

# PUBLIC HEARING ALERT

## 1125 NORTH GATE ROAD

### 19-LOT SUBDIVISION PROPOSED



**MONDAY, AUGUST 17, 2026 • 1:30 P.M.**



**30 MUIR ROAD, MARTINEZ**



**COMMENTS:** [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) • (925) 655-2860

## THIS IS NOT A SMALL CHANGE.

The notice proposes 19 lots on a 9.83-acre open-space site, with 4- to 5-bedroom homes, major grading, tree removal, and requested exceptions to North Gate development standards.



### WHAT THE NOTICE REVEALS



19 lots on a 9.83-acre site



4- to 5-bedroom homes,  
approx. 1,215–4,595 sq. ft.



3 very-low-income units used to support  
density-bonus waivers and concessions



Requests reductions to North Gate  
Specific Plan standards



34 protected trees removed +  
impacts to 13 more



Approx. 34,700 cu. yds. of cut and  
34,700 cu. yds. of fill



Demolition of all existing structures



### WHY NEIGHBORS SHOULD BE CONCERNED



**Loss of rural character** — open space replaced by much denser development next to rural homes, horse properties, and nearby state park land.



**Traffic + safety** — more vehicles on North Gate Road, affecting congestion, safety, noise, and daily quality of life.



**School crowding** — more families and students added to an already impacted nearby school population.



**Wildlife + ecosystem harm** — a monumental change to a delicate and precious local rural ecosystem.



**At odds with the North Gate Road plan** — the project seeks exceptions to the North Gate Specific Plan and conflicts with the long-term master vision for North Gate Road.



**Property values + quality of life** — threatens quiet, privacy, views, and the value of low-density living.



## SHOW UP. SPEAK UP. PROTECT NORTH GATE.

Raise your concerns now — at the hearing  
or in written comments before the hearing.



### MORE INFORMATION

Further details contact: (925) 655-2873  
or [Everett.Louie@dcd.cccounty.us](mailto:Everett.Louie@dcd.cccounty.us)

**IMPORTANT:** If you challenge the project in court, you may be limited to issues raised at or before the public hearing.