



WEST COAST LAND & DEVELOPMENT, INC.
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WALNUT GROVE PROJECT ENVIRONMENTAL PROTECTION MEASURES

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The California Environmental Quality Act (CEQA) has purview over development projects in the state, but not every project is required to submit an Environmental Impact Report (EIR). Small projects, for which an EIR is not required, must follow guidelines established by the City of Concord, County of Contra Costa, and State of California for environmental protection.

The City of Concord, as part of the General Plan process, had an EIR prepared for property within city limits and the city's Sphere of Influence. Subsequent studies were also done as part of the Subdivision Ordinance update and the Housing Element update. The rules and regulations established under the Zoning Ordinance and the Development Code are meant to preserve environmental protections.

The California Clean Water Act regulates potential sources of pollution. The Regional Water Quality Control Board grants Contra Costa County a General Permit for its stormwater system. All urban projects within the City of Concord must comply with the restrictions and guidelines of this permit. This includes the Walnut Grove Project.

The City of Concord has also adopted the California Green Building Standards (CalGreen).

Some of the requirements for the Walnut Grove Project are as follows:

1. The Walnut Grove Project must direct all runoff generated by the new houses, driveways, access road, etc. away from the Walnut Creek Channel.
2. The old drainage system, which partially drained runoff from the property to the channel must be removed.
3. All runoff generated by the new impervious surfaces created by the project must first be directed to vegetated swales or dedicated bio-retention facilities before leaving the property boundaries.
4. During construction, temporary control measures must be in place prior to and during any rain event, to ensure runoff in controlled on-site.



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5. Homes within the Walnut Grove Project must meet or exceed CalGreen Tier 1 requirements. These include using recycled construction materials, installation of solar panels on every home, Electric Vehicle charging connections in each garage, and energy/water saving measures for all plumbing fixtures, appliances, heating and cooling systems, roofing, insulation and hot water systems.

Resources:

A copy of the EIR for the General Plan, the SEIR for the Subdivision Ordinance Update, and the Initial Study for the Housing Element Update can be found here:

[Concord 2030 Urban Area General Plan. Draft Environmental Impact Report \(EIR\) Final Supplemental Environmental Impact Report to the 2030 Concord General Plan Housing Element Update 2014-2022](#)

More information about the City's Clean Water Act requirements for small development projects can be found at:

<https://www.cityofconcord.org/346/Stormwater-Management>

CEQA requirements can be reviewed here:

https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf

California Green Building Standards can be found here:

<https://www.hcd.ca.gov/building-standards/calgreen/>