

PERTINENT CORRESPONDENCE

ALAMO IMPROVEMENT ASSOCIATION

FOR FINE COUNTRY LIVING

P.O. BOX 156, ALAMO, CALIFORNIA 94507

September 15, 2008

BY FAX TO 335-1222
Community Development Dept.
651 Pine Street, 4th Floor, N. Wing
Martinez, CA. 94533

Attn: Mike Henn
Re: GP 07-0004, RZ 07-3194, DP 07-3062, SD 07-9210
Site 1900 Las Trampas Road

Dear Mike:

Subject application was reviewed by the Alamo Improvement Association's Planning Committee on September 10th, and by our board the following night.

Request to review an application to change zoning for a portion of the property from A-2 to P1. Request to review an application for expansion of development by adding 15 acres in the SV category. Request to review an application to allow the subdivision of 10 acres into 5 lots with an additional remainder parcel. P-1/A-2 zoning.

Application(s) have been thoroughly reviewed during the last twelve (12) months including numerous detailed discussions with County Planning, study sessions, etc.

This is a complex project and will continue through the public review process at County, San Ramon Valley Regional Planning Commission and the County Board of Supervisors.

The application(s) with plans dated Jan. 14, 2008, are recommended for approval with numerous conditions, recommendations and comments detailed in the following summary:

We agree that the General Plan amendment would be acceptable given the parcel's location within a "transition" zone. The rezoning would also be acceptable as P-1 Zoning.

The Development Plan, as presented, would meet with our general approval with conditions for development of:

1. Maximum stories for all residential units would be 2.5 stories
2. Maximum height for all residential units would be 28 ft. to the roof peak from grade on all sides of the residence
3. All lots to have landscaping zones established with restrictions as to what type of structures, if any, would be allowed in the zone.
4. All retaining walls to be constructed at least 5 ft from all property lines to allow for drainage and landscaping including access walkways to be constructed between walls and property line.
5. All exposed soldier walls along creek drainage areas to be architecturally detailed and allow for at least 5 ft at the top of the wall to any structure for landscaping and walks.
6. All exposed retaining walls to have landscaping treatments to allow for growth to attach to the walls.
7. Change the Dedicated Open Space definition to eliminate gazebo's, tool sheds, and all other accessory buildings and structures.

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8. Lot coverage for each lot would be as follows;

Lot # 1	4,000 SF for house, no second unit, 1,200 SF for garage
Lot # 2	4,000 SF for house, 1,000 SF second unit, 400 SF for garage
Lot # 3	4,000 SF for house, 1,400 SF for second unit, 1,200 SF for garage
Lot # 4	4,000 SF for house, 1,000 SF for second unit, 1,500 SF for garage
Lot # 5	6,000 SF for house with garage included in area

9) Given the volume of the unknowns, at this time, regarding the location, size, and architecture of structures and the lack of landscaping plan, we require that following items to be detailed and reviewed prior to the start of the construction for each lot:

9a) Bldg plans, including size, lay-out, architecture and placement on the lot of all structures.

9b) Retaining walls, locations, type, size, visual mitigation suited to the location and size. The number and sizes of the proposed retaining walls require that the final design minimize the need for these structures commensurate with the specific placements of homes and the accessory structures. The design and the material selection should consider faux rock and keystone in addition to previously noted types. These requirements also apply to the above ground portions of the "soldier walls" or alternative designs.

9c) Landscape zones. Landscape Zone should hereby defined as: any areas shown on the Tentative Map which are not encumbered by building envelope, open space, or roadway easements should be considered 'landscape zone'. Landscape zones are to allow placement of certain accessory buildings such as gazebos, tool sheds

We believe that a landscaping zone that provides a buffer separation between the building envelope and the designated "open space" area would serve as a transition, enhances the aesthetics and protects the natural/untouched open space portions of this project.

Although the present plans identify less than 10 trees to be removed, the complexities of the grading and construction for this project will impact this number. We support a requirement for replanting of trees removed at a ratio of 3:1. The replanting of trees into the building envelope and/or the proposed landscape zones would be part of our future review for approval of the residence and landscaping for each parcel

We believe that the "open space" areas should be devoid of any structures. The ample building envelopes on this application provides adequate space for the needed structures. "Open Space" is to be redefined as being devoid of any structures. (Refer to item # 7 above)

10) Further, we believe that the project can dedicate as "Scenic Easement" the portion of proposed lots 2 & 3 located from the mid-point of the seasonal waterway to the Las Trampas Roadway easement. This is the area to include the proposed relocation of trail easement onto both lots 2 & 3 and to exempt the areas designated for access (driveways) and for utilities.

03/17/2000 11:11 0200002000 BENEITO STORE INC. PAGE 03/03

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11) Work Phase of the project including grading, placement of the infrastructure and final construction of home should be phased in a way that would minimize the disruption and the impact to the homes in the area. This requires that the site repairs, grading and placement of the infrastructure be performed at the same time and be a condition of approval of the application. It is noted that requirements of other County agencies (such as EBMUD) may impact this proposed condition, however all requirements possible should be considered to mitigate noise, traffic, hours of operation, construction material debris, etc. for the benefit of the Las Trampas neighbors impacted by every phase of the project.

12) The condition of the private portion of the Las Trampas Rd prior and post grading and construction is of concern to both Las Trampas neighbors and Alamo residents

After significant discussion, we have determined that the "base line" condition of the roadway for purposes of restoration to be used (after construction) is the current condition of the Las Trampas roadway located between 1650 and 1660 Las Trampas (shown in pictures of the roadway to be provided to the County as part of our recommendation) It is also understood that this restoration of roadway requirement is applied both to construction for the project overall and for construction on each lot.

ADDITIONAL COMMENTS: A re-built road and a maintenance agreement covering all homes using the private portion of the Las Trampas Rd. would be the desired outcome. It is understood that the applicant has agreed to promote this agreement with neighbors and that this project (including the previously approved Minor Sub-Division parcels designed as A,B, & C) will be automatically included in this proposed roadway maintenance agreement.

ADDITIONAL COMMENTS: The Remainder Lot (current Palmer residence) will be involved in certain aspects of the project, grading, utilities, etc. The applicant has agreed to consider development limitations for this Remainder parcel. We fully support further discussion by the County and the Applicant on this topic.



Roger F. Smith, Chairman
Planning Committee

cc: AIA Secretary

CONDITIONS OF APPROVAL FOR MINOR SUBDIVISION 25-90

1. The request to subdivide the 10.9-acre parcel is approved for two parcels subject to the vesting tentative map dated received by the Community Development Department on July 2, 1990. The following conditions of approval require compliance prior to filing of the parcel map unless otherwise indicated.
2. At least 60 days prior to recording a parcel map, issuance of Building Department permits, or installation of improvements, submit a preliminary geology, soil and foundation report based on existing information and subsurface investigation of the parcel, meeting the requirements of Subdivision Ordinance Section 94-4.420, for review and approval of the Planning Geologist. Report shall review landslide mapping of government agencies and consultants.
3. Parcel lines may be required to be adjusted to avoid crossing unstable soils which are not to be improved; landslides shall not cross parcel lines except as approved by the Zoning Administrator. Improvement, grading, and building plans shall carry out the recommendations of the approved report.
4. Concurrently with recordation of the parcel map, record a statement to run with deeds to the property acknowledging the report by title, author (firm), and date, calling attention to recommendations, and noting that the report is on file in the Community Development Department of Contra Costa County. Sellers of parcels of this subdivision shall make the report available to prospective purchasers.
5. Prior to issuance of building permits, if landslide repair or soil improvement is required to provide a stable building site or access, a final report of the engineering geologist and geotechnical engineer shall be submitted showing the final plan and grades for any installed subsurface drainage with pickup, cleanout, and disposal points; buttress fill or shear key location, any retaining wall installed, and other soil improvements installed during grading, all as surveyed by a licensed land surveyor or civil engineer as directed by the geotechnical engineer.
6. Prior to issuance of building permits, if landslide repair is required to provide a stable building site or access, a grading bond will be required for the work necessary. Provide sufficient subsurface information to estimate the cost of repairs.
7. Prior to issuance of building permits on Parcel B, submit a letter from the consulting engineering geologist and geotechnical engineer indicating that plans conform to recommendations of the preliminary geology, soils, and foundation report and supplements.
8. Dedicate a 20-foot wide trail easement to the East Bay Regional Park District along Las Trampas Road and the westerly boundary of Parcels A and B per agreement between East Bay Regional Park District and applicant, or at an alternate location agreed upon by the applicant, East Bay Regional Park District, and approved by the Zoning Administrator.

9. Prior to filing Parcel Map, submit a field survey and report performed by qualified professionals to identify the migratory corridors of the Alameda Whipsnake. The report shall identify the corridors and make recommendations for preserving them. No structures or barrier style fencing shall be allowed in the corridors or any recommended buffer area.
10. Prior to issuance of the building permit for construction of a residence, the applicant shall submit detailed plans of the proposed structure to the Zoning Administrator for review and approval not exceeding 25 feet in height from building pad or a 695' elevation, whichever is higher. Ultimate building is subject to review and approval of the Zoning Administrator subject to the stated limitations. The Zoning Administrator may impose siting, setback, landscape and additional structure height restrictions to mitigate the impact of the proposed development on off-site views once the building pad is established.
11. At least 30 days prior to issuance of a grading permit or building permit, the applicant shall submit a grading/tree preservation plan for the review and approval of the Zoning Administrator. The plan shall identify all trees with trunk sizes greater than 10 inches in diameter 4 1/2 feet from the base and indicate whether or not the tree would be eliminated. Grading of the site and removal of mature trees shall be minimized.
12. The applicant shall show proof that water and sewage service is available prior to recording the parcel map.
13. Should archaeological materials be uncovered during grading, trenching or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeologists (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
14. The applicant shall dedicate to the County a scenic easement on the knoll on the northeast side of the parcel, above 660-foot level, with an exception of minor accessory structure subject to review and approval of the Zoning Administrator. This easement shall not prohibit construction of a road through this area, nor the construction of one-story accessory structures such as a barn or garage; nor does it affect in any way construction outside the area so deeded.
15. The following requirements pertaining to drainage, road, and utility improvements will require the review and approval of the Public Works Department:
 - A. In accordance with Section 92-2.006 of the County Ordinance Code, this subdivision shall conform to the provisions of the County Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. Conformance with the Ordinance includes the following requirements:

1. Undergrounding of all utility distribution facilities. An exception to this requirement is granted for the existing structures.
 2. Street lighting is not required.
 3. Conveying all storm waters entering or originating within the subject property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks or to an existing adequate storm drainage facility which conveys the storm waters to a natural watercourse. As these parcels are large and agricultural in nature, additional run-off resulting from this subdivision will be negligible. Therefore, an exception from this requirement is granted provided the applicant maintains the existing drainage pattern and does not dispose concentrated storm water run-off adjacent property.
 4. Submitting improvement plans prepared by a registered civil engineer, payment of review and inspection fees, and security for all improvements required by the Ordinance Code or the conditions of approval for this subdivision.
 5. Submitting a Parcel Map prepared by a registered civil engineer or licensed land surveyor.
- B. Provide a 25-foot non-exclusive access and utility easement through Parcel A to Parcel B.
- C. Provide a 25-foot access and utility easement along the northerly property line of Parcel B, as shown on the Tentative Map.
- D. Furnish proof to the Public Works Department, Engineering Services Division, that legal access to the property is available from the County-maintained portion of Las Trampas Road.
- E. Mitigate the impact of the additional storm water run-off from this development on San Ramon Creek by:
1. Removing 1 cubic yard of channel excavation material from the inadequate portion of San Ramon Creek near Chaney Road for each 50 square feet of new impervious surface area created by the development. All excavated material shall be disposed of off-site by the developer at his cost. The site selection, land rights, and construction staking will be by the Flood Control District.

ADVISORY NOTES

This is a vesting tentative map. Any fees collected shall be those in effect at the time of tentative map approval, not recordation of the parcel map.

- A. The applicant/owner should be aware of the renewing requirements prior to recording the parcel map or requesting building or grading permits.
- B. Applicant shall comply with the Park Dedication Fee Ordinance.
- C. Comply with the provisions of the Heritage Tree Ordinance adopted by the Board of Supervisors.
- D. Comply with the requirements of the Central Contra Costa Sanitary District (see attached).
- E. Comply with the requirements of the San Ramon Valley Fire Protection District (see attached).
- F. Comply with the requirements of the Health Services Department, Environmental Health Division.
- G. Comply with the requirements of the Building Inspection Department. Building permits are required prior to construction of most structures.
- H. This project may be subject to the requirements of the Department of Fish and Game. The applicant should notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within the development that may affect any fish and wildlife resources, per the Fish and Game Code.
- I. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Countywide Area of Benefit as adopted by the Board of Supervisors.
- J. The applicant will be required to comply with the drainage fee requirements for Drainage Area 13 as adopted by the Board of Supervisors.
- K. Upon written request, the applicant may make a cash payment in lieu of actual excavation and removal of material from San Ramon 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 District will use these funds to work on San Ramon Creek annually.

ME/jn
ms31:ms25-90c.me
8/28/90
9/8/90
9/17/90-ZA (a)
10/9/90 (rev.)
11/7/90-SRVRPC
1/25/91-bos

ACKNOWLEDGMENT

CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering
 Duarte, California 91526

MAY 1991

Sharon Spaulding

WATSON

GEOLOGIST REPORT NO. 12

THE FOLLOWING GEOLOGIC REPORTS HAVE BEEN PREPARED FOR AREAS INCLUDING THIS SUBDIVISION AND ARE KEPT ON FILE FOR PUBLIC INSPECTION IN THE CONTRA COSTA COUNTY PLANNING DEPARTMENT, MARTINEZ, CALIFORNIA.

REPORT PREPARED BY ALAN KROPP & ASSOCIATES, INC., GEOTECHNICAL ENGINEER
NO. 487, REPORT NO. 486-3, DATED OCTOBER 30, 1990.

LEWIS & CLARK 5:4945164

MAY 1,
1987, IN BOOK 13614 OF OFFICIAL RECORDS, AT PAGE 452 DOES HEREBY JOIN IN
AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNERS' STATEMENT AND
THE PREPARATION AND RECONCILIATION OF THIS MAP AND ALL DEDICATIONS THEREON.
BANK OF WALNUT CREEK, A CALIFORNIA CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

Carol A. Paez
NOTARY PUBLIC IN AND FOR THE COUNTY
OF *Santa Cruz*, STATE OF CALIFORNIA
MY COMMISSION EXPIRES: *Feb. 24 1994*

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA)


1. PHIL BARTOLERO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HEREBY CERTIFIES THAT THE ABOVE AND FOREGOING PARCEL ENTITLED "SUBDIVISION MAP 25-90" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE 15TH DAY OF February, 1941, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID PARCEL MAP, AND DO GRANT TO SAID APPLICANT, THE UNIVERSITY OF CALIFORNIA, THE RIGHT TO LOCATE, ADVERTISE, OR REASSESS SUCH INTEREST AS DEDICATED TO PUBLIC USE, ROADS, AVENUES, OR PASSEWAYS THEREON.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY AND FILED IN MY OFFICE.

DATE: December 15 1997

PHIL BATCHELOR
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR OF CONTRA
COSTA COUNTY, STATE OF CALIFORNIA

BY: Barbara

BY:  NAME: E. B. Damgen
TITLE: Assistant

BY: [Signature]
NAME: LYNN LAM
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08 SEP 17 PM 1:09

September 15, 2008

DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

Michael Henn, Project Planner
Contra Costa County Community Development Department
651 Pine Street, 4th Floor, North Wing
Martinez, CA 94553

Re: Notice of Intent to Adopt a Proposed Mitigated Negative Declaration –
1900 Las Trampas Road, Alamo (County File SD07-9210, RZ07-3194,
DP07-3062, GP07-0004, and Amendment to MS04-0008)

Dear Mr. Henn:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration for 1900 Las Trampas Road, Alamo (County File SD07-9210, RZ07-3194, DP07-3062, GP07-0004, and Amendment to MS04-0008). EBMUD has the following comments.

WATER SERVICE

A new pressure regulator station, regulating water from EBMUD's Holly Pressure Zone at the project sponsor's expense, will be required to serve the proposed development. A water main extension, also at the project sponsor's expense, will be required to serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a new water service estimate to determine costs and conditions for providing water service to the proposed development. Engineering and installation of water mains, regulator station, and services requires substantial lead-time, which should be provided for in the project sponsor's development schedule.

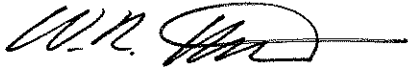
WATER CONSERVATION

The proposed project presents an opportunity to incorporate water conservation measures. EBMUD would request that the County include in its conditions of approval a requirement that the project sponsor comply with the County Landscape Water Conservation Guidelines.

Michael Henn, Project Planner
September 15, 2008
Page 2

If you have any questions concerning this response, please contact David J. Rehnstrom,
Senior Civil Engineer, Water Service Planning at (510) 287-1365.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.R. Kirkpatrick', with a horizontal line extending to the right.

William R. Kirkpatrick
Manager of Water Distribution Planning

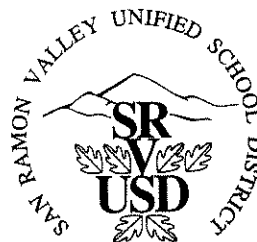
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cc: Palmer Madden and Susan Paulus
1900 Las Trampas Road
Alamo, CA 94507

MH

FACILITIES DEVELOPMENT

699 Old Orchard Drive, Danville, California 94526
(925) 552-5986 • FAX (925) 552-0598



April 4, 2008

Mike Henn, Planning Division
Contra Costa County
County Administration Building
651 Pine Street
4th Floor, North Wing
Martinez CA 94553-0095

RE: County File Number SD#079210, RZ#2073194, DP#073062, Assessor's Parcel Number 198-220-051, 198-220-052, & 198-220-053

Mike,

Thank you for allowing the District the opportunity to comment on the above-mentioned project.

The project located at 1900 Las Trampas Road is within the San Ramon Valley Unified School District. The resident schools for this project are Rancho Romero Elementary, Stone Valley Middle, and San Ramon Valley High School. Due to overcrowding in the District it is possible that students residing in this subdivision may be diverted to other schools.

The project will be subject to higher developer fees as a result of the impact of Senate Bill 50 (Greene) on new residential developments. SB50 states that if the District conducts a School Facilities Needs Analysis report and meets certain other requirements it may impose a statutory developer fee that may be significantly higher than those previously permitted Level I fees of \$2.63 per square foot of residential and \$0.42 per square foot of commercial development. On June 26, 2007, the Board of Directors adopted Resolution No.124/06-07, Establishing School Facility Fees in Accordance With the Provisions of Senate Bill 50. Based on the School Facilities Needs Analysis Report, dated May 2007, the District is justified in collecting Level II Developer Fees of \$6.93 per square foot of construction for new residential housing. This report was unanimously approved by the Board of Education on June 26, 2007, and became effective immediately. Therefore, the above-mentioned project is subject to the higher fees.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, reading "Shannon Hendricks".

Shannon Hendricks
Budget & Facilities Planning Analyst



DARWIN MYERS ASSOCIATES

ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY
March 11, 2008

Mike Henn, Project Planner
Community Development Department
County Administration Building
651 Pine Street, 2nd Floor N. Wing
Martinez, CA 94553

Subject: **Geologic Peer Review – CEQA Section**
SD07-9210, RZ07-3194 & DP07-3062
APN 198-220-051, -052 & -053 / 1900 Las Trampas Road
Alamo Area, Contra Costa County
DMA Project # 3027.08

Dear Mike:

On September 28, 2007 we provided preliminary comments on the captioned project, and on November 28, 2007 we issued a second letter.^{1,2} The letter presented herein is intended to provide a draft of the "Geology and Soils" Section of the CEQA Initial Study.

Limitations and Purpose

This CEQA Section is intended to provide technical advice to assist the Community Development Department with discretionary permit decisions. Our services have been limited to review of the documents previously identified. We also analyzed aerial photographs and made site visit to familiarize ourselves with site conditions. Our opinions and evaluation 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



cc: Gary Faria, Building Inspection Department
Eric Harrell, Engco, Inc.
Jim Diggins, DeBolt Civil Engineering
Palmer Madden, 1900 Las Trampas Road, Alamo, CA 94507

DM:ss

¹ Darwin Myers Associates, Inc., 2007. *Geologic Peer Review – 2nd Letter, SD07-9210, RZ07-3194 & DP07-3062, APN 198-220-051, -052 & -053 / 1900 Las Trampas Road, Alamo Area, Contra Costa County.* DMA Project #3085.07 (dated November 28, 2007).

² Darwin Myers Associates, 2007. *Geologic Peer Review, SD07-9210, RZ07-3194 & DP07-3062, APN 198-220-0651, -052 & -053 / 1900 Las Trampas Road, Alamo Area, Contra Costa County.* DMA Project #3064.07 (dated September 28, 2007).

September 10, 2008

08 SEP 12 PM 2:35

Roger Smith
Alamo Improvement Association
P.O. Box 156
Alamo, CA 94507

DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

Re: **1900 Las Trampas Road (Madden-Paulus) Subdivision; File No. RZ 07-3194, SD 07-9210, Alamo, California**

Dear Mr. Smith:

This is my second letter to you in connection with the Madden-Paulus Subdivision in Alamo, and serves to elaborate on items of concern raised in the previous letter of August 9, 2008 letter and my comments to the AIA Planning Committee on August 13, 2008. My residence is at 1660 Las Trampas Road, approximately 800' downhill from the subject property.

A. Off-Site Impacts Affecting 1660 Las Trampas Road:

1. Drainage: Our property contains 100 linear feet of the unnamed creek within the Project Lots 2, 3 and Remainder Lot, as well as the existing 36" drainage pipe entering the roadway. I am concerned about off-site impacts of the Project, including added run-off, siltation and construction debris. It is my opinion that the on-site 'infiltration planters' proposed on the Project VTM plot plans are not adequate to retain existing levels of flow into our creek.

Requested mitigation:

- *Limit site development to a single construction season (all grading, drainage, tree protection and removals, retaining walls, fire access and roadways). Home construction would necessarily proceed over a longer time period.*
 - *Install County Type-M headwall at pipe inlet at 1660 Las Trampas Road prior to Project construction*
 - *Improve Project on-site storm retention measures and/or reduce grading envelope*
2. Road Maintenance and Repairs: Mr. White (1650) and my properties include the first 600' of Las Trampas private road north frontage. About 200' of defective pavement was removed and replaced in 2004 following damage by heavy construction equipment. The work was performed professionally and is in excellent condition. Approximately 200' of defective pavement exists at 1650 Las Trampas Road (near 'End of County Road') and another 200' of defective pavement exists at 1660 Las

Trampas Road. These two sections of roadway will be completely degraded by the subject Project and require replacement.

Requested mitigation:

- *Replace approximately 400' of defective roadway following Project site construction, or after completion of half of the homes*
- *Repair cracks, and install pavement shoulder swales at 1672 Las Trampas Road, north and south frontages*
- *Repair balance of Las Trampas Road north of 1672 as recommended by a professional engineer*

3. Noise, Traffic and Pedestrian Safety: Mr. White and I share three speed bumps with property owners across the street. The speed bumps were installed with the development of my home nine years ago in an effort to reduce vehicle speeds and improve pedestrian safety approaching the major bend in the road at 1672. Two of the three bumps are located beneath our residential bedrooms, another is located beneath our living room. There are no speed bumps located north (uphill) of the primary curve. While the effectiveness of these bumps in 'traffic calming' is subject to debate, the noise emanating from them is not. Clearly, Project construction traffic will be excessive and on-going, and will compromise the use and enjoyment of our properties.

Requested mitigation:

- *Remove existing speed bumps prior to Project site construction phase*
- *Following site construction phase, re-install one speed bump near the beginning of 'Private Road' adjoining an existing utility pole (away from 1650 bedroom) and one speed bump at 1650-1672 property line (1672 property owner concurs with this location)*
- *Install additional speed bump(s) as necessary north of 1672, as agreed upon by affected property owners*
- *Consider an improved 'speed table' design, such as Logix 'Speed Table', constructed of rubber and offering permanent colored markings and expanded wheelbase support*
- *Install appropriate traffic control/pedestrian safety signage per County standards and with input/approval of affected property owners*

B. Comments on Madden Subdivision 1-14-08 Vesting Tentative Map

1. The rezoning application (Project) is for six parcels, where three now exist, on a site best characterized as topographically and environmentally 'challenging'. The site includes an intermittent riparian creek, mature oak woodland, and the most easterly, and observable, of Alamo's Corduroy Hills ridgelines. The Project envisions six homes averaging over 9,000 square feet each, four secondary units, garages for over 23 vehicles, building envelopes totaling 158,250 square feet (3.6 acres) and, finally, a secondary unit in a nonconforming barn.
2. The Project proposes grading and construction within the driplines of approximately 47 County-protected native oak trees. These trees are located on the ridgeline and

along the riparian creek corridor. Sheet 2 'Trees to be Removed' table incorrectly lists 'None' as trees to be removed.

3. The dispersed arrangement of home sites proposed by the Project necessitates thousands of feet of retaining walls, extensive storm drains, and fire truck-accessible roadways. Lot 1 site plan, for example, includes a retaining wall 20' high projecting 40' outward from the ridge line in order to support a fire truck turnaround. Site infrastructure of this scale results in an enormous amount of truck traffic on Las Trampas Road, negatively affecting homeowners in established neighborhoods.

In conclusion, the Project as depicted on the Vesting Tentative Map imposes significant impacts on a uniquely beautiful, environmentally complex site that exists in its current state as a major benefit to the Alamo community. In addition, the project negatively impacts downhill properties by imposing drainage, road degradation, noise, and traffic/trail safety problems as outlined above. We urge you to consider these impacts and requested mitigations as you proceed with your review of this project.

Thank you for your consideration.

Sincerely yours,

John Nicol
1660 Las Trampas Road
Alamo, CA 94507

Donald White
1650 Las Trampas Road
Alamo, CA 94507

✓ Cc: Michael Henn, AICP, Contra Costa County

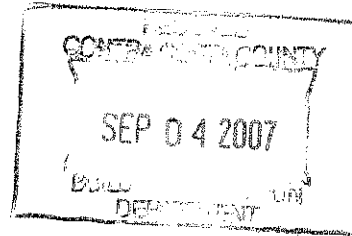


8/30/2007

San Ramon Valley Fire Protection District
1500 Bollinger Canyon Road
San Ramon, CA 94583
Telephone: (925) 838-6600
Fax: (925) 838-6696

CONTRA COSTA

07 SEP 12 AM 10:25



Contra Costa County - CDD

ATTN: Mike Henn

651 Pine St, Suite North Wing, 4th Floor
Martinez, CA 94553

Permit No: PADP20071914

Type of Review: Development Plan

Business Name and Fire Trail

Address: 1900 Las Trampas

Applicant Name and

Address: Development Plan
1900 Las Trampas
Alamo, CA

The District has reviewed the subject planning application and based upon the information provided we would like to offer the following comments and recommendations for conditions of approval.

Conditions

- 1 Fire apparatus roadways (public, private streets, roads and in some instances driveways used for vehicle access) shall extend to within 150 feet of any portion of an exterior wall of the first story of any building.
- 2 Fire apparatus roadways in excess of 150 feet in length shall make provisions for approved fire apparatus turnarounds.
- 3 Fire apparatus roadways shall have a minimum unobstructed width of 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- 4 Adjacent to fire hydrants, fire apparatus roadways shall be a minimum of 28 feet in width for at least 20 feet in both directions from fire hydrant.
- 5 Fire apparatus roadways less than 36 feet in width, but more than 28 feet shall be marked as a fire lane on one side only. Fire apparatus roadways less than 28 feet in width shall be marked as fire lanes on both sides of the street.
- 6 Fire apparatus roadways with restricted parking designated as fire lanes shall be marked with red curbs and fire lane signs or red curbs and face-of curb stenciling stating: "NO STOPPING FIRE LANE - CVC 22500.1"
- 7 Fire apparatus roadways shall be capable of supporting the imposed weight of fire apparatus (40,000 pounds) and shall be provided with a paved or concrete surface.
- 8 Fire apparatus roadways (public or private streets or roads used for vehicle access) shall be installed and fire hydrants in service prior to commencement of framing: Compliance with this requirement shall be verified by inspection by the fire district
- 9 Fire hydrants are required. All hydrants shall be wet barrel, standard steamer type (1-4 1/2" and 1-2 1/2") outlet.
- 10 Identify fire hydrant locations by installing reflective "blue dot" markers adjacent
- 11 Fire apparatus roadways serving up to 2 dwelling units shall have a minimum unobstructed width of 16 feet and a minimum unobstructed vertical clearance of not less than 13 feet 6 inches.
- 12 The maximum grade for a fire apparatus roadway is 20%. Roadways with grades of 15-20 % shall either be grooved concrete or rough asphalt. Grooved concrete shall be 1/4" wide, 1/4" deep, and spaced 3/4" on center.
- 13 Provide access to open space and fire trails that may be obstructed by the new development.

2008-2009

- 14 Any/all gates across Fire District access ways shall have a minimum 12 foot clear, unobstructed linear width and a clear vertical height of 13 feet 6 inches. All locking devices shall provide for Fire District emergency access.
- 15 Provide a weed abatement program before, during and after construction. Maintain grass or brush clearance of 100 feet from combustible construction and 30 feet from street and property lines.
- 16 Residential Automatic Fire Extinguishing Sprinkler Systems are required in residential occupancies of 5,000 square feet or more.
- 17 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.
- 18 Fire flow shall be per California Fire Code and shall be between 1,500 gpm and 2000 gpm. Provide flow data from EBMUD to demonstrate that the fire flow is adequate.

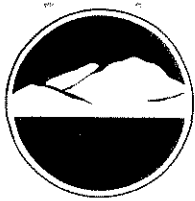
Submittal Requirements

- 1 Submit (2) full sets of building architectural plans to the San Ramon Valley Fire Protection District for review and approval.
- 2 Provide an open space management plan for review and approval by the Fire District. The plan should address the establishment and maintenance of both fuel modification and emergency access provisions.

If during the course of the entitlement process the project changes additional requirements may apply. Thank you for the opportunity to comment on this proposed project. If you have any questions please contact the undersigned at (925) 838-6600.



Ian Hardage
Plans Examiner



DARWIN MYERS ASSOCIATES

ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY

November 28, 2007

Mike Henn, Project Planner
Community Development Department
County Administration Building
651 Pine Street, 2nd Floor N. Wing
Martinez, CA 94553

Subject: Geologic Peer Review – 2nd Letter
SD07-9210, RZ07-3194 & DP07-3062
APN 198-220-051, -052 & -053 / 1900 Las Trampas Road
Alamo Area, Contra Costa County
DMA Project # 3085.07

Dear Mike:

On September 28, 2007 we provided preliminary comments on the captioned project.¹ The peer review letter provided background information on the geologic setting of the site, bedrock geologic mapping of the U.S. Geological Survey,² and of a petroleum company geologist.³ We also provide information on the engineering geologic properties of the bedrock,⁴ and Quaternary deposits mapping of the California Geological Survey⁵ and the U.S. Geological Survey.⁶

We then summarized pertinent Safety Element policies, and provided a capsule summary of the most recent geotechnical report submitted by the applicant.⁷ Based on the materials reviewed we provided an evaluation of the geotechnical and grading aspects of the project (see Table 1).

Table 1
DMA EVALUATION PRESENTED IN
PREVIOUS PEER-REVIEW LETTER

Geotechnical Data

In our opinion the applicant has provided adequate geologic and geotechnical data to deem the application complete.

Grading and Drainage Plan

It is apparent that architectural plans have been prepared for each lot and some information is provided on grading. However, the grading plans appear sketchy and incomplete. We request an engineered grading plan, along with a cut/fill map and an estimate of the earthwork balance. When the requested information is provided, we will prepare the geologic portion of the CEQA Initial Study.

¹ Darwin Myers Associates, 2007. *Geologic Peer Review, SD07-9210, RZ07-3194 & DP07-3062, APN 198-220-0651, -052 & -053 / 1900 Las Trampas Road, Alamo Area, Contra Costa County.* DMA Project #3064.07 (dated September 28, 2007).

² Graymer, R., D.L. Jones & E.E. Brabb, 1994. *Preliminary Geologic Map Emphasizing Bedrock Formations in Contra Costa County, California.* U.S. Geological Survey Open File Report 94-622.

³ Crane, R., 1988. *Structural Geology of the San Ramon Valley and Environs in Field Trip Guide to the Geology of the San Ramon Valley and Environs*, Northern California Geologic Society.

⁴ Ellen, S.D. and C.M. Wentworth, 1995. *Hillside Materials and Slopes in the San Francisco Bay Region, California.* U.S. Geological Survey Professional Paper 1357.

⁵ Majmunder, H.H., 1996. *Landslide Hazards of the Las Trampas Ridge and Parts of the Diablo Quadrangles, Alameda and Contra Costa Counties California.* DMG Open-File Report 95-15.

⁶ Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Surficial Deposits, Las Trampas Ridge 7.5-Minute Quadrangle, Alameda and Contra Costa Counties.* U.S. Geological Survey Open File Map 75-277-24.

⁷ Engeo, Inc., 2006. *summary of Geotechnical Feasibility Studies, Madden/Paulus Property, 1900 Las Trampas Road, Alamo, California.* Engeo Job #2557.1.052.02 (dated July 10, 2006).

In response to our comments the applicant has submitted two reports prepared by the project geotechnical engineers.^{8,9}

Engeo, Inc.

1. October 23, 2007 Report

This Engeo report provides specific criteria and standards for grading of the lots (see Engeo report, commencing on page 3). The intent of these "Preliminary Grading Recommendations" is to respond to the Ordinance Code provision that requires a grading plan for projects in the P-1 zoning district. In this case the applicant proposes to sell lots for custom developed residences by future owners. The details of future grading of individual lots cannot be forecasted. However the applicant has provided what he considers to be enforceable grading guidelines, suggesting that this would satisfy the intent of the ordinance.

2. November 7, 2007

Currently planned corrective grading includes two buttresses to support the portions of the access roadway as well as Lots# 3, 4, 5 and the Residual Parcel. The upper buttress is designed to support the building pad on Lot# 5. The planned lower buttress supports portions of Lots# 3, 4, 5 and the Residual Parcel. More detailed grading recommendations have been provided for the buttress grading in References 8 and 10 and these recommendations should be used when grading occurs in these areas. A concern of staff has been the problem posed by sale of individual lots prior to corrective grading. To respond to this concern, Engeo proposes the following Condition of Approval (COA).

Prior to the issuance of a building permit for Lots 4 or 5, the applicant shall complete the slope buttress described in the Engeo Inc. report titled, Slope Buttress Construction Madden/Paulus Property, APN 198-220-009 and 198-220-010, 1900 Las Trampas Road, Alamo, California, parcel No. 2557.1.052.01; March 5, 2007, latest revision dated October 1, 2007 or other mitigation measures as approved by Contra Costa County.

DMA Evaluation

The guidelines provided by Engeo in the October 23, 2007 report can be considered sensitive to geologic constraints, and they should be incorporated into the approval process. Nevertheless, there remains a problem with the landslide confirmed on the site by Engeo. This slide affects the roadway, the building site on Lots #4 and 5, and extends into portions of both Lot #3 and the Residual Parcel. Given these circumstances, it is essential that the slide repair be performed prior to the sale of lots for custom built homes. Engeo has suggested a COA requiring the applicant to

⁸ Engeo, Inc., 2007. *Preliminary Grading Recommendations, Lots 1 through 5 and Residual Parcel, 1900 Las Trampas Road, Alamo, California.* Engeo Job #2557.1.052.02 (dated October 23, 2007).

⁹ Engeo, Inc., 2007. *Slope Buttress Condition of Approval, Subdivision 9210, 1900 Las Trampas Road, Alamo, California.* Engeo Job #2557.1.052.02 (dated November 7, 2007).



complete the grading prior to the issuance of building permits. However, upon recordation of the Final Map the applicant could sell the lots and might refuse to perform the grading (or might not be able to acquire grading easements from the owners of Lots #4 and #5). Corrective grading performed on individual lots at various points in time will constrain the approach to corrective grading, and result in a less satisfactory corrective grading than the plan proposed by Engeo. It should also be recognized that the stabilization of the first parcel to be developed within the slide area may be adversely effected by corrective grading of the adjacent lots. In summary, the suggestion that corrective grading be tied to issuance of building permits is to late in the land development process.

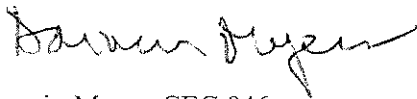
DMA Recommendation

The toe of the slide extends down to the area of the private road serving Lots #3-5 and the Residual Parcel, so it bears a relationship to the Improvement Plans for the project. We understand that it is the desire of the applicant to keep the grading options open for future owners to design custom residences, but there are constraints in hillside areas that must be recognized. Rather than retaining the slide as an item to be addressed in the future by others (or performing final grading of building pads), there may be a third option. Specifically, perform corrective grading of the landslide, but grade out the landslide with a 3:1 slope or flatter (perhaps with a retaining wall and concrete-lined drainage ditch at the Lot #4/Lot #5 boundary). In this scenario, the applicant could provide Corrective Grading of slide areas on the site at the time that subdivision improvements are installed. The Corrective Grading plans, in combination with the grading guidelines prepared by Engeo, would satisfy the requirement of the Ordinance Code for submittal of a grading plan for P-1 projects. Future owners would perform the final grading of lots.

Purpose and Limitations

The purpose of our review was to provide a professional opinion on compliance of the documents provided by the applicant with the P-1 Ordinance Code provisions requiring a grading plan. Our services have been limited to review of the referenced reports of Engeo, Inc. 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

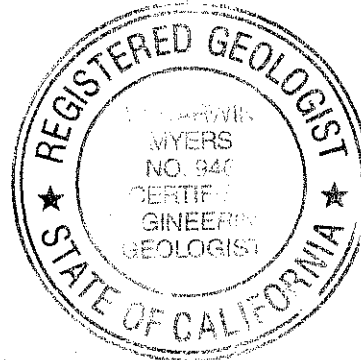


Darwin Myers, CEG 946
Principal

cc: Gary Faria, Building Inspection Department
Eric Harrell, Engeo, Inc.
Jim Diggins, DeBolt Civil Engineering
Palmer Madden, 1900 Las Trampas Road, Alamo, CA 94507

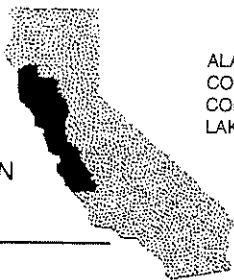
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DARWIN MYERS ASSOCIATES

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August 17, 2007

File No.: 07-0240

Mike Henn, Project Planner
Contra Costa County
Community Development Department
651 Pine Street
4th Floor, North Wing
Martinez, CA 94553

re: SD079210, RZ073194, DP073062 / 1900 Las Trampas Road, Alamo / Palmer Madden & Susan Paulus

Dear Mr. Henn:

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.

Previous Studies:

XX Study #11921 (French 1990) covered approximately 60% of the current project area and identified no cultural resources. Further study for cultural resources is not recommended.

Archaeological and Native American Resources Recommendations:

XX The unsurveyed portion of the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.


XX We recommend you contact the local Native American tribe(s) regarding traditional, cultural, and religious values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/653-4082.

Additional Recommendations:

XX As per Senate Bill 18 (Chapter 905, Statutes of 2004), local governments are required to consult with California Native American tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.) and specific plans (defined in Government Code (§65450 et seq.)). Each time a local government considers a proposal to adopt or amend the general plan or specific plan, they are required to contact the appropriate tribes identified by the Native American Heritage Commission.

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) 6640880.

Sincerely,


Jillian E. Guldenbrein
Researcher

cc: Palmer Madden & Susan Paulus 1900 Las Trampas Road, Alamo, CA 94507