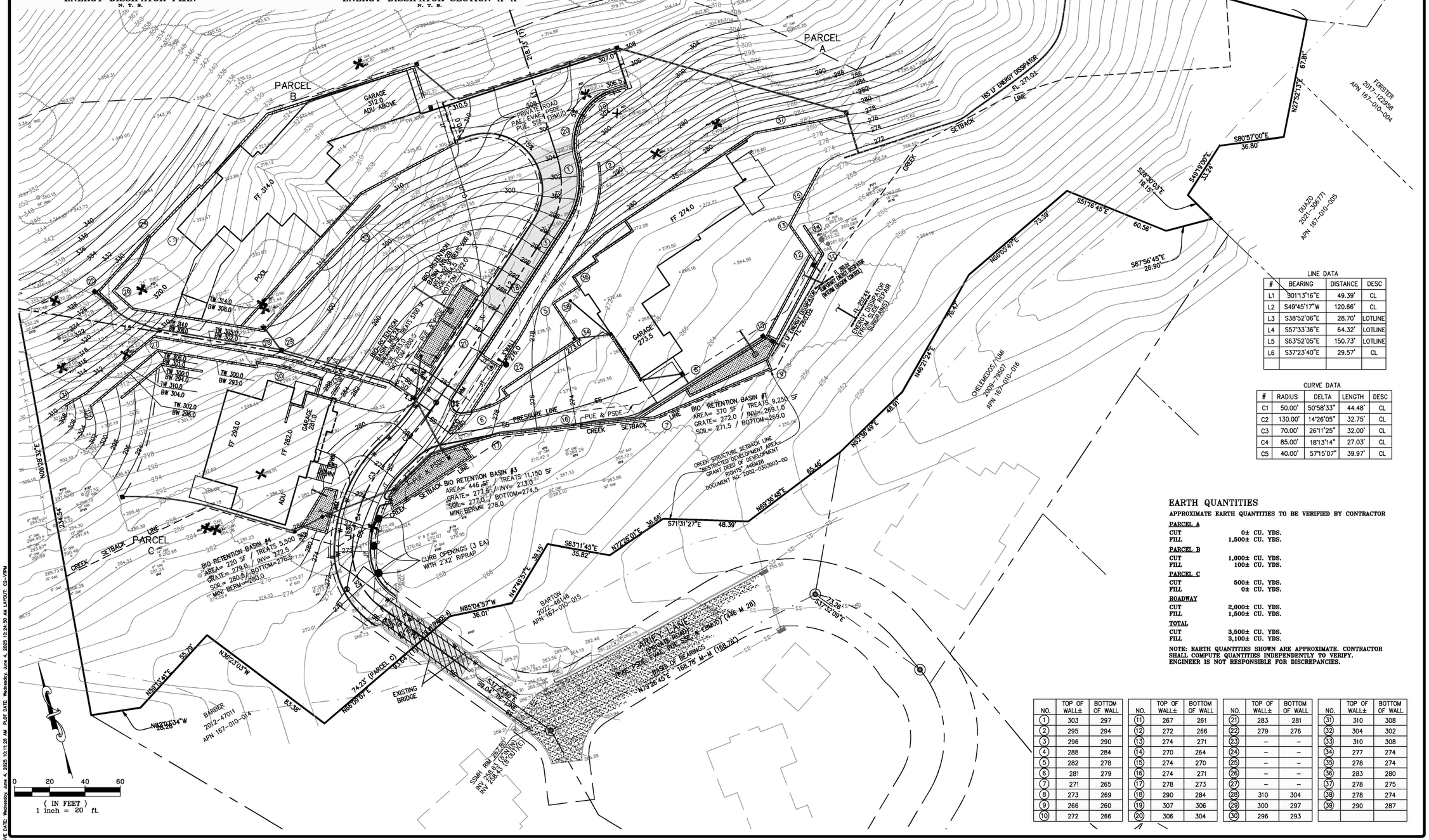
Z:\PROJ\18171\MP.DWG SAVE DATE: Wednesday, June 4, 2025 10:11:26 AM PLOT DATE: Wednesday, June 4, 2025 10:24:16 AM LAYOUT: C1-VTPM



ENERGY DISSIPATOR PLAN
N. T. S.



ENERGY DISSIPATOR SECTION A–A
N. T. S.



LINE DATA

#	BEARING	DISTANCE	DESC
L1	N01°13'16"E	49.39'	CL
L2	S49°45'17"W	120.66'	CL
L3	S38°52'06"E	28.70'	LOTLINE
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C4	85.00'	18°13'14"	27.03'	CL
C5	40.00'	57°15'07"	39.97'	CL

EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

PARCEL A
CUT 0± CU. YDS.
FILL 1,500± CU. YDS.

PARCEL B
CUT 1,000± CU. YDS.
FILL 100± CU. YDS.

PARCEL C
CUT 500± CU. YDS.
FILL 0± CU. YDS.

ROADWAY
CUT 2,000± CU. YDS.
FILL 1,500± CU. YDS.

TOTAL
CUT 3,500± CU. YDS.
FILL 3,100± CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.

NO.	TOP OF WALL±	BOTTOM OF WALL
(1)	303	297
(2)	295	294
(3)	296	290
(4)	288	284
(5)	282	278
(6)	281	279
(7)	271	265
(8)	273	269
(9)	266	260
(10)	272	266

NO.	TOP OF WALL±	BOTTOM OF WALL
(11)	267	261
(12)	272	266
(13)	274	271
(14)	270	264
(15)	274	270
(16)	274	271
(17)	278	273
(18)	290	284
(19)	307	306
(20)	306	304

NO.	TOP OF WALL±	BOTTOM OF WALL
(21)	283	281
(22)	279	276
(23)	–	–
(24)	–	–
(25)	–	–
(26)	–	–
(27)	–	–
(28)	310	304
(29)	300	297
(30)	296	293

NO.	TOP OF WALL±	BOTTOM OF WALL
(31)	310	308
(32)	304	302
(33)	310	308
(34)	277	274
(35)	278	274
(36)	283	280
(37)	278	275
(38)	278	274
(39)	290	287

NO.	DATE	BY	REVISIONS
	12/13/23	KM/IN	REVISE LAYOUT
2	08/22/24	PE/IN	REVISE DRAINAGE OUTFALLS TO CREEK

SCALE	1" = 20'
DATE	12/13/24
DRAWN	PE
CHECKED	IN
JOB NO.	18171

REGISTERED PROFESSIONAL ENGINEER No. 29528 CIVIL STATE OF CALIFORNIA

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VESTING TENTATIVE PARCEL MAP MS20–0010
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SHEET C2
OF 2 SHEET
JOB NO. 18171

Z:\PROJ\18171\MP.DWG SAVE DATE: Wednesday, June 4, 2025 10:11:26 AM PLOT DATE: Wednesday, June 4, 2025 10:24:50 AM LAYOUT: C2–VTPM

NOTE–SEE INDIVIDUAL EXHIBIT FOR EACH PARCEL

REVISED

RECEIVED on 06/11/2025 CDDP22-03002
By Contra Costa County
Department of Conservation and Development

CONTOURS IN THIS AREA APPROXIMATE

"RESTRICTED DEVELOPMENT AREA– GRANT DEED OF DEVELOPMENT RIGHTS" SCENIC EASEMENT 446628

PARCEL B

PARCEL A

PARCEL C

GARAGE 312.0 ADU ABOVE

PRIVATE ROAD PAE, EVAE, PSDE, PUE, SSE, EBMUD

25' ACCESS EASEMENT

FF 314.0

FF 274.0

FF 293.0

FF 282.0

POOL

BIO-RETENTION BASIN NO.2A

BIO-RETENTION BASIN NO.2B

BIO RETENTION BASIN #1

BIO RETENTION BASIN #3

BIO RETENTION BASIN #4

GARAGE 273.5

GARAGE 281.0

ADU

PRESSURE LINE

PUE & PSDE

CUT & FILL SLOPES

165 LF ENERGY DISSIPATOR FL 271.0±

CURB OPENINGS (3 EA) WITH 2'X2' RIPRAP

GREEN STRUCTURE SETBACK (30') RESTRICTED DEVELOPMENT AREA– GRANT DEED OF DEVELOPMENT RIGHTS" SCENIC EASEMENT 446628 DOCUMENT NO. 2002-0303005-00

TYPE CD–50 SD OUTFALL (NON–GROUTED RIP–RAP PER FISHBONE EX FL 247.37

BARTON
2022–45146
APN 167–010–015

GRAYSON CREEK FL (APPROXIMATE)

CONTOURS IN THIS AREA APPROXIMATE

DATUM (PER PLAN) (10" INV OUT 249.5) (12" INV IN 249.98) (6" INV IN 250.48)

ARIEY LANE

BASIS OF BEARINGS
N79°26'45"E 168.78' M–M (165.75')

CURB&GUTTER

4" PVC

8" PVC

8" DIP – 125LF

4" PLASTIC LINED

DRAINAGE SWALE

LOCATION APPROX (RIM 255.81) (FL 252.64)

LOCATION APPROXIMATE OR (325.41) (INV OUT 250.39) (PER PLAN)

LOCATION APPROX (RIM 256.62) (IN 252.04) (FL OUT 251.79)

SSMH RIM 267.80 (N) INV 258.63 (8.0"W) INV 258.43 (8.0"E)

CONCRETE DRIVEWAY

NEIGHBORING HOUSE

ROMAN CATHOLIC BISHOP OAKLAND
2014–165449
APN 167–360–002

BARBER
2012–47011
APN 167–010–014

"ARIEY LANE" 4" PVC PRIVATE ROAD–NOT COUNTY MAINTAINED P.A.E. = 5.5'± E.V.E. = 5.5'± P.U.E. = 5.5'± E.M.U.D. = 16'±

EXISTING BRIDGE

STUBSTAD
2019–81524
APN 365–240–009

CHELMEDOS/KUMI
2009–79907
APN 167–010–016

DUAZO
2021–306771
APN 167–010–005

N58°27'03"W 301.84'

N28°52'13"E 67.85'

S80°35'50"E 36.80'

S45°10'08"E 34.24'

S87°56'45"E 26.90'

N45°21'24"E 76.47'

N62°30'49"E 48.91'

S71°31'27"E 48.39'

S63°31'45"E 35.82'

N72°26'01"E 36.06'

N82°49'57"E 38.07'

N83°04'57"W 36.01'

S37°23'40"E 73.26'

S37°23'40"E 29.57'

N69°13'45"E 55.70'

N35°23'03"W 83.36'

N68°09'07"E 93.64'

N82°07'34"W 28.28'

S11°16'45"E 60.36'

S66°05'47"E 73.39'

N06°28'32"E 234.54'

615.06'(T)

218.73'(T)

61.25'

66.02'

0 20 40 60
(IN FEET)
1 inch = 20 ft.

ZONE R-10 SETBACKS REQUIREMENTS:

MINIMUM WIDTH:	80'
MINIMUM DEPTH:	90'
FRONT SETBACK:	20'
SIDEYARD SETBACK:	10'/20'
REAR SETBACK:	15'

LINE DATA

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L1	S01°13'16"E	49.39'	CL
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L3	S38°52'06"E	28.70'	LOTLINE
L4	S57°33'36"E	64.32'	LOTLINE
L5	S63°52'05"E	150.73'	LOTLINE
L6	S37°23'40"E	29.57'	CL

CURVE DATA

#	RADIUS	DELTA	LENGTH	DESC
C1	50.00'	50°58'33"	44.48'	CL
C2	130.00'	14°26'05"	32.75'	CL
C3	70.00'	26°11'25"	32.00'	CL
C4	85.00'	18°13'14"	27.03'	CL
C5	40.00'	57°15'07"	39.97'	CL

NO.	TOP OF WALL±	BOTTOM OF WALL
1	303	297
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7	271	265
8	273	269
9	266	260
10	272	266

NO.	TOP OF WALL±	BOTTOM OF WALL
11	267	261
12	272	266
13	274	271
14	270	264
15	274	270
16	274	271
17	278	273
18	290	284
19	307	306
20	306	304

NO.	TOP OF WALL±	BOTTOM OF WALL
21	283	281
22	279	276
23	–	–
24	–	–
25	328	324
26	323	320
27	310	307
28	310	304
29	300	297
30	296	293

NO.	TOP OF WALL±	BOTTOM OF WALL
31	310	308
32	304	302
33	310	308
34	277	274
35	278	274
36	283	280
37	278	275
38	278	274
39	290	287

CDDP22–03002 AND CDRZ22–03264

NO.	DATE	BY	REVISIONS
	12/13/23	KM/IN	REVISE LAYOUT
1	08/22/24	PE/IN	REVISE DRAINAGE OUTFALLS TO CREEK

SCALE	1" = 20'
DATE	12/13/24
DRAWN	PE
CHECKED	IN
JOB NO.	18171

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASHASHIBI No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY AND FINAL DEVELOPMENT PLAN MS20–0010
LOT 7 SUBDIVISION 7410 (446 M 28)
85 ARIEY LANE (APN 167–010–017)
LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING – SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283–6000 FAX (925)283–3578

SHEET 1 OF 1 SHEET

JOB NO. 18171

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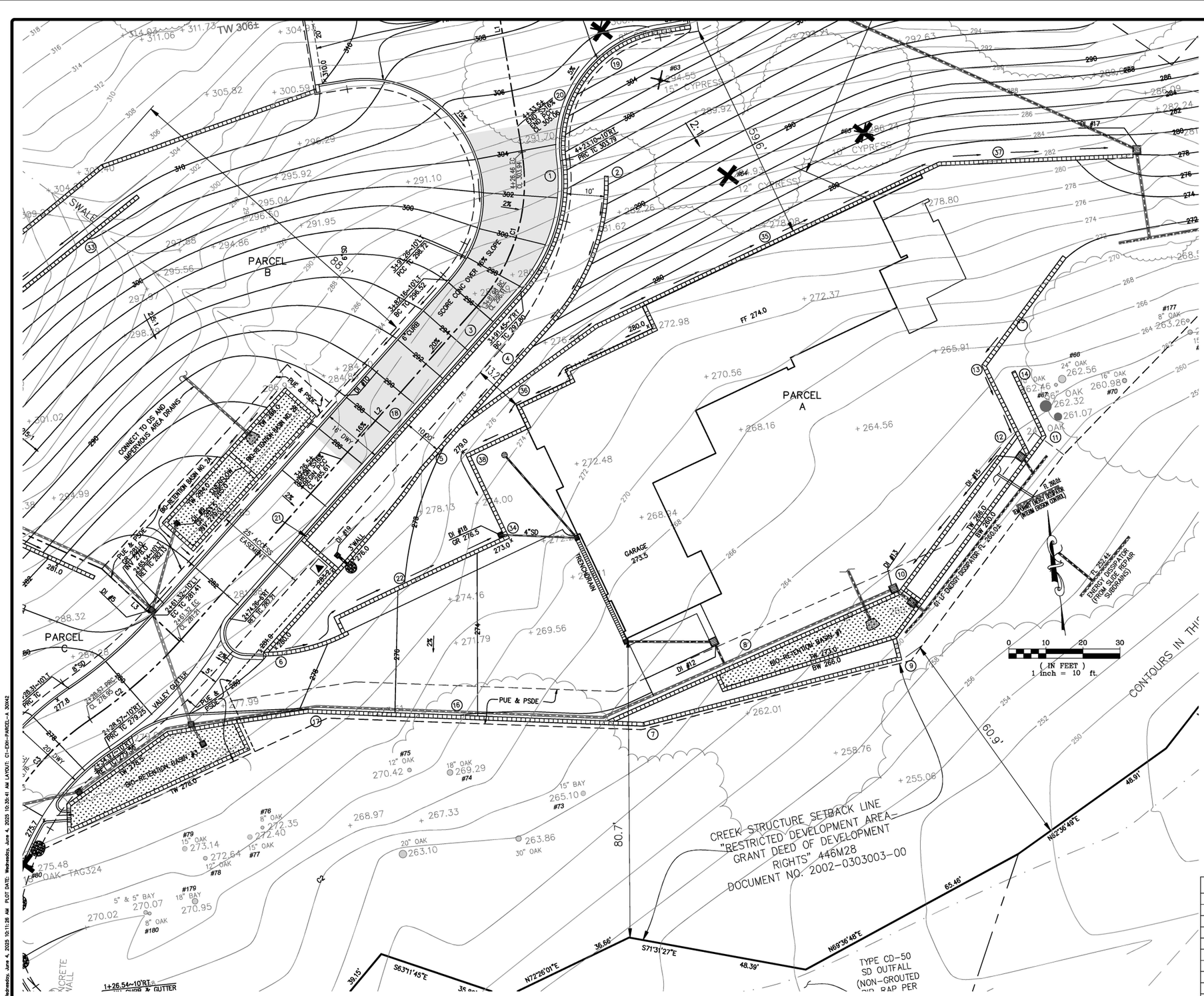

NO.	TOP OF WALL±	BOTTOM OF WALL
1	303	297
2	295	294
3	296	290
4	288	284
5	282	278
6	281	279
7	271	265
8	273	269
9	266	260
10	272	266

NO.	TOP OF WALL±	BOTTOM OF WALL
11	267	261
12	272	266
13	274	271
14	270	264
15	274	270
16	274	271
17	278	273
18	290	284
20	306	304
21	283	281

NO.	TOP OF WALL±	BOTTOM OF WALL
22	279	276
34	277	274
35	278	274
36	283	280
37	278	275
38	278	274

CDDP22-03002 AND CDRZ22-03264

NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	12/13/24
DRAWN	PE
CHECKED	IN
JOB NO.	18171

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASHASHIBI No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY AND FINAL DEVELOPMENT PLAN
EXHIBIT - PARCEL A
85 ARIEY LANE (APN 167-010-017)
LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET C1 OF 3 SHEETS

JOB NO. 18171

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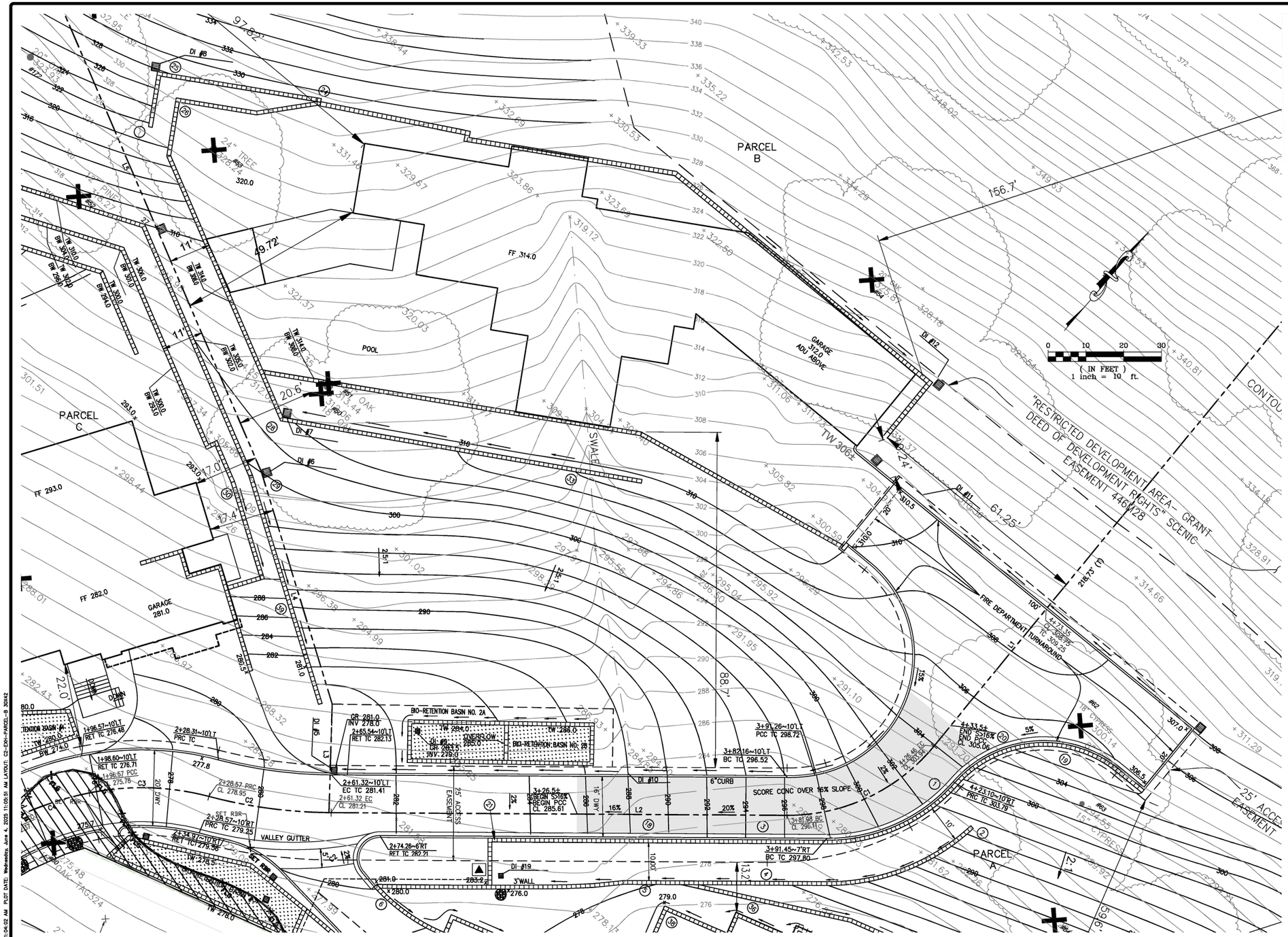
NO.	TOP OF WALL±	BOTTOM OF WALL
1	303	297
2	295	294
3	296	290
18	290	284
19	307	306
20	306	304
21	283	281
23	–	–
24	–	–
25	–	–

NO.	TOP OF WALL±	BOTTOM OF WALL
26	–	–
27	–	–
28	310	304
29	300	297
30	296	293
33	310	308
39	290	287



SEE SHEET C12

CDDP22-03002 AND CDRZ22-03264

NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	12/13/24
DRAWN	PE
CHECKED	IN
JOB NO.	18171

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASHASHIBI No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY AND FINAL DEVELOPMENT PLAN
EXHIBIT – PARCEL B
85 ARIEY LANE (APN 167-010-017)
LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING – SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-5078

SHEET C2 OF 3 SHEETS

JOB NO. 18171

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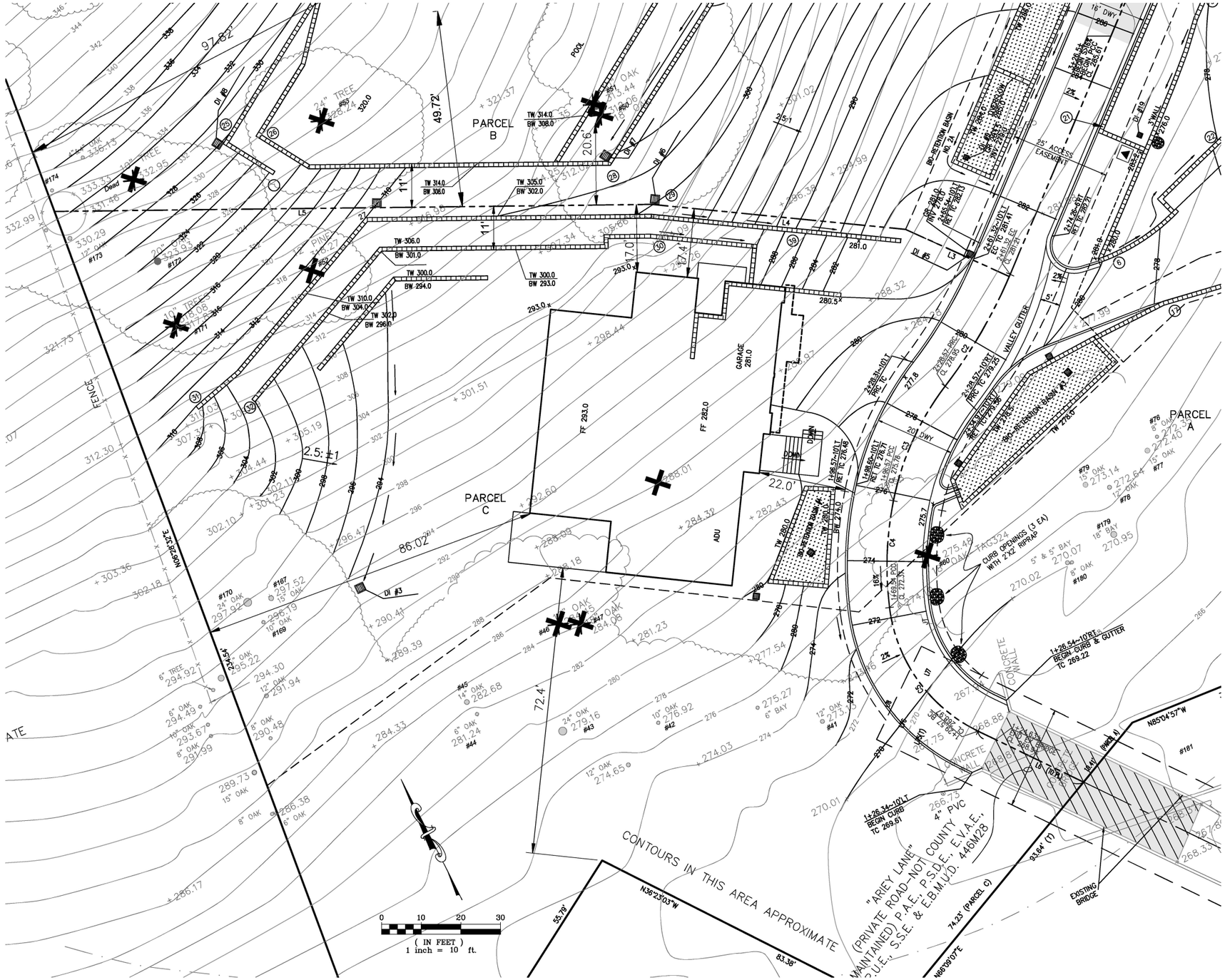

NO.	TOP OF WALL±	BOTTOM OF WALL
6	281	279
17	278	276
21	283	281
22	279	276
25	–	–
26	–	–
27	–	–
28	310	304
29	300	297
30	296	293

NO.	TOP OF WALL±	BOTTOM OF WALL
31	310	308
32	304	302
39	290	287

CDDP22-03002 AND CDRZ22-03264

NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	12/13/24
DRAWN	PE
CHECKED	IN
JOB NO.	18171

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASHASHIBI No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY AND FINAL DEVELOPMENT PLAN
EXHIBIT - PARCEL C
85 ARIEY LANE (APN 167-010-017)
LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-5576

SHEET C3 OF 3 SHEETS

JOB NO. 18171

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